The YouTube channel "City of Franklin WI" will be live streaming the Common Council meeting so that the public will be able to view and listen to the meeting.
https://www.youtube.com/c/CityofFranklinWIGov

CITY OF FRANKLIN
COMMON COUNCIL MEETING*
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
TUESDAY SEPTEMBER 2, 2025 AT 6:30 P.M.

A. Call to Order, Roll Call and Pledge of Allegiance.

B. Citizen Comment Period.

C. Approval of Minutes: Regular Common Council Meeting of August 19, 2025.

D. Hearings.

E. Organizational.

F. Letters.

G. Reports and Recommendations:

1. A Resolution imposing conditions and restrictions for the approval of a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 S. 51st Street (TKN 807-9999-001) (Franklin Public Schools, Applicant).
2. A Resolution to amend a conservation easement, previously approved by Resolution No. 2013-0692, to modify easement boundaries upon property located at 8222 S. 51st Street (TKN 807-9999-001) (Franklin Public Schools, Applicant).
3. Notice of Appeal of Stop Work Order City of Franklin Citation Nos.: N1427680 re: Filling Permit; Illegally Filling Site, N1427651 re: Land Disturbances/Permit Required, N1427679 [voided]; 5250 W. South County Line Road.
4. A Resolution Authorizing the Installation of a Fence within the 20-foot Storm Sewer Easement Upon Lot 2 in Silverwood Heights, being a redivision of Outlot 1 of Certified Survey Map No. 7192 located in a part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (8476 S. Golden Lake Way) (TKN 839-0097-000) (John and Kristin Brandes, Applicant).
5. A Resolution Authorizing Certain Officials to Accept the Dedication of Outlot 1 of the Recorded Certified Survey Map No. 9041 for Public Road Purposes including its Public Infrastructure with the Street Name S. Ballpark Drive.
6. A Resolution to Issue Change Order No. 1 for the 2025 Local Street Improvement Program to Payne and Dolan, Inc. to increase the contract price by $60,580.86.
7. A Resolution to Authorize Acceptance of Storm Water Facilities Maintenance Agreement and Storm Water Access Easement from Sukhjinder Singh (10879 S. 76th Street, TKN 984-9997-000).

8. An Ordinance to Amend §1-20C. "Form of Citation" of the Municipal Code of the City of Franklin, Wisconsin, to Address the New Citation Form to Be Used in Place of the Form from the State of Wisconsin Department of Administration, Bureau of Publishing and Distribution, Which It Is No Longer Producing.
9. Population Estimate as of January 1, 2025.
10. *City of Franklin v. BPC Master Developer, LLC and Michael Zimmerman*, Milwaukee County Circuit Court Case No. 24-CV-7479 and Tax Incremental District No. 5 Development Agreement-2024 Shortfall Payment. The Common Council may enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Common Council who is rendering advice concerning strategy to be adopted by the body with respect to the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate
11. TID 8 Developer Request to Adjust Guaranteed Assessed Value Schedule (2025–2040) to Tax Incremental District No. 8 Development Agreement Between the City of Franklin and Oakwood Industrial LLC, for the property at 3617 W. Oakwood Road bearing TKN 950-9001-000. The Common Council may enter closed session pursuant to Wis. Stat.§ 19.85(1)(e), for competitive and bargaining reasons, to deliberate and consider terms relating to a TID 8 Developer Request to Adjust Guaranteed Assessed Value Schedule (2025–2040) to Tax Incremental District No. 8 Development Agreement between the City of Franklin and Oakwood Industrial LLC, and the investing of public funds and governmental actions in relation thereto, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

H. Licenses and Permits: License Committee Meeting of September 2, 2025.

I. Bills.

Request for Approval of Vouchers and Payroll.

J. Adjournment.

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

[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:

September 4	Plan Commission	6:00 p.m.
September 16	Common Council	6:30 p.m.
September 18	Plan Commission	6:00 p.m.
October 7	Common Council	6:30 p.m.
October 9	Plan Commission	6:00 p.m.
October 21	Common Council	6:30 p.m.
October 23	Plan Commission	6:00 p.m.

C.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
AUGUST 19, 2025
MINUTES

ROLL CALL	A.	The regular meeting of the Franklin Common Council was held on August 19, 2025, and was called to order at 6:30 p.m. by Mayor John R. Nelson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were present: Alderwoman Eichmann, Alderman Hasan, Alderman Salous, Alderwoman Day and Alderman Craig. Alderman Peccarelli was excused. Also in attendance were Director of Administration Kelly Hersh, City Attorney Jesse A. Wesolowski and Deputy City Clerk Maggie Poplar.
CITIZEN COMMENT	B.1.	Citizen comment period was opened at 6:31 p.m. and was closed at 6:33 p.m.
FRANKLIN HEALTH DEPARTMENT PROCLAMATION	B.2.	Mayor Nelson Presented a Proclamation in Recognition of the Franklin Health Department.
MINUTES AUGUST 5, 2025	C.	Alderman Hasan moved to approve the minutes of the Common Council meeting of August 5, 2025, as presented. Seconded by Alderman Craig. All voted Aye; motion carried.
FRANKLIN HEALTH DEPARTMENT LEVEL III DESIGNATION	G.1.	Alderwoman Day moved to place on file the certificate designating the Franklin Health Department as a Level III Health Department. Seconded by Alderman Hasan. All voted Aye; motion carried.
2024 ANNUAL REVIEW PROVIDED BY CITY ASSESSORS, FORWARD APPRAISAL	G.2.	Alderwoman Eichmann moved to receive the 2024 Annual Review by Forward Appraisal and place on file. Seconded by Alderman Craig. All voted Aye; motion carried.
RES. NO. 2025-8365 WATER STORAGE TANK AT 8120 S LOVERS LANE RD.	G.3.	Alderwoman Eichmann moved to adopt Resolution No. 2025-8365, A RESOLUTION TO ISSUE LANDMARK STRUCTURES I, LP A CHANGE ORDER NO. 3 FOR ELEVATED WATER STORAGE TANK (CONTRACT B) AT 8120 S. LOVERS LANE ROAD (TKN 801-9986-000) IN THE AMOUNT OF $19,963.31. Seconded by Alderman Hasan. All voted Aye; motion carried.
RES. NO. 2025-8366 CONTRACT WITH RUEKERT & MIELKE, INC. TO PROVIDE SERVICES FOR WATER STORAGE TANK	G.4.	Alderwoman Eichmann moved to adopt Resolution No. 2025-8366, A RESOLUTION TO AUTHORIZE PROFESSIONAL SERVICES CONTRACT WITH RUEKERT & MIELKE, INC. TO PROVIDE SCADA PROGRAMMING AND INTEGRATION SERVICES FOR THE NEW ELEVATED

WATER STORAGE TANK FOR A FEE OF $25,000. Seconded by Alderman Craig. All voted Aye; motion carried.

RES NO. 2025-8367
WATER SYSTEM STORAGE CAPACITY ANALYSIS

G.5. Alderman Hasan moved to adopt Resolution No. 2025-8367, A RESOLUTION TO AUTHORIZE PROFESSIONAL SERVICES CONTRACT WITH RUEKERT & MIELKE, INC. TO CONDUCT A WATER SYSTEM STORAGE CAPACITY ANALYSIS FOR A FEE OF $34,304. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

RES. NO. 2025-8368
ADDENDUM NO. 4 TO FOTH INFRASTRUCTURE AND ENVIRONMENT

G.6. Alderwoman Eichmann moved to adopt Resolution No. 2025-8368, A RESOLUTION TO APPROVE ADDENDUM NO. 4 IN THE AMOUNT OF $30,000-$35,000 TO FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC, with corrections by the City Engineer. Seconded by Alderman Craig. All voted Aye; motion carried.

RES. NO. 2025-8369
INSTALLATION OF STREET LIGHTS IN CAPE CROSSING SUBDIVISION

G.7. Alderman Craig moved to adopt Resolution No. 2025-8369, A RESOLUTION FOR AUTHORIZATION TO WE ENERGIES FOR WORK ORDER TO INSTALL TWO STREET LIGHTS IN THE CAPE CROSSING PHASE 3 SUBDIVISION. Seconded by Alderman Hasan. All voted Aye; motion carried.

RES NO. 2025-8370
TWO-LOT CERTIFIED SURVEY MAP 10001 W CHURCH ST.

G.8. Alderwoman Eichmann moved to adopt Resolution No. 2025-8370, A RESOLUTION CONDITIONALLY APPROVING A TWO-LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 3990 IN THE SOUTHEAST ¼ AND NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (MEGNA LIVING TRUST, PROPERTY OWNER) (STEVE ROLFE, MIDLAND COMMERCIAL DEVELOPMENT CORPORATION, APPLICANT) (10001 W. CHURCH STREET). Seconded by Alderman Hasan. All voted Aye; motion carried.

RES. NO. 2025-8371
AGREEMENT WITH DIGITECH FOR AMBULANCE BILLING SERVICES

G.9. Alderwoman Day moved to adopt Resolution No. 2025-8371, A RESOLUTION AUTHORIZING THE CITY OF FRANKLIN FIRE DEPARTMENT TO EXECUTE AN AGREEMENT WITH DIGITECH COMPUTER, LLC FOR AMBULANCE BILLING SERVICES. Seconded by Alderman Craig. All voted Aye; motion carried.

ACCEPTANCE OF WE ENERGIES GRANT FOR GAS LEAK DETECTION METERS

G.10. Alderman Hasan moved to approve the Fire Department to accept a grant in the amount of $1,554 from the We Energies Foundation for the purchase of gas leak detection meters. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

ST. MARTINS FAIR APPAREL

G.11. Alderwoman Eichmann moved to approve the sale of "Official St. Martins Fair" apparel by Wiki Wares & More LLC for the 2025 St. Martins Fair with a portion of the proceeds donated back to St. Martins Fair. Seconded by Alderman Hasan. All voted Aye; motion carried.

ORD. NO 2025-2696 CHANGES TO CHAPTER 167 OF THE MUNICIPAL CODE – SEX OFFENDERS

G.12. Alderwoman Day moved to adopt Ordinance No. 2025-2696, AN ORDINANCE TO REPEAL CHAPTER 167 SEX OFFENDERS AND RECREATE CHAPTER 167 ENTITLED SEX OFFENDER RESIDENCY RESTRICTIONS AND CHILD SAFETY ZONES, OF THE MUNICIPAL CODE OF FRANKLIN, WISCONSIN. Seconded by Alderwoman Eichmann. On roll call Alderwoman Eichmann, Alderman Hasan, Alderwoman Day and Alderman Salous all voted Aye, Alderman Craig voted No. Motion carried.

CLOSED SESSION
CITY OF FRANKLIN V. ACCURATE APPRAISAL LLC

G.13. Alderwoman Eichmann moved to enter closed session at 8:15 p.m., pursuant to Wis. Stat.§ 19.85(1)(g), to confer with legal counsel for the Common Council who is rendering advice concerning strategy to be adopted by the body with respect to the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Craig. On roll call, all voted Aye. Motion carried.

Upon reentering open session at 8:39 p.m., Alderwoman Eichmann moved to proceed with retaining Landretti and Company, LLC out of Middleton Wisconsin as a Professional Consultant. Seconded by Alderman Craig. All voted Aye; motion carried.

MISCELLANEOUS LICENSES

H. Alderwoman Eichmann moved to approve the following licenses of the License Committee Meeting of August 19, 2025.

Grant 2025-26 New Operator License to Daniel Buschmann, Joseph Kelly, Ritika Kwatra, Samuel Zaniewski, Jessica Zuelzke;

Grant 2025-26 Day Care License to: Cadence Education, LLC, DBA Discover Days of Franklin, 9758 S Airway Ct, Kristen Allen-On Site Director/Manager; Cadence Education, LLC, DBA Kids Connection of Rawson, 6350 S 108th St, Katherine Kooi-On Site Director/Manager; and
Grant Temporary Entertainment & Amusement to Franklin Health Department, Ellen Henry, Trunk or Treat, Public Library-9151 W Loomis Rd, 10/23/25, 3-9:00 PM.

Seconded by Alderman Craig. All voted Aye; motion carried.

VOUCHERS AND PAYROLL I. Alderman Hasan moved to approve City vouchers with an ending date of August 14, 2025 in the amount of $2,039,599.65, and payroll dated August 8, 2025 in the amount of $461,937.12 and payments of the various payroll deductions in the amount of $255,532.18 plus City matching payments, and estimated payroll dated August 22, 2025 in the amount of $496,000 and payments of the various payroll deductions in the amount of $557,000, plus City matching payments. Seconded by Alderman Craig. On roll call, all voted Aye. Motion carried.

ADJOURNMENT J. Alderman Hasan moved to adjourn the meeting of the Common Council at 8:41 p.m. Seconded by Alderman Craig. All voted Aye; motion carried.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/02/2025
REPORTS & RECOMMENDATIONS	**Resolution imposing conditions and restrictions for the approval of a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 South 51st Street (Tax Key No. 807 9999 001) (Franklin Public Schools, applicant)**	ITEM NUMBER 9. 1. Ald. District #5

On August 21, the Plan Commission recommended approval of the attached resolution, with the following amendments:

(1) this Conditional Use is approving access to High View Drive only for emergency vehicles,

(2) Tennis court lighting shall be shut off by dusk or 8:00 p.m., with the exception of school sponsored activities or tournaments.

The applicant is requesting the Common Council to revise amendment (1) as the applicant is proposing a gate to restrict access to High View Drive.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2025-_____, imposing conditions and restrictions for the approval of a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 South 51st Street (Tax Key No. 807 9999 001) (Franklin Public Schools, applicant)

Department of City Development: RM

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2025-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A CONDITIONAL USE FOR THE FRANKLIN HIGH SCHOOL, AN EDUCATIONAL FACILITY USE, UPON PROPERTY LOCATED AT 8222 SOUTH 51ST STREET (TAX KEY NO. 807 9999 001) (FRANKLIN PUBLIC SCHOOLS, APPLICANT/PROPERTY OWNER)

WHEREAS, Franklin Public Schools, having petitioned the City of Franklin for the approval of a Conditional Use within the I - Institutional District under Institutional Use Title "Educational Facility", to operate a high school facility, located at 8222 South 51st Street, bearing Tax Key No. 807 9999 001, more particularly described as follows:

> The West 1/2 of the Northeast 1/4 of Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.
>
> EXCEPTING THEREFROM that portion of Land conveyed in instrument recorded on June 06, 1967 in Reel 362, Images 1062-1065 as Document No. 4321782; August 12, 1983, in Reel 1556, Image 914 as Document No. 5642797; August 07, 1986, in Reel 1932, Images 950-951 as Document No. 5947553; and December 01, 2009 as Document No. 09819502.

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 §15-9-06E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 21st day of August, 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 §15-9-06H of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Conditional Use, subject to conditions, meets the standards set forth under §15-9-06H 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 Franklin Public Schools, 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 Franklin Public Schools, successors and assigns, as a high school facility, which shall be developed in substantial compliance with, and operated and maintained by Franklin Public Schools, pursuant to the application materials City file-stamped August 11, 2025.

2. That this Conditional Use is only for the use of the property and a full Site Plan Review will need to be approved prior to construction of concurrently proposed building and site modifications.

3. Franklin Public Schools, 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 Franklin Public Schools high school facility, 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.

4. The approval granted hereunder is conditional upon Franklin Public Schools and the high school use for the property located at 8222 South 51st 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.

5. Tennis court lighting shall be shut off by 10:00 p.m.

6. All signage shall comply with the requirements of Article 6 of the Unified Development Ordinance and must receive a Sign Permit from the City Development Department prior to installation.

BE IT FURTHER RESOLVED, that in the event Franklin Public Schools, 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 a forfeiture of no more than $2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

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

BE IT FURTHER RESOLVED, pursuant to §15-9-06J. of the Unified Development Ordinance, that 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 an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this 21st day of August, 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 _____

FRANKLIN
PUBLIC SCHOOLS

City of Franklin - Common Council
August 28, 2025

Common Council - Cover Letter

The Franklin Public Schools submits the below requested considerations to the City of Franklin - Common Council, with the intent of advancing a referendum approved project. The district has committed significant efforts in engagement, analysis, and due process. Prior to referendum, this included: enrollment study in Winter of 2023, six School Board Meetings with Franklin Forward focus including the June 2024 meeting where a resolution was approved for referendum in November 2024, three community information sessions in February 2024, a full community survey in April 2024 to engage support for a referendum. Following resolution, four additional community information sessions took place along with a community campaign to put out information across business about the referendum across Franklin. The Franklin Forward website was established in 2023 to house the plethora of information provided to the community and continues to remain up-to-date.

The November 2024 referendum, and all associated Franklin Forward planning work, has strived to ensure that the Franklin Public Schools are prepared to support our current, and future, students, staff, and community. It is an effort representative of the continued growth, and enrichment of the community we, collectively, serve.

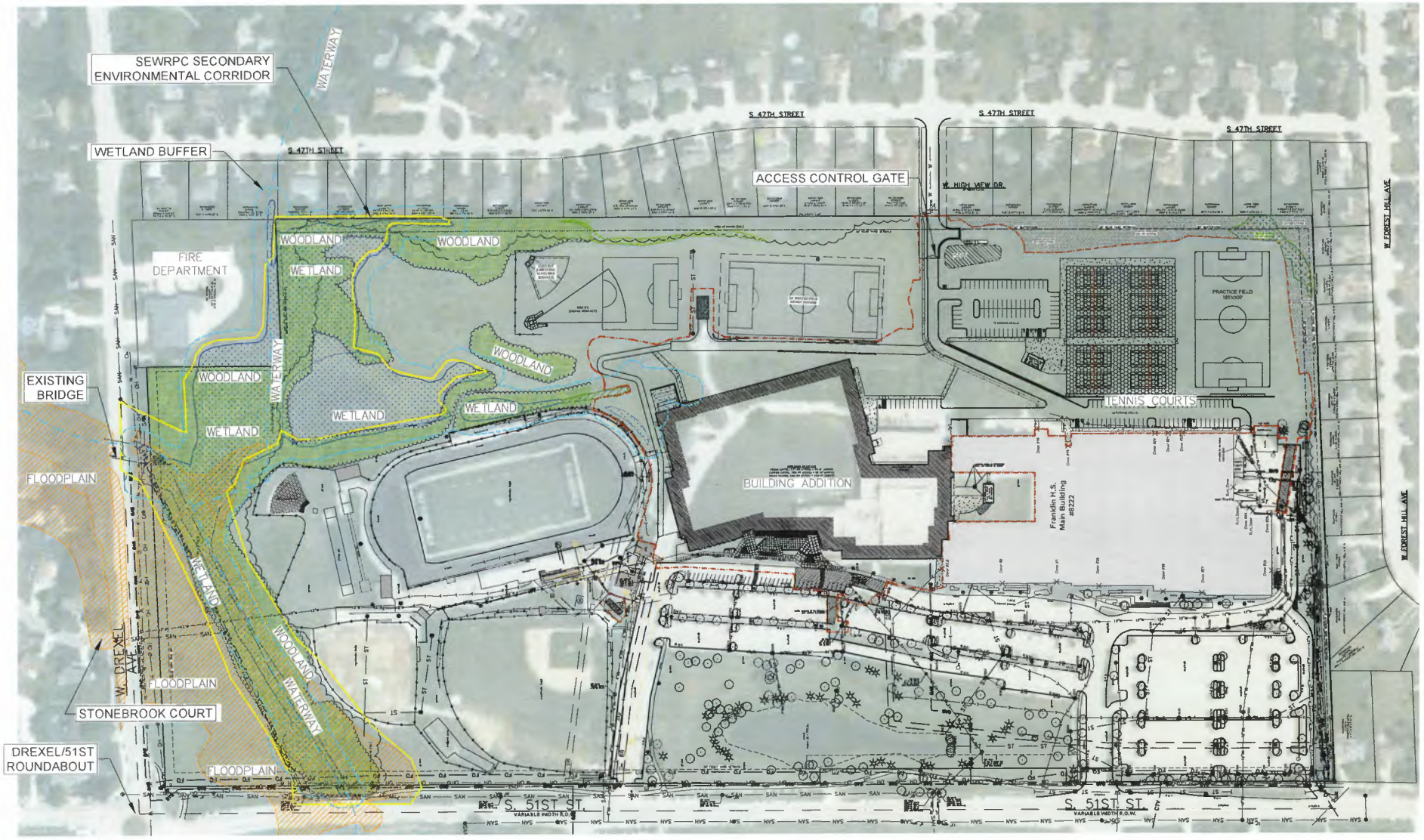
The proposed solution meets (and in some conditions, exceeds) the City of Franklin's UDO requirements, thoughtfully responds to concerns raised by neighboring property owners, while also striving to successfully deliver the community-supported referendum project objectives - including controlled site access, competitive tennis programming, and a replacement of a displaced practice field. The District believes strongly that the proposed solution is a responsible balance of all contributing factors in a complex project, on a complex site, in a complex community.

1. **Conditional Use Permit**
    a. **Requested Action:** Approval of the Conditional Use Permit with consideration of the proposed site plan allowing vehicle access with the addition of the access-controled vehicular gate at the District property line at High View Drive (in addition to the proposed gate in the south east corner of the existing building). The proposed gate at High View Drive would be access-controlled within the District's security card access / automation system. The district believes they have shown substantial evidence that this successfully balances the concerns regarding uncontrolled site access, while limiting the detrimental operation and programmatic impacts of the alternative Plan Commission action. The district also believes that not allowing access to High View Drive will lead to community members parking on streets to the east and adjacent to the district to gain access to the tennis courts. A traffic study has been considered, however, with controlled access and a very limited number of parking spots on this side of the school, we know the impact is approximately 70 employee vehicles for 15 minutes twice a day and some additional traffic on tennis match days. The district will continue to monitor usage to ensure this is followed.
    b. **Additional Considerations:**
        i. Environmental Impact Analysis: Per discussion at the City of Franklin - Plan Commission regarding an alternative access drive, please see the attached exhibit comparing environmental impacts. This matrix document aims to objectively compare two scenarios:

the proposed connection to High View Drive, compared to a private drive north through the Franklin High School property with site access at West Drexel Ave. Based on this comparison and additional engineering analysis, the proposed solution connecting to High View Drive has significantly less environmental impact. Please note that it is also less expensive, and fulfills the original intent of the adjacent residential development and stubbed connection at High View Drive.

2. **Conservation Easement Amendment**
    a. **Requested Action:** Approval of the application to amend the Conservation Easement based on the proposed site plan solution, which includes a (average) 60' setback on the South and East project area property lines. The proposed setback would retain the existing wooded vegetation in an attempt to provide a dense buffered separation between the project and adjacent properties. The District offers the proposed solution, double the City of Franklin UDO requirement of 30', in an attempt to adequately balance the creation of a responsible separation with the community supported referendum program goals.
    b. **Additional Considerations:**
        i. Environmental Impact Analysis: Per discussion at the City of Franklin - Plan Commission regarding an alternative setback distance, please see the attached exhibit comparing environmental and programmatic impacts. This matrix document aims to objectively compare two scenarios: the proposed 60' setback, compared to a 150' setback.

Of additional note, the continued delay of approvals has led to setbacks in site mobilization. What this means, is that fencing could not properly be put in place to ensure a safe and secure site prior to the return of students and staff. This will now take place on a fully activated site as school will be in session. In addition, the first phase of demolition will not hit its timeline, significantly impacting the ability to begin construction on site. With the looming Winter, this creates many unpredictable setbacks dependent on weather and the inability to get ahead of those impacts due to delays. Successful schools are fundamental to successful communities - let's work together to continue achieving this shared goal.



ORIGINAL DESIGN

DRIVEWAY ACCESS	EAST
PRACTICE FIELD	SOUTHEAST
TENNIS COURT	SOUTHEAST

0' 80' 160'
1" = 80'

pra PLUNKETT RAYSICH ARCHITECTS, LLP

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS
10220 S 51st St, Franklin, WI 53132

ALTERNATE 1 - LAYOUT PLAN

CONSTRUCTION DOCUMENTS
BP1 - 1AM CITY SUBMITTAL
06/24/2025
21-0240-420
SHEET NO
C2.0

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Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

NRSE 60' Setback vs 150' Setback Comparison
Franklin High School - Building Addition and Site Improvements
8/28/2025

Narrative:

The following table compares and contrasts the impact of a 60' setback vs a 150' NRSE setback for the upcoming Franklin High School Building Addition and Site Improvements project.

Site Feature	City of Franklin - UDO 30' Setback	District - Proposed 60' Setback	Plan Commission 8/21/2025 150' Setback
Setback Increase City of Franklin UDO Req.: 30'	0'	30' (2x UDO Requirement)	120' (5x UDO Requirement)
Tennis Courts	Yes (Total: 16)	Yes (Total: 10)	Yes (Total: 11)
Practice Field	Yes	Yes (Reduce Size)	No (Eliminated)
Concessions Building	Yes	Yes	Yes
Tennis Parking	72 Stalls	72 stalls	52 stalls
Retaining Wall	740 feet long x 14 feet tall (typical)	740 feet long x 14 feet tall (typical)	440 feet long x 6 feet tall (typical)
Woodland Impact	7.3 acres	5.9 acres	4.4 acres
Conservation Easement Impact	6.2 acres	5.0 acres	3.8 acres
Wetland Impact	19,767 sf	11,806 sf	6,939 sf
Wetland Buffer Impact	38,807 sf	28,017 sf	17,276 sf

-

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Access Connection Point Comparison – Drexel Avenue vs. High View Drive
Franklin High School - Building Addition and Site Improvements
8/28/2025

Narrative:

The following table compares and contrasts the natural resource impacts of a driveway connection to High View Drive to a drive connection to Drexel Avenue in the upcoming Franklin High School Building Addition and Site Improvements project.

	High View Drive Connection	Drexel Avenue Connection
Drive Length	200 feet	1,200 feet
Woodland Impact	17,000 SF	24,000 SF
Conservation Easement Impact	11,000 SF	33,000 SF
Wetland Impact	0 SF	34,000 SF
Wetland Buffer Impact	700 SF	10,000 SF
Waterway Impact	0 SF	4,000 SF
Waterway Buffer Impact	0 SF	3,000 SF
SEWRPC Environmental Corridor Impact	0 SF	33,000 SF

CITY OF FRANKLIN

Item C1., C.2., E.1

REPORT TO THE PLAN COMMISSION

Meeting of August 7, 2025

Conditional Use, Natural Resource Special Exception and Site Plan Amendment

RECOMMENDATION: Department of City Development Staff recommends approval of the Conditional Use, Natural Resource Special Exception, and Site Plan Amendment applications for property located at 8222 S. 51st Street, subject to the conditions listed in the attached draft resolutions and Standards, Findings and Decision form.

Project Name:	Franklin Public Schools Conditional Use, Natural Resource Special Exception and Site Plan Amendment
Project Location:	8222 South 51st Street (Tax Key No. 807 9999 001)
Property Owner:	Franklin High School Franklin School District #5
Applicant:	Andrew Chromy, Franklin Public Schools
Agent:	Jesse Becker, Point of Beginning
Current Zoning:	I - Institutional District, FW Floodway District, and C-1 Conservancy District
2025 Comprehensive Plan:	Institutional and Areas of Natural Resource Features
Applicant's Action Requested:	Approval of the subject development applications
Planner:	Nick Fuchs, Planning Associate

Introduction

The applicant, Franklin Public Schools, filed a Conditional Use Permit and Site Plan Amendment Application in conjunction with a previously submitted Natural Resource Special Exception Application for building and site improvements to the Franklin High School facility. The project includes razing 70,000 square feet of the existing high school and constructing a 192,000 square foot building addition. Site improvements include:

- Ten tennis courts and three future tennis courts
- Soccer field
- Drive and parking additions
- An access drive connection to High View Drive
- Press box
- Concession building
- 1,300 square foot storage building with a height of 14'-4"
- Greenhouse
- Utility and storm water management improvements

Previously, the Unified Development Ordinance allowed schools as a permitted use within the I-1 Institutional District. The current UDO allows an "Educational Facility" as a Conditional Use within the new I - Institutional District. As such, staff required a Conditional Use Permit Application; however, the general use of the property as a high school is not changing. As indicated above, the school is adding tennis courts and other amenities to the site.

If determined necessary considering the proposed site changes, the Plan Commission may require, as a condition of approval, studies related to the use and potential impacts to neighboring properties and the surrounding area, such as a Traffic Impact Analysis and a sound study.

Project Description/Analysis

The Franklin High School property is 71.32 acres and primarily zoned I – Institutional District. In review of this district, staff finds that the building addition and site improvements comply with the Institutional District development standards, including setbacks, lot coverage, and building height.

Access

The site plan includes a new access drive extending from High View Drive, located on the east side of the property. The drive will include a turnaround to avoid a driveway extending directly from a stubbed public road and to accommodate the City's plowing of High View Drive. *Staff recommends that the final design of the turnaround shall be reviewed and approved by the Engineering Department and dedicated as public right-of-way.*

All existing access locations for the High School will remain.

Parking

Table 15-5-01(B) of the UDO does not specify a parking ratio for an Educational Facility. As such, the parking quantity is determined by the Plan Commission. The applicant is proposing to add 147 parking spaces as part of this project. Staff does not object to the proposed parking quantity.

Parking spaces are 10' x 20' (200 square feet) and drive aisle widths are a minimum of 24-feet. This is in conformance with Table 15-5-01(C) of the UDO. The required ten-foot minimum parking setback is also met. Curb and gutter is provided throughout and concrete sidewalks abut all parking areas in compliance with Section 15-5-01C.11.a.

Landscaping

One canopy/shade tree, evergreen tree or ornamental tree, and evergreen shrub or large deciduous shrub is required per five parking spaces. The site plan includes 147 additional parking stalls, which requires 30 plantings of each type. However, Section 15-5-04.C.1. requires an increase in quantity of 20% when a bufferyard is required. As such, 36 plantings of each type are required.

The Landscape Plan includes the required quantity of plantings, including the increase for the bufferyard.

Lighting Plan

The site and building lighting proposed complies with UDO standards. The parking lot and site lighting do not exceed 25-feet. The tennis court lighting is 40-feet, which is within the 60-foot height allowance for outdoor recreational facilities. All proposed lights are dimmable to allow for adjustments to light levels. Note that light levels are zero footcandles at the property line.

The applicant is proposing that tennis court lighting be shut off by 10:00 p.m. *Staff recommends the Conditional Use Permit include this as a condition of approval, or a time deemed appropriate by the Plan Commission*.

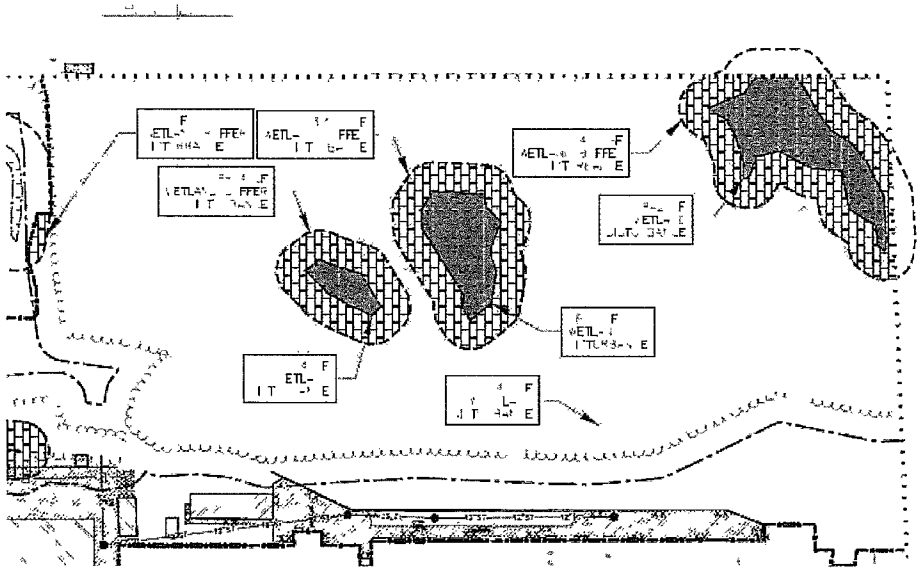
Architecture

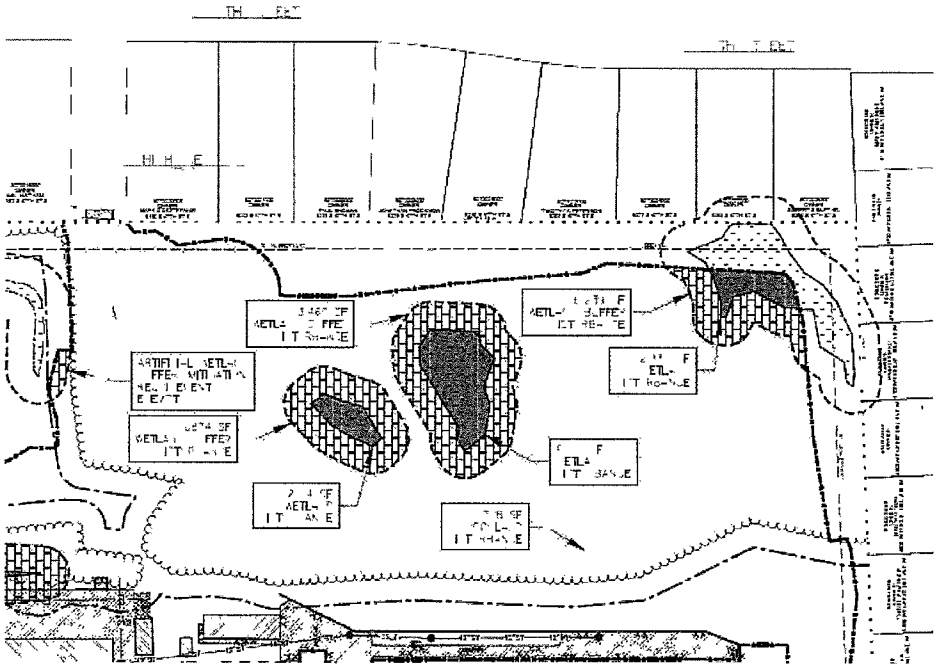
Staff does not necessarily object to the architecture and building materials proposed; however, the building material percentages do not comply with Table 15-5-0(B) of the UDO. As such, *staff recommends that the applicant revise building elevations to comply with Table 15-5-10(B) of the Unified Development Ordinance*. This will likely result in the applicant revising elevations to include siding or EIFS, opposed to metal panels.

Natural Resource Protection Plan and Natural Resource Special Exception

Following the July 17th Plan Commission meeting, the applicant revised the site plan to reduce impacts to natural resource features. Primarily the applicant revised the plans to maintain more of the existing trees abutting the properties to the north along S. 47th Street.

The first image below is the plan presented at the previous Plan Commission meeting and the second image is the current proposal.





The current plan has reduced the woodland disturbance from 8.19-acres to 6.74 acres and the woodland buffer disturbance from 1.97-acres to 1.95-acres.

The wetland disturbance has been reduced from 0.64-acres to 0.27-acres and the wetland buffer impacts were reduced from 1.98-acres to 0.66-acres. Wetland setback impacts were reduced from 1.41-acres to 0.55-acres.

Note the required mitigation areas have been adjusted based upon the acreage of the new disturbance areas.

The previous NRSE staff reports are attached for additional natural resource information.

Engineering

Final approval of grading, erosion control, utility, and storm water management plans shall be approved by the Engineering Department prior to issuance of a Building Permit.

Plans for any retaining wall more than three (3) feet in height above the natural lot grade shall be stamped and signed by a professional engineer and submitted to the City Engineer for approval prior to construction.

Fire Department

The applicant shall address all Fire Department comments, to the satisfaction of the Fire Chief, prior to issuance of an Occupancy Permit.

Recommendation

Conditional Use:
A motion to approve a resolution imposing conditions and restrictions for a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 South 51st Street.

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

Department of City Development Staff recommends a motion to approve the Natural Resource Special Exception request for property located at 8222 South 51st Street, subject to the conditions listed in the attached draft Standards, Findings and Decision form.

Site Plan Amendment:
A motion to approve a resolution for a Site Plan Amendment to allow for building and site modifications at the Franklin High School located at 8222 South 51st Street.

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of August 7, 2025

Conditional Use, Natural Resource Special Exception and Site Plan Amendment

RECOMMENDATION: Department of City Development Staff recommends approval of the Conditional Use, Natural Resource Special Exception, and Site Plan Amendment applications for property located at 8222 S. 51st Street, subject to the conditions listed in the attached draft resolutions and Standards, Findings and Decision form.

Project Name:	Franklin Public Schools Conditional Use, Natural Resource Special Exception and Site Plan Amendment
Project Location:	8222 South 51st Street (Tax Key No. 807 9999 001)
Property Owner:	Franklin High School Franklin School District #5
Applicant:	Andrew Chromy, Franklin Public Schools
Agent:	Jesse Becker, Point of Beginning
Current Zoning:	I - Institutional District, FW Floodway District, and C-1 Conservancy District
2025 Comprehensive Plan:	Institutional and Areas of Natural Resource Features
Applicant's Action Requested:	Approval of the subject development applications
Planner:	Nick Fuchs, Planning Associate

Introduction

The applicant, Franklin Public Schools, filed a Conditional Use Permit and Site Plan Amendment Application in conjunction with a previously submitted Natural Resource Special Exception Application for building and site improvements to the Franklin High School facility. The project includes razing 70,000 square feet of the existing high school and constructing a 192,000 square foot building addition. Site improvements include:

- Ten tennis courts and three future tennis courts
- Soccer field
- Drive and parking additions
- An access drive connection to High View Drive
- Press box
- Concession building
- 1,300 square foot storage building with a height of 14'-4"
- Greenhouse
- Utility and storm water management improvements

Previously, the Unified Development Ordinance allowed schools as a permitted use within the I-1 Institutional District. The current UDO allows an "Educational Facility" as a Conditional Use within the new I - Institutional District. As such, staff required a Conditional Use Permit Application; however, the general use of the property as a high school is not changing. As indicated above, the school is adding tennis courts and other amenities to the site.

If determined necessary considering the proposed site changes, the Plan Commission may require, as a condition of approval, studies related to the use and potential impacts to neighboring properties and the surrounding area, such as a Traffic Impact Analysis, a sound study, or further analysis of the proposed lighting, particularly the impacts from the lighting of the tennis courts.

Project Description/Analysis

The Franklin High School property is 71.32 acres and primarily zoned I – Institutional District. In review of this district, staff finds that the building addition and site improvements comply with the Institutional District development standards, including setbacks, lot coverage, and building height.

Access

The site plan includes a new access drive extending from High View Drive, located on the east side of the property. The drive will include a turnaround to avoid a driveway extending directly from a stubbed public road and to accommodate the City's plowing of High View Drive. *Staff recommends that the final design of the turnaround shall be reviewed and approved by the Engineering Department and dedicated as public right-of-way.*

All existing access locations for the High School will remain.

Parking

Table 15-5-01(B) of the UDO does not specify a parking ratio for an Educational Facility. As such, the parking quantity is determined by the Plan Commission. The applicant is proposing to add 147 parking spaces as part of this project. Staff does not object to the proposed parking quantity.

Parking spaces are 10' x 20' (200 square feet) and drive aisle widths are a minimum of 24-feet. This is in conformance with Table 15-5-01(C) of the UDO. The required ten-foot minimum parking setback is also met. Curb and gutter is provided throughout and concrete sidewalks abut all parking areas in compliance with Section 15-5-01C.11.a.

Landscaping

One canopy/shade tree, evergreen tree or ornamental tree, and evergreen shrub or large deciduous shrub is required per five parking spaces. The site plan includes 147 additional parking stalls, which requires 30 plantings of each type. However, Section 15-5-04.C.1. requires an increase in quantity of 20% when a bufferyard is required. As such, 36 plantings of each type are required.

The Landscape Plan includes the required quantity of plantings, including the increase for the bufferyard.

Lighting Plan

The site and building lighting proposed complies with UDO standards. The parking lot and site lighting do not exceed 25-feet. The tennis court lighting is 40-feet, which is within the 60-foot height allowance for outdoor recreational facilities. All proposed lights are dimmable to allow for adjustments to light levels. Note that light levels are zero footcandles at the property line.

The applicant is proposing that tennis court lighting be shut off by 10:00 p.m. *Staff recommends the Conditional Use Permit include this as a condition of approval, or a time deemed appropriate by the Plan Commission*.

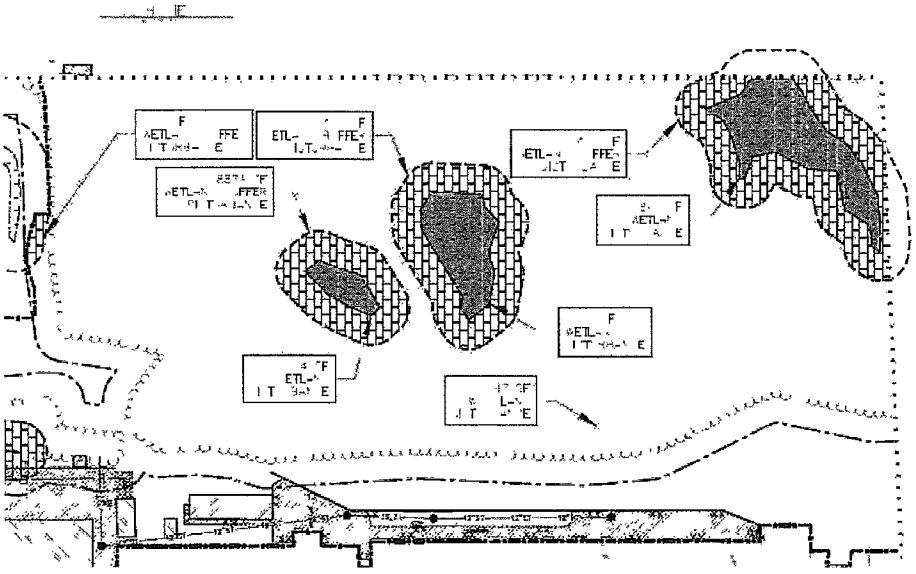
Architecture

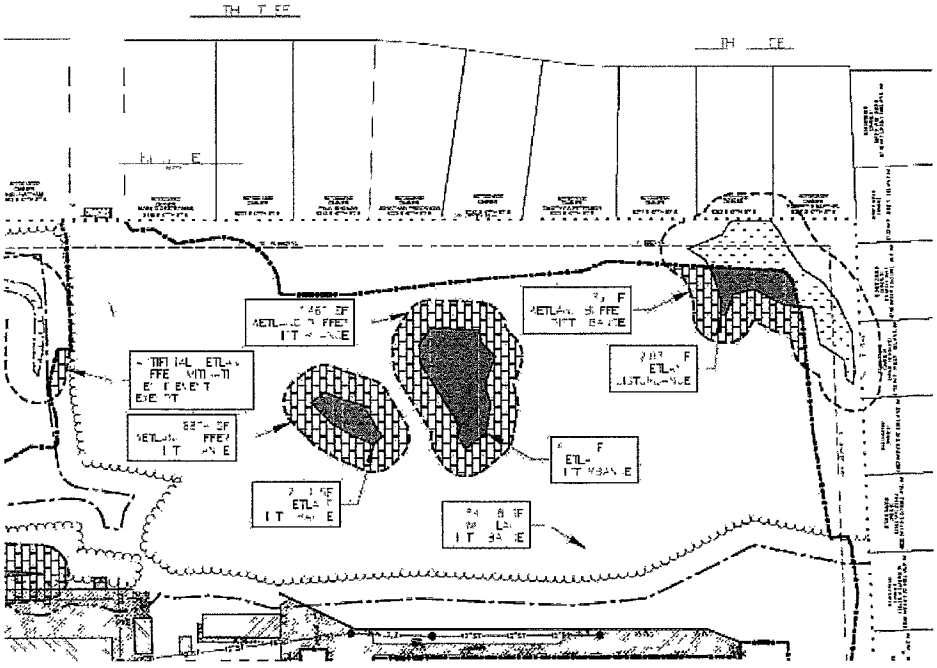
Staff does not necessarily object to the architecture and building materials proposed; however, the building material percentages do not comply with Table 15-5-0(B) of the UDO. As such, *staff recommends that the applicant revise building elevations to comply with Table 15-5-10(B) of the Unified Development Ordinance*. This will likely result in the applicant revising elevations to include siding or EIFS, opposed to metal panels.

Natural Resource Protection Plan and Natural Resource Special Exception

Following the July 17th Plan Commission meeting, the applicant revised the site plan to reduce impacts to natural resource features. Primarily the applicant revised the plans to maintain more of the existing trees abutting the properties to the north along S. 47th Street.

The first image below is the plan presented at the previous Plan Commission meeting and the second image is the current proposal.





The current plan has reduced the woodland disturbance from 8.19-acres to 6.74 acres and the woodland buffer disturbance from 1.97-acres to 1.95-acres.

The wetland disturbance has been reduced from 0.64-acres to 0.27-acres and the wetland buffer impacts were reduced from 1.98-acres to 0.66-acres. Wetland setback impacts were reduced from 1.41-acres to 0.55-acres.

Note the required mitigation areas have been adjusted based upon the acreage of the new disturbance areas.

The previous NRSE staff reports are attached for additional natural resource information.

Engineering

Final approval of grading, erosion control, utility, and storm water management plans shall be approved by the Engineering Department prior to issuance of a Building Permit.

Plans for any retaining wall more than three (3) feet in height above the natural lot grade shall be stamped and signed by a professional engineer and submitted to the City Engineer for approval prior to construction.

Fire Department

The applicant shall address all Fire Department comments, to the satisfaction of the Fire Chief, prior to issuance of an Occupancy Permit.

Recommendation

Conditional Use:
A motion to approve a resolution imposing conditions and restrictions for a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 South 51st Street.

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

Department of City Development Staff recommends a motion to approve the Natural Resource Special Exception request for property located at 8222 South 51st Street, subject to the conditions listed in the attached draft Standards, Findings and Decision form.

Site Plan Amendment:
A motion to approve a resolution for a Site Plan Amendment to allow for building and site modifications at the Franklin High School located at 8222 South 51st Street.

CITY OF FRANKLIN

REPORT TO THE PARKS COMMISSION

Meeting of June 9, 2025

Natural Resource Special Exception

RECOMMENDATION: Department of City Development Staff recommends approval of the Natural Resource Special Exception request for property located at 8222 S. 51st Street, subject to the conditions listed in the attached draft Standards, Findings and Decision form.

Project Name:	Franklin Public Schools Natural Resource Special Exception
Project Location:	8222 South 51st Street (Tax Key No. 807 9999 001)
Property Owner:	Franklin High School Franklin School District #5
Applicant:	Andrew Chromy, Franklin Public Schools
Agent:	Jesse Becker, Point of Beginning
Current Zoning:	I-1 Institutional District, FW Floodway District, and C-1 Conservancy District
2025 Comprehensive Plan:	Institutional and Areas of Natural Resource Features
Applicant's Action Requested:	Recommendation to the Common Council for approval of the Natural Resource Special Exception Application
Planner:	Nick Fuchs, Planning Associate

Introduction:

The applicant filed a Natural Resource Special Exception Application for a proposed building expansion and site improvements upon property located at 8222 S. 51st Street.

The preliminary site plan provided includes building modifications and a building addition on the north side of the high school. The site plan also includes several site modifications, including parking lot and drive additions, tennis courts, concession building, a soccer field, and a driveway connection to West High View Drive.

A portion of the building addition and much of the site improvements encroach into an existing conservation easement. The conservation easement was approved via Resolution No. 2013-6902 and recorded in 2014. The conservation includes protection of mature and young woodlands, stream and shore buffer, wetlands, and wetland buffers. The proposed site improvements will eliminate woodland areas onsite as well as wetlands and associated wetland buffers and wetland setbacks. The floodplain, stream and shore buffer will not be disturbed.

On May 20th and May 22nd, the applicant presented conceptual plans to the Common Council and Plan Commission, respectively.

Pursuant to Section 15-10.0208 of the UDO, all requests for a Natural Resource Special Exception shall be provided to the Plan Commission for its review and recommendation.

Project Description:

Woodlands

The site contains approximately 16.21 acres of woodland of which 8.18 acres will be removed.

The applicant is proposing onsite and offsite mitigation to compensate for the woodland impacts. The version of the UDO applicable at the time of this application submittal recommends that mitigation include the planting of 1.25 acres of new woodland/forest for every one acre, or portion thereof, of disturbed woodland/forest. This ordinance also states that mitigation shall consist of the number of plants noted below per every one acre of mitigated area. The applicant's proposed mitigation area is 7.72 acres, which requires the total number of plantings listed below in bold. The applicant is proposing many of the same species of those trees that are being removed.

- 10 canopy trees, minimum 4-inch caliper*: **78**
- 25 canopy trees, minimum 2.5-inch caliper*: **193**
- 100 canopy trees, minimum 5-foot high whips: **772**
- 35 understory trees, minimum 5-foot high whips: **271**
- 30 shrubs, minimum 12 inches high: **232**

*Note: Four-inch caliper canopy trees may be substituted with twelve-foot high evergreen trees; 2.5-inch caliper canopy trees may be substituted with six-foot high evergreen trees.

Note the mitigation are is slightly larger than initially anticipated. The applicant is proposing to increase the number of plantings currently shown on the plans to meet the quantities noted above.

The applicant, however, is not proposing the mitigation area at the 1.25 to 1 standard. Rather, the applicant is requesting that the City allow mitigation at the ratio of the newly adopted zoning ordinance. The new compensation/restoration ratio is 0.75. The new ordinance also requires a 30-foot woodland buffer. The applicant is including that acreage as part of the proposed mitigation. With 10.29 acres being disturbed, an area of 7.72 acres is required for mitigation.

It should be noted that the newly adopted zoning ordinance states that mitigation represent an equal to or greater value in promoting the health and integrity of the City's forest resources relative to the resources impacted by the project.

For consideration, the survey of existing trees provided by the applicant includes 683 trees with a DBH over 8-inches within 6 different wooded areas onsite. Below is a summary of trees being removed based on DBH within all areas. The applicant's summary includes a breakdown of trees within each area of the site and includes tree species.

- Trees over 8" DBH: 371
- Trees over 10" DBH: 138
- Trees over 12" DBH: 73
- Trees over 14" DBH: 39
- Trees over 16" DBH: 33
- Trees over 18" DBH: 16
- Trees over 20" DBH: 4
- Trees over 22" DBH: 3
- Trees over 24" DBH: 1
- Trees over 26" DBH: 2
- Trees over 28" DBH: 1
- Trees over 30" DBH: 2
    - **TOTAL: 683**

Two mitigation areas have been identified onsite. One is located at the northwest corner of the property and has an area of 2.07 acres. The other, smaller area, is directly to the south, abutting S. 51st Street and has an area of 0.42-acres. This equals 2.49 acres of onsite mitigation.

The Franklin Public Schools also owns a 21.292-acre property located along W. Hilltop Lane, bearing Tax Key No, 885 9995 003. This property will contain two mitigation areas as well. One, 4.11-acre area located along W. Hilltop Lane will be designated for mitigation as well as a 1.0-acre area at the southeast corner of the property. This provides an additional 5.11 acres of mitigation land, totaling 7.6 acres. Again, the applicant intends to increase mitigation areas to meet the 7.72 acres required at the 0.75 ratio.

Wetlands

The site contains a total of 5.58-acres of wetland and 6.46-acres of wetland buffer.

The applicant is proposing to fill 0.65-acres of wetland, which will impact 2.01-acres of wetland buffer. 1.41-acres of wetland setback will also be eliminated.

The Unified Development Ordinance requires wetland and wetland buffer mitigation at a ratio of 1.5 to 1. The plans provided by the applicant shows an onsite wetland mitigation area of 0.975 acres, which complies with this ratio. The resulting 30-foot wetland buffer area is 2.513 acres, which is a wetland buffer mitigation ratio of about 1.2 to 1.

Recommendation:

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

Department of City Development Staff recommends approval of the Natural Resource Special Exception request for property located at 8222 South 51st Street, subject to the conditions listed in the attached draft Standards, Findings and Decision form.

CITY OF FRANKLIN

REPORT TO THE PARKS COMMISSION

Meeting of July 14, 2025

Natural Resource Special Exception

RECOMMENDATION: Department of City Development Staff recommends approval of the Natural Resource Special Exception request for property located at 8222 S. 51st Street, subject to the conditions listed in the attached draft Standards, Findings and Decision form.

Project Name:	Franklin Public Schools Natural Resource Special Exception
Project Location:	8222 South 51st Street (Tax Key No. 807 9999 001)
Property Owner:	Franklin High School Franklin School District #5
Applicant:	Andrew Chromy, Franklin Public Schools
Agent:	Jesse Becker, Point of Beginning
Current Zoning:	I-1 Institutional District, FW Floodway District, and C-1 Conservancy District
2025 Comprehensive Plan:	Institutional and Areas of Natural Resource Features
Applicant's Action Requested:	Recommendation to the Common Council for approval of the Natural Resource Special Exception Application
Planner:	Nick Fuchs, Planning Associate

Project Description/Analysis:

At the June 9, 2025 meeting, the Parks Commission tabled the Natural Resource Special Exception Application related to a proposed building expansion and site improvements upon property located at 8222 S. 51st Street.

The June 9th Staff Report is attached for review.

Following that meeting, the applicant has resubmitted applications under the current UDO. The applicant has also provided additional information such as a detailed project narrative, an updated Question and Answer Form consistent with the new UDO, and an updated mitigation plan addressing submittal requirements outlined in Section 15-7-03.

Note the applicant revised the wetland mitigation plan to move the compensation area to the Hilltop Lane property. The compensation plan includes mitigating the wetland and wetland buffer impacts at a 1.5 to 1 ratio and the woodland area at a 0.75 ratio as required by the UDO.

The applicant has also noted that it is anticipated the northernmost wetlands (Wetland 1 & 2) will be determined to be artificial by the WDNR. The School District's consultant also expects

Wetland 5 to qualify for the non-federal exemption due to heavy buckthorn infestation and presence of many dead ash trees.

The School District anticipates final determinations of artificial wetland exemptions in three weeks and the non-federal exemptions in about six weeks. It should be noted that the mitigation plan is based on none of the wetlands being exempted.

Recommendation:

Per Section 15-9-08B.2.a. of the Unified Development Ordinance (UDO), the applicant shall have the burden of proof to present evidence sufficient to support a Natural Resource Special Exception (NRSE) request. The applicant has presented evidence for the request by answering the questions and addressing the statements that are part of the Natural Resource Special Exception (NRSE) application. The applicant's responses to the application's questions and statements are attached for review as well as a project description and associated maps and information for review and consideration.

Department of City Development Staff recommends approval of the Natural Resource Special Exception request for property located at 8222 South 51st Street, subject to the conditions listed in the attached draft Standards, Findings and Decision form.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION

RESOLUTION NO. 2025-____

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 (TAX KEY NO. 807 9999 001) (FRANKLIN PUBLIC SCHOOLS, APPLICANT)

WHEREAS, Franklin Public Schools having applied for an amendment to the site plan to allow for a building and site modifications, such Site Plan having been previously approved as part of a Zoning Permit approval (Permit No. 61-147) applied for on December 12, 1961, and amended thereafter by a Zoning Permit dated September 25, 1963 and November 29, 1965 (Permit No. 178), Rezoning Ordinance No. 1995-1330, Site Plan approval dated March 12, 1998, Site Plan approval dated November 20, 2003, Site Plan approval dated May 9, 2013, by Resolution No. 2013-004, and Site Plan approval dated December 9, 2021, by Resolution No. 2021-029; upon property located at 8222 South 51st Street, zoned I – Institutional District. The property which is the subject of the application bears Tax Key No. 807 9999 001; and

WHEREAS, such proposed site plan proposes to raze approximately 70,000 square feet of the existing high school building and add a 192,000 square foot building addition, with other site improvements including tennis courts, a soccer field, drive and parking additions, an access drive connection to High View Drive, press box, concession building, 1,300 square foot storage building, greenhouse, and utility and storm water management improvements; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-2-02D.2. I – Institutional District and Table 15-3.01(B) of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan amendment review pursuant to Section 15-9-03B. of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan Amendment for the Franklin High School, City file-stamped August 11, 2025 as submitted by the Franklin Public Schools, as described above, is hereby approved subject to the following conditions:

1. The City of Franklin, successors and assigns and any developer of the Franklin High School 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 Franklin High School 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 §15-9.14E. thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon the City of Franklin, Franklin High School project for the property located at 8222 South 51st Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Franklin High School project shall be developed in substantial compliance with the plans City file-stamped August 11, 2025.

4. A final tree mitigation plan must be approved, subject to review by the City Forrester and Planning department, prior to the issuance of building permits.

5. The final design of the turnaround adjacent to High View Drive shall be reviewed and approved by the Engineering Department and dedicated as public right-of-way.

6. Applicant shall revise building elevations to comply with Table 15-5-10(B) of the Unified Development Ordinance.

7. Final approval of grading, erosion control, utility, and storm water management plans shall be approved by the Engineering Department prior to issuance of a Building Permit.

8. Plans for any retaining wall more than three (3) feet in height above the natural lot grade shall be stamped and signed by a professional engineer and submitted to the City Engineer for approval prior to construction.

9. Applicant shall address all Fire Department comments, to the satisfaction of the Fire Chief, prior to issuance of an Occupancy Permit.

10. The Site Plan Amendment approval shall be contingent upon approval of the concurrently submitted Natural Resource Special Exception Application and Common Council approval of an amended Conservation Easement.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Franklin High School development as depicted upon the plans City file-stamped August 11, 2025, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan Amendment for the property located at 8222 South 51st Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 21st day of August, 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. Robinson, City Clerk

AYES _____ NOES _____ ABSENT _____

DRAFT 7/2/2025

Standards, Findings and Decision
of the City of Franklin Plan Commission upon the Application of the Franklin High School/Franklin School District #5, property owner, for a Special Exception to Certain Natural Resource Provisions of the City of Franklin
Unified Development Ordinance

Whereas, Andrew Chromy of the Franklin Public Schools, applicant, having filed an application dated May 4, 2025, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Wetland, Wetland Buffer, Wetland Setback and Woodland Provisions; and Improvements or Enhancements to a Natural Resource Features; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Parks Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated June 9, 2025 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated _____ __, 2025 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at 8222 South 51st Street, zoned I-1 Institutional District, FW Floodway District, and C-1 Conservancy District and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-9-08 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Wetland, Wetland Buffer, Wetland Setback and Woodland Provisions,-provides in part: "Upon recommendation by Staff and the Environmental Commission, the Plan Commission may grant a Special Exception to the provisions of this Article in accordance with the procedures in this Section."

Now, Therefore, the Plan Commission makes the following findings pursuant to Section 15-9-08B. of the Unified Development Ordinance upon the application for a Special Exception dated May 4, 2024, by Andrew Chromy of the Franklin Public Schools, applicant, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Plan Commission in order to grant such Special Exception.

1. Criteria for Approval. A Special Exception may be granted only upon a finding by the Plan Commission:

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

    The conditions giving rise to this request were not self-imposed. When the Franklin High School (FHS) property was originally purchased and later constructed in the 1960s, the natural resource requirements imposed now by the City of Franklin did not exist. The school district at the time reasonably believed that they would have the ability to develop this land as needed to meet the growing needs of students of the Franklin Community. Preventing the local school district from utilizing the remaining land located east of the high school is unreasonably burdensome.

    The High View Drive stub road located east of FHS, which was constructed around 1995 and ties directly into the high school property, shows that the undeveloped land located east of the high school was meant to be developed, in order for this roadway connection to be made.

    Special note should be made regarding the conservation easement that the school district signed in 2014. Conservation easements are meant to be permanent but can be modified if there is a substantial reason, such as public interest, community benefit, changed conditions, or unforeseen circumstances. In 2014, school district staff may have thought that the next reasonable step for the school district would be to construct a new school. However, the recent Franklin Forward long-range facility planning initiative, through community outreach and population studies, has determined that the Franklin Community does not currently need or want a second high school. Therefore, modifying the current conservation easement to allow for development on the land east of the high school makes the most sense for the community as a whole, as it allows the school district to address its needs without the financial and social costs of splitting the community through the creation of a second high school.

    and

    b. Compliance with the strict provisions of this Article will:

        i. Be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives; or,

        ii. Unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives; and

        iii. The Special Exception, including the specific compensation measures in the Natural Resource Protection Plan and physical

modifications to the site to protect other Natural Resources, including any conditions imposed under this Section will:

1. Enhance the overall character of the resulting development in a manner consistent with the planned character of the area and site; and City of Franklin Article 9. Administrative Standards and Procedures Unified Development Ordinance 20 Unified Development Ordinance, City of Franklin, Wisconsin

2. Not effectively undermine the ability to apply or enforce the requirement with respect to other properties; and

3. Be in harmony with the general purpose and intent of the provisions of this Article; and

4. Incorporate sufficient monitoring, conditions, and financial sureties to ensure preservation and enhancement of Protected Areas and compensation areas; and

5. Preserve or enhance the quality of the natural resources affected.

When the high school property was originally purchased and later built in the 1960s, the natural resource requirements imposed now by the City of Franklin did not exist. The school district at the time reasonably believed that they would have the ability to develop this land as needed to meet the growing needs of students of the Franklin Community. Preventing the District from utilizing the remaining land located east of the high school is unreasonably burdensome. Construction of a new high school would be substantially more expensive than the currently proposed project and may run into similar natural resources concerns.

FHS has existed on this property since the 1960s. The proposed site improvements and expansion of the existing facility are consistent with the current land use and the overall character of the surrounding neighborhood. Since the school has existed on this property for 60 plus years and has very unique responsibilities to the Franklin community, approval of this NRSE will not under undermine the city's ability to apply or enforce natural resources requirements with respect to other properties.

The proposed development and wetland/woodland mitigation areas shall be in harmony with the intent of the UDO Natural Protection Guidance Document. The UDO allows for natural resource special exceptions to allow for community driven needs such as this project.

The proposed mitigation plan incorporates sufficient monitoring, conditions, and financial sureties to ensure preservation and enhancement of Protected Areas and compensation areas. Proposed mitigation areas shall be constructed in accordance with City requirements and guidelines with measures taken to prevent the spread of invasive species such as buckthorn and reed canary grass, resulting in enhanced natural resources for the community.

The proposed development will avoid impact to the existing environmental corridor on the north side of the school property which contains an existing waterway, woodlands, wetlands, and floodplain area.

c. Review Criteria. In making its recommendation, the Plan Commission shall consider factors such as:

   i. The impact on physical characteristics of the property, including but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks;

   The current high school property already has a fair amount of development, with undeveloped areas lying to north and east of the current facilities. The area to north is quite likely undevelopable, as there is a myriad number of environmental concerns – wetlands, woodlands, floodplains, two minor waterways, an environmental corridor, etc.

   The only realistically developable land, substantial enough in size to host the proposed improvements, lies east of the current high school facility. This area is wooded with three small, isolated wetland areas and a series of drainage swales which have been delineated as wetland. The cost of building a new high school would be excessive, so it is in the community's best interest to further develop the current FHS property to allow for referendum approved improvements for the high school facility.

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

   An exceptional amount of land is needed to construct and maintain a high school facility, given the needs for school buildings, athletic fields, student drop-of and pickup areas, parking, and community events. Given that the district's long-term planning and community

feedback indicates that there is no current need or community desire for a second high school, it only makes sense that the needed facility improvements occur at the current high school property.

iii. The proposed degree of noncompliance with the requirement of this Article to be allowed by the Special Exception;

Per the newly approved UDO, woodland and nonfederal jurisdiction wetland disturbance with compensatory mitigation is allowed without a special exception. Offsite compensation requires approval of a special exception.

iv. The project's proximity to and character of surrounding property;

The proposed building and site improvements will match the character of the existing high school facility. The proposed building will be aesthetically pleasing modern construction. Substantial landscaping is proposed to enhance the beauty of the proposed development, in accordance with local requirements.

Locating schools near residential homes offers numerous benefits, including improved student safety, reduced transportation costs, and increased opportunities for walking or biking. It strengthens community ties, boosts attendance and punctuality, and allows for greater parental involvement. Proximity also supports neighborhood development, promotes environmental sustainability, and ensures more equitable access to education for all families.

v. Purpose of the zoning district of the area in which property is located and neighboring area; and

The purpose of the institutional zoning district in which this property is located is to allow for the development of institutional facilities to educate the youth of the City of Franklin. This proposed development aligns with this purpose.

Furthermore, locating school development near residential centers offers numerous benefits, including improved student safety, reduced transportation costs, and increased opportunities for walking or biking. It strengthens community ties and allows for greater parental involvement. Proximity also supports neighborhood development and promotes environmental sustainability through improved access.

vi. Any potential for negative effects upon adjoining property from the Special Exception if authorized.

As mentioned above, schools should generally be located near residential properties. The proposed development has been designed with substantial landscape buffer and the proposed tennis courts have been shifted away from neighboring residences as much as possible to minimize any negative impact upon adjoining properties.

Erosion control measures are proposed in accordance with WDNR technical standards to protect local waterways from construction sediment throughout the duration of construction. Additionally, a new wet detention pond and adjustments to an existing wet detention pond are also proposed in accordance with WDNR Technical Standard 1001 to provide long-term stormwater rate control and treatment of stormwater discharge from the proposed development, protecting local waterways post-construction. Furthermore, new wetland area will be constructed as required by state and local mitigation requirements.

Decision

Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Plan Commission hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions:

1) *that the natural resource features areas upon the property to be developed and the off-site mitigation areas upon property located along W. Hilltop Lane bearing Tax Key No. 885 9995 003 be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted prior to the issuance of any Occupancy Permits;*
2) *that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted;*
3) *that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Andrew Chromy of the Franklin Public Schools, applicant, and all other applicable provisions of the Unified Development Ordinance.*
4) *that the applicant restore any temporarily disturbed wetland buffer and wetland setback to the standards of UDO §15-4.0102I for wetland setback and UDO §15-4.0103B5 for wetland buffer.*
5) *that the City Forester review and approve the proposed species of trees within the woodland mitigation areas.*

6) *that the applicant shall provide a financial guarantee as required by Section 15-7-04B. and 15-7-04F.2., subject to City Attorney review and approval.*
7) *that that woodland mitigation areas shall survive at least two growing seasons, or shall be replaced.*
8) *that Planning Staff shall review and approve a multi-year wetland mitigation and maintenance plans, prior to any development within the areas for which the Special Exception is granted.*
9) *the applicant shall provide demarcation as required by Section 15-7-04D., subject to approval of the Planning Department.*
10) *that the duration of this grant of Special Exception is permanent.*

Introduced at a regular meeting of the Plan Commission of the City of Franklin this ____ day of _____, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this ____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304
1261 W Main Street - Suite 102, Sun Prairie, WI 53590

Franklin Planning Department - Response Letter 1

TO:	Nick Fuchs
FROM:	Point of Beginning, Inc. (POB) Jesse Becker, P.E.
DATE:	8/12/2025
SUBJECT:	2025-07-12 Staff Comments - FHS Site Plan Amendment

Nick,

Franklin Public Schools (FPS), Point of Beginning (POB), Plunkett Rayisch Architects (PRA), and IMEG have reviewed the 2025-07-12 city staff review comments for the Franklin High School project and prepared the following responses in blue.

Department of City Development

1. What is the existing square footage of the high school?
   ~365,000 gross square feet total building area
   276,500 square feet existing footprint

2. What are the dimensions of the greenhouse and concession building?
   a. Accessory Structures being removed:
      i. Existing Garage ~1250 SF
      ii. Existing Shed. 120 SF
      iii Existing Shed. ~145 SF
      iv Existing Shed: ~720 SF
      v. Existing Shed ~155 SF
      vi Existing Shed ~275 SF
      vii Existing Greenhouse: 2350 SF
      viii TOTAL ACCESSORY STRUCTURES BEING REMOVED: (7) @ 5,015 SF
   b. New Accessory Structures
      i. Greenhouse: 43'-4" x 22' = 953 SF
      ii. Tennis Concessions Building: 28'-8" x 40' = 987 SF
      iii. Press Box. 12' x 30' = 360 SF footprint (680 SF total two story building)
      iv. Storage Shed. 26' x 50' = 1300 SF
      v TOTAL NEW ACCESSORY STRUCTURES: (4) @ 3,600 SF

3. Staff suggests eliminating the future tennis courts to allow for additional area for storm water management and a landscape bufferyard adjacent to the single-family residential homes. This may also allow revisions to the pond and grading to allow for a turnaround at High View Drive. In accordance with this recommendation and neighborhood feedback. the future tennis courts have been eliminated from the plan The requested turn around for High View Drive has also been added to the plans Therefore, a memo of understanding for snow plowing will no longer be needed.

4. Section 15-5-03 and 15-5-04 discuss and emphasize the need for appropriate bufferyards between abutting uses. Every effort should be taken to provide a dense buffer between the single-family homes and the tennis courts and soccer field.
In accordance with this recommendation and neighborhood feedback, the site plans have been updated to substantially reduce woodland disturbance along the property line adjacent to the single-family homes. The existing woodland will act as an appropriately dense bufferyard.

   As such, staff recommends additional plantings along the property line bordering the single-family residential uses. Plantings within buffer yards, in combination with any fencing provided, shall provide visual opacity within two (2) years of planting.
The existing woodland will be protected and meet the applicable buffer yard planting requirements.

5. Please revise required planting quantities to include a 20% increase as required by Section 15-5-04C. of the UDO. The proposed planting quantities include the required 20% increase. See sheet L1.2, landscape requirements, "Bufferyard Requirement".

6. Please confirm that irrigation is provided in compliance with Section 15-5-05.C. of the UDO. Also confirm that a 2-year planting guaranty is provided per Section 15-5-05.H. Hose bibbs are proposed as part of the new building addition at regular intervals, spaced such that there will be at least one hose bibb within 100' of each landscaped area. Additionally, a hose bibb is proposed at the new concessions building to allow for watering of the surrounding landscape beds. The project manual requires that all plants be warrantied through the second spring of growth. Replacement plants shall be the same size and species, with a new warranty commencing on the date of replacement.

7. What is the height of the retaining wall? Is the chain-link fence on top of the wall? What is the height of the fence? Note that plans for any wall more than three (3) feet in height above the natural lot grade shall be stamped and signed by a professional engineer and submitted to the City Engineer for approval.
The proposed retaining walls vary in height, with a maximum height of roughly 20 feet. 4' tall chain link fence is proposed at the top of the wall for fall protection. The proposed retaining walls will be design-build by contractor Therefore, stamped drawings are not currently available. The stamped retaining wall drawings will be supplied to the City of Franklin for review when they are received from the contractor

8. Please provide a breakdown of building material percentages showing compliance with Table 15-5-10(B)
Material selections were carefully chosen to provide a consistent and complementary design to the existing school in addition to being easily maintained for a lasting, durable building façade The addition is comprised of utility brick in two colors (tan & red), architectural precast panels (limewashed architectural finish in tan to closely match the tan brick), & three different metal panel finishes (a wood-look lap-seam, flat composite in gray to match the main entry, & a profiled metal panel in silver matching the auditorium). Masonry is primarily provided at lower heights for durability adjacent to pedestrian areas with metal panel provided as accents, at roof lines, or above glazing (windows).

   Including the existing building that is being added onto, the building material percentages are as follows:

   a. Front, Street Side

      i. Masonry: 69.5% (min 50%)

      ii. Metal Panel: 30.5% (max 15%)

   b. Interior Side

i. Masonry: 70% (min 25%)

ii. Metal Panel: 30% (max 25%)

iii. Rear Side

1. Masonry. 79% (any % allowed)

2. Metal Panel: 21% (max 25%)

We believe the overall exterior design complies with the intent of the UDO, providing an articulated exterior with different depths, heights, and other visual interest. The building complies with material percentages at the south side yard and rear of the building. However, we are over metal panel maximums on the front street and north side yard due to the building articulation. We could comply with the chart on each elevation by replacing some metal panel with lap siding or EIFS, but this will require more long-term maintenance for the district by introducing a different, non-complementary, material to the building that has a shorter life span to metal panel. We request that the building be considered with the current material percentages.

9. Sheet C2.0 indicates 116 new parking spaces between the existing and proposed, but 147 new parking spaces are being provided. Is existing parking being eliminated elsewhere onsite? Yes, there are existing parking spaces that conflict with the proposed building addition that are being eliminated north and east of the existing facility.

10. Please review Section 15-5-11 for compliance with outdoor lighting standards.
Noted

11. The maximum allowed lighting height is 25-feet, except for the tennis courts, which is then 60-feet. Lights S1 and S1A exceed 25-feet. S1 and S1A are 25ft, refer to the mounting column within the Luminaire Schedule on E028

12. Staff is concerned with the proximity of the tennis court lighting to the adjacent single-family residential homes. Is there a proposed shut off time for the lights for the tennis courts? Yes, the lights will shut off automatically at the school's designated court closing time Refer to lighting control sequence of operation on E027 FPS is proposing a 10 pm shut-off time

13. Are the proposed exterior lights dimmable? Yes, refer to the control method column within the luminaire schedule on E027 and E028 as well as the marked up cut sheet package

14. Light levels along the property line abutting the residential properties must be zero footcandles at the property line. Please see Section 15-5-11G. for maximum light levels allowed. The lighting designer was able to decrease the foot-candle levels on the property line to zero by modifying the tennis court lighting. See attached modified photometric plan.

15. Staff recommends shorter light poles for the drive and parking lot near the single-family residential homes. The lighting designer has adjusted the light fixtures to reduce the light levels at the property line to zero footcandles in accordance with city requirements and the proposed bufferyard has had its density size increased This should address any lighting concerns adjacent to the neighboring residential homes. Shorter light poles will drive up the fixture count and lighting costs, which is undesirable for the district as it takes funding away from other needs. The proposed light poles will be fully compliant with city ordinance

16. The Saturn Cutoff 2 LED lighting fixtures have a color temperature of 3,000 Kelvin. Note the UDO requires

all outdoor LED fixtures to have a Color Rendering Index (CRI) value of seventy (70) or higher and a correlated color temperature between four thousand (4,000) and five thousand (5,000) degrees Kelvin. These lights will be 4000K.

17. Please note that staff has not yet reviewed signage.
    Noted.

18. Planning staff continues to find having a turnaround at the end of High View Drive to be best. Please continue to work with the Engineering Department on a turnaround or other acceptable options.
    FPS has decided to proceed with eliminating one of the proposed future tennis courts to make room for the High View Drive turnaround and associated stormwater management revisions. As such, a memo of understanding for snow plowing will no longer be needed.

19. Engineering and Public Works review is completed separately. Please continue to work with the Engineering Department on final grading, erosion control, utility, and storm water management plans.
    We will work with the Engineering Department on final grading, erosion control, utility, and storm water management plans.

Fire Department

1. The fire department supports establishing a vehicle access route from High View Dr. that can be utilized for response to potential emergencies at the school and athletic fields.
   Noted. Thank you for your support!
2. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
   All relevant WI DSPS and IBC code requirements for fire protection systems will be followed for the proposed occupancy, use, and construction types
3. Pre-existing fire alarm and fire sprinkler systems shall be maintained in compliance with relevant code.
   Existing fire alarms and sprinkler systems will be maintained as required
4. Fire Extinguisher placement as per NFPA 10.
   Fire extinguishers will be placed per NFPA 10.
5. Fire Department Connection (FDC), and hydrant placement and density must be acceptable to AHJ.
   Noted.
6. Master Key set required for placement in Knox Box (if required).
   Noted.
7. Permitting and submittal instructions for fire protection system review and inspection can be found at: https://www.franklinwi.gov/Departments/Fire.htm
   Noted
8. Recommend mounting Automated External Defibrillator (AED) to building near tennis courts (Project ADAM)
   Noted.

Health Department

1. Franklin Health Department will license the proposed pool following DSPS approvals. DSPS will conduct all plan review for the pool and provide completion statements when construction is complete.
   Noted.

Sincerely,

Jesse Becker, P.E.

Point of Beginning, Inc.
4941 Kirschling Court
Stevens Point, WI 54481

City of Franklin Property Viewer

7/30/2025, 1:39:24 PM

Parcel

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

SE Wisc Reg Planning Comm, SEWRPC, Maxar

Guest

Earthstar Geographics | City of Franklin, WI |

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

Franklin
WISCONSIN

(414) 425-4024
generalplanning@franklinwi.gov

Standards for Conditional Uses

Date: 7/15/25
Property Owner: Franklin Public Schools
Property Address: 8222 S 51st St. Franklin WI 53132

SECTION 15-9-06.H GENERAL STANDARDS FOR CONDITIONAL USES

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

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

   Response:

   The existing site has been operating as a school since 1962, when it was an approved use within the I-1 zoning. The proposed project will not alter the use or functionality of the site. It complies with the Unified Development Ordinance (UDO) and the comprehensive master plan, ensuring that this project does not negatively impact the future growth and development of the City of Franklin.

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

   Response:

   The site has been functioning as a school since 1962, which was an approved use under the I-1 zoning. The proposed project will not change the use or functionality of the site and has been designed to comply with the stormwater management, erosion control, and all zoning regulations and requirements for the I-1 district.

3. Compatibility With Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

   Response:

   The proposed design complies with all zoning regulations and requirements for the given district, I-1, to not negatively impact surrounding properties.

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

   Response:

   The proposed project will not involve removing any existing entrances, and the traffic flow on the south side of the school will remain unchanged. A new entrance and parking lot for athletic facilities are proposed on the north side, along with a new drive located south of the existing soccer fields to improve access for emergency vehicles. Additionally, a new 12-inch water main is planned to service the new addition, along with a 10-inch and a 6-inch sanitary sewer.

5. Adequate Circulation. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

   Response:

   The proposed project will not affect traffic on the surrounding roads as there is no proposed change to the existing traffic flow within the site.

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

   Response:

   The existing site has been operating as a school since 1962, when it was an approved use within the I-1 zoning. The proposed project will not alter the use or functionality of the site. It complies with the Unified Development Ordinance (UDO) and the comprehensive master plan, ensuring that this project does not negatively impact the future growth and development of the City of Franklin.

7. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. This criterion shall be deemed to have been met with respect to natural features upon approval by the Plan Commission of a Natural Resource Protection Plan for the proposed use.

   Response:

   Wooded areas and wetlands will be affected by this project; therefore, a Natural Resource Special Exception permit has been applied for.

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Franklin Public Schools
Franklin High School – Building Addition and Site Improvements
6/16/2025

Property Legal Description:

The West 1/2 of the Northeast 1/4 of Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

EXCEPTING THEREFROM that portion of Land conveyed in instrument recorded on June 06, 1967 in Reel 362, Images 1062-1065 as Document No. 4321782; August 12, 1983, in Reel 1556, Image 914 as Document No. 5642797; August 07, 1986, in Reel 1932, Images 950-951 as Document No. 5947553; and December 01, 2009 as Document No. 09819502.

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Franklin Public Schools
Franklin High School Building Addition and Site Improvements
City of Franklin Site Plan Application
6/16/2025

Project Narrative:

On Tuesday, November 5, 2024, the Franklin Community voted to approve a $145M referendum. Of these funds, 123.1M was designated to update and expand Franklin High School. This work was built upon the FPS School Board hearing from the community through an April 2024 survey about Franklin Public Schools' long-range facility planning efforts.

The proposed construction project will update and expand Franklin High School to better serve the needs of the Franklin community. Building updates will include the demolition of approximately 70,000 sf of the existing Franklin High School building, portions of which were originally built in the 1960s, and replacing it with a new approximately 192,000 sf building addition.

Proposed building improvements include:

- New tech ed (shop) classrooms for autos, wood, metals, construction, culinary arts, and nursing.
- 5-court field house, multipurpose room, locker rooms, and weight room
- Classrooms and special support areas
- 8-lane competition pool with spectator seating and locker rooms
- Renovate science labs

Proposed site improvements include:

- tennis courts with spectator parking and concessions
- practice soccer field
- expanded staff parking
- fire lane access drive
- High View Drive pedestrian and vehicular access point

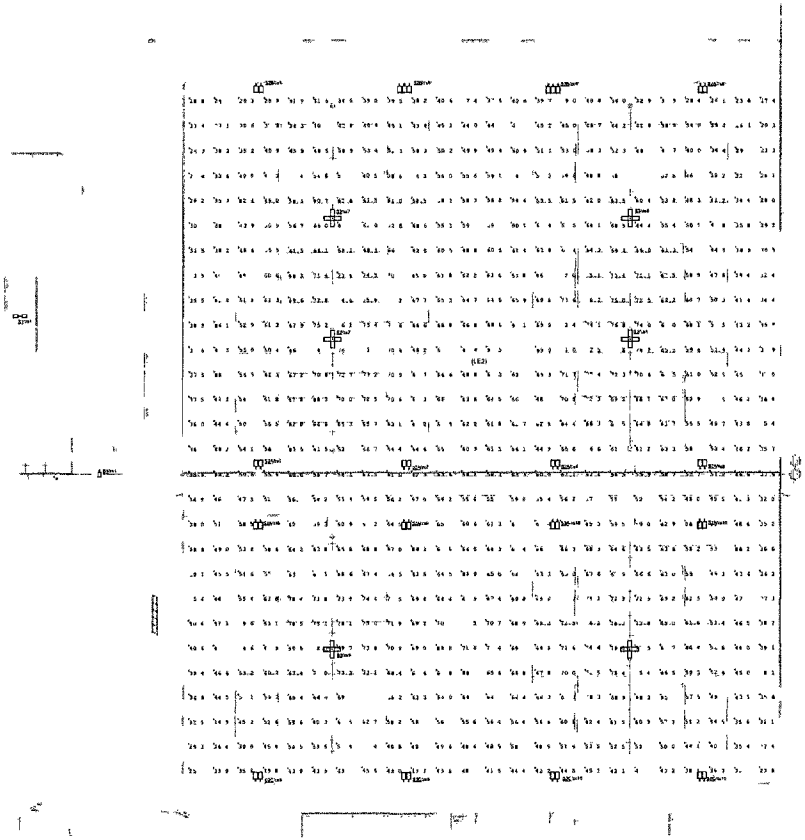
The proposed site improvements will additionally include new sewer, storm, and water services to support the new building. Stormwater management will be provided via a new wet detention pond and modifications to the existing wet detention pond. The proposed project will disturb approximately 20 acres of land. A natural resources special exception will be required due to natural resource impacts, and this process is ongoing.

Site Statistics:

- Existing Zoning: I-1
- Proposed Zoning: I-1
- Current Land Use: Institutional
- Proposed Land Use: Institutional
- Building Materials: See architectural elevations.

Construction Timeline: August 2025 – August 2028

Construction Budget: $123.1 million



LUMINAIRE SCHEDULE TENNIS COURTS

TAG	DESCRIPTION	OPTICS	MOUNTING	DIMENSIONS	LIGHT SOURCE	DELIVERED LUMENS	ANSI WATTS	PER	VOLTAGE	CONTROL METHOD	MANUFACTURER SERIES	NOTES
S2	TENNIS COURT SPORT LUMINAIRE, ALUMINUM CONSTRUCTION, SILICONE LENS, PROVIDE ALL PARTS AND PIECES FOR MOUNTING, PROVIDE WITH ACCESSORIES REQUIRED TO TIE INTO THE WILLOUGHBY GFX WIRELESS LIGHTING CONTROL SYSTEM, SQUARE, TAPERED STEEL POLE WITH INTERNAL VIBRATION DAMPER, EPSA.	TYPE V WIDE	POLE @ 40'	30"L X 16"W X 8"H	LED	69,500 LM	660	FIX	480	0-10V DIMMING	WILL SPORT GTX6	1) REFER TO PLANS FOR QUANTITY OF HEADS PER POLE.
S2A	SIMILAR TO S2, PROVIDE DIFFERENT OPTIC DISTRIBUTION.	TYPE IV	POLE @ 40'	30"L X 16"W X 8"H	LED	97,870 LM	875	FIX	480	0-10V DIMMING	WILL SPORT GTX6	1) REFER TO PLANS FOR QUANTITY OF HEADS PER POLE.
S2B	SIMILAR TO S2, PROVIDE DIFFERENT OPTIC DISTRIBUTION, LUMEN PACKAGE, AND HOUSE SIDE SHIELD.	TYPE IV	POLE @ 40'	30"L X 16"W X 8"H	LED	51,753 LM	470	FIX	480	0-10V DIMMING	WILL SPORT GTX6	1) REFER TO PLANS FOR QUANTITY OF HEADS PER POLE.
S2C	SIMILAR TO S2, PROVIDE DIFFERENT OPTIC DISTRIBUTION, LUMEN PACKAGE, AND HOUSE SIDE SHIELD.	TYPE IV	POLE @ 40'	30"L X 16"W X 8"H	LED	74,420 LM	675	FIX	480	0-10V DIMMING	WILL SPORT GTX6	1) REFER TO PLANS FOR QUANTITY OF HEADS PER POLE.

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	0 00	0 0	0 0	N A	N A
TENNIS COURTS	55 90	75 8	17 4	3 21	4 59

LIGHTING CONTROL SEQUENCE OF OPERATION

Tennis Court Lighting is normally 'OFF'

ON: Lights turn on manually for school tournaments and recreational play

ADJUST: Lights are dimmable. Light levels will be dimmed to 30 foot-candles for recreational play and 50 foot-candles for school tennis tournaments.

OFF: Lights turn off automatically at 10pm via a time clock or lights can be turned off manually at the control stations.

Note Photometric calculations show lights 'ON' at *full power/output.*

1 SITE PLAN - TENNIS COURTS
1" = 30'-0"

KEYPLAN

PLUNKETT RAYSICH ARCHITECTS, LLP

PRA
Franklin HS Exp and Reno

REVISIONS

CITY SUBMITTAL 8
BID PACKAGE
DATE 07/28/21
JOB NO 2105240
SHEET NO E02

NOT FOR CONSTRUCTION
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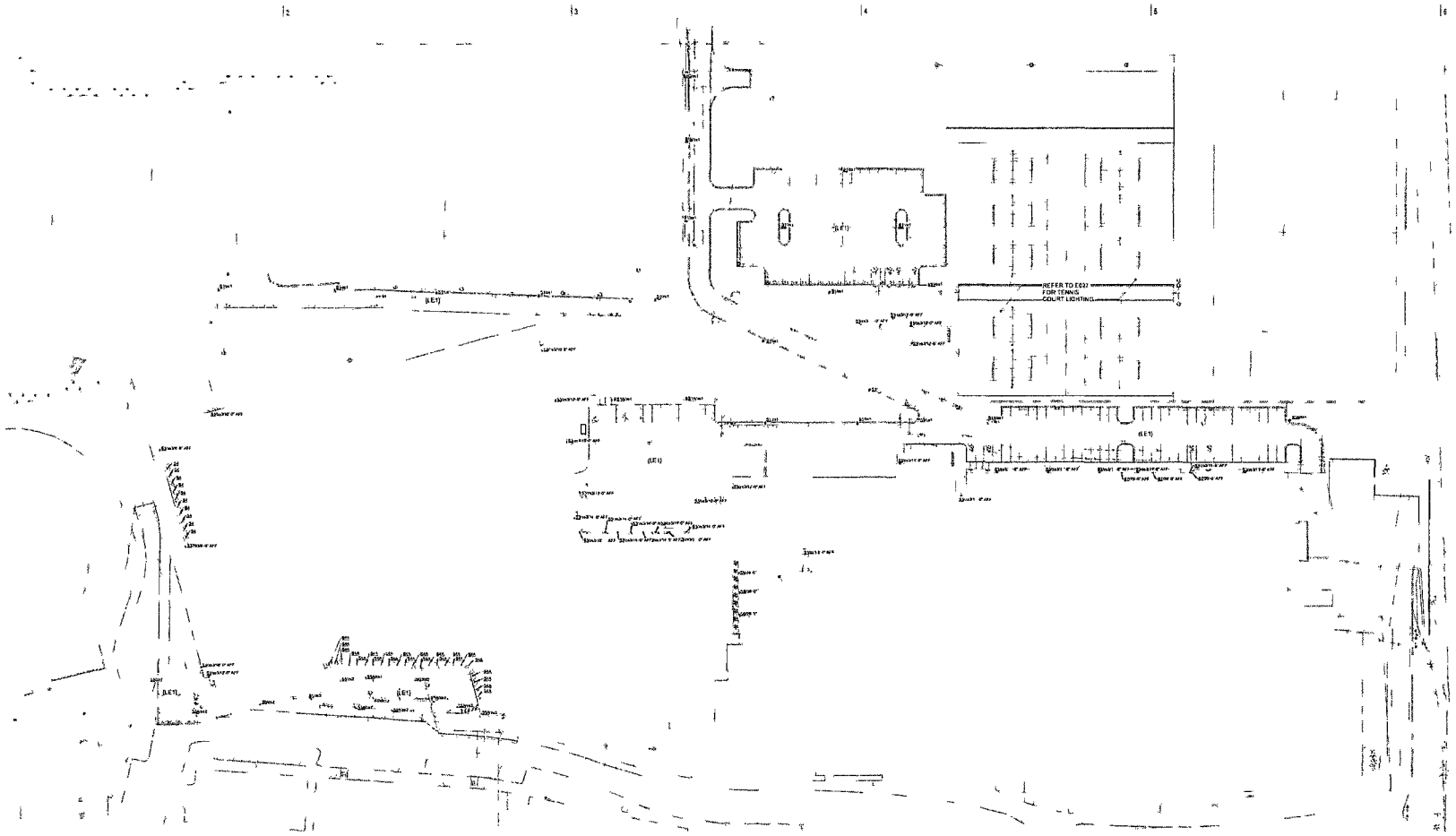
DRAWN BY Author 7/14/2025 10:34:32 AM



1 SITE PLAN - LIGHTING CALCS
1" = 30'-0"

NORTH

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
4 STATION FIELD HOUSE 119 ENTRY	Illuminance	Fc	3 40	3 5	3 3	1 03	1 06
BUILDING INTERIOR COURTYARD	Illuminance	Fc	4 24	7 5	1 3	3 26	5 77
EXISTING EXIT DOOR AREA K	Illuminance	Fc	1 60	4 4	0 8	2 00	5 50
EXISTING STAIR EXIT	Illuminance	Fc	3 15	4 1	2 4	1 43	1 86
FIELD LEVEL LOCKER ROOM ENTRY	Illuminance	Fc	5 67	6 1	4 6	1 18	1 35
LOADING DOCK LOT	Illuminance	Fc	1 83	4 3	0 5	3 66	8 60
LOADING DOCK WALKWAY	Illuminance	Fc	85	4 0	0 4	4 63	10 00
MAIN BUILDING ENTRY AND PLAZA	Illuminance	Fc	2 49	14 7	0 7	3 56	21 00
MAIN POOL ENTRY	Illuminance	Fc	1 54	3 6	0 2	7 70	18 00
NORTH DRIVE WAY	Illuminance	Fc	1 81	3 3	0 0	N A	N A
NORTH PARKING LOT	Illuminance	Fc	2 20	3 8	1 0	2 20	3 80
PROPERTY LINE	Illuminance	Fc	0 00	0 0	0 0	N A	N A
SOCCER FIELD DRIVE	Illuminance	Fc	1 15	2 5	0 1	11 50	25 00
STORAGE 004 ENTRY	Illuminance	Fc	5 00	5 0	5 0	1 00	1 00
TENNIS COURT PARKING LOT	Illuminance	Fc	2 08	6 8	0 8	2 60	8 50
TENNIS COUR PLAZA	Illuminance	Fc	2 08	4 4	0 6	3 47	7 33

LUMINAIRE SCHEDULE SITE

TAG	DESCRIPTION	OPTICS	MOUNTING	DIMENSIONS	LIGHT SOURCE	DELIVERED LUMENS	WATTS	VOLTAGE	CONTROL METHOD	MANUFACTURER SERIES	NOTES
S1	SITE AREA LUMINAIRE, ALUMINUM CONSTRUCTION, GASKETED, B3, CONE LENS, NO UPLIGHT, DIMMABLE, IP66 RATED, CFSA, STRAIGHT, SQUARE, ALUMINUM POLE WITH INTERNAL VIBRATION DAMPER AND ANCHOR BASE.	TYPE MED.	POLE @ 20'	22"L X 15"W X 8 1/2"H	LED	16,708 lm	124 / FIX	277	0-10V DIMMING	ACUITY LITHONIA D-SERIES SIZE 1	
S1A	SIMILAR TO S1, PROVIDE WITH DIFFERENT LUMEN PACKAGE AND DISTRIBUTION.	TF1M	POLE @ 20'	22"L X 15"W X 8 1/2"H	LED	20,843 lm	184 / FIX	277	0-10V DIMMING	ACUITY LITHONIA D-SERIES SIZE 1	
S1B	SIMILAR TO S1, PROVIDE WITH DIFFERENT LUMEN PACKAGE AND DISTRIBUTION.	TYPE III LG.	POLE @ 25'	22"L X 15"W X 8 1/2"H	LED	8,729lm	57 / FIX	277	0-10V DIMMING	ACUITY LITHONIA D-SERIES SIZE 1	
S1C	SIMILAR TO S1, PROVIDE W DIFFERENT LUMEN PACKAGE AND LEFT CORNER CUTOFF OPTIC.	SEE DESCRIPTION	POLE @ 25'	22"L X 15"W X 8 1/2"H	LED	5,574 lm	41 / FIX	277	0-10V DIMMING	ACUITY LITHONIA D SERIES SIZE 1	
S3	WALL PACK, SLIM SQUARE FORM FACTOR, ALUMINUM CONSTRUCTION, DIMMABLE, IP66 RATED, CFSA.	WIDE	WALL	18"L X 10"W X 18 1/2"H	LED	1,588 lm	11 / FIX	277	0-10V DIMMING	ACUITY LITHONIA WPX LED	
S4	ROUND DOWNLIGHT ALUMINUM CONSTRUCTION, SEMI SPECULAR FINISH, DIMMABLE WET LOCATION LISTED. PROVIDE FLANGE IN A CUSTOM RAL	MEDIUM WIDE	RECESSED	6 1/4"H, 4"W	LED	473 lm	5 / FIX	277	0-10V DIMMING	ACUITY CDTH4M IWO 4	RECESSED IN BUILDING CANOPY
S4A	SIMILAR TO S4, PROVIDE WITH DIFFERENT BEAM DISTRIBUTION.	30 DEGREE	RECESSED	6 1/4"H, 4"W	LED	473 lm	5 / FIX	277	0-10V DIMMING	ACUITY CDTH4M IWO 4	RECESSED IN BUILDING CANOPY
S5	LED PEDESTRIAN POLE, SINGLE LIGHT HEAD MOUNTING, ALUMINUM CONSTRUCTION, ACRYLIC LENS, DIMMABLE, IP65 RATED, BLACK FINISH	TYPE	POLE @ 16'	25"L X 23"W X 25"H	LED	4,352 lm	39 / FIX	277	0-10V DIMMING	SELUX SATURN CUTOFF 2 LED	
S5A	SIMILAR TO S5, PROVIDE WITH DIFFERENT DISTRIBUTION.	TYPE V	POLE @ 16'	25"L X 23"W X 25"H	LED	4,548 lm	39 / FIX	277	0-10V DIMMING	SELUX SATURN CUTOFF 2 LED	
S6	FLOOD LIGHT, ALUMINUM HOUSING, POLYCARBONATE LENS, WIDE ASYMMETRICAL FLOOD DISTRIBUTION, DIMMABLE, IP66 RATED, TRUNNION MOUNT, CFSA.	SEE DESCRIPTION	WALL	19 5/8"L X 8 7/8"W X 10 5/8"H X 8 7/8"D	LED	19,886 lm	217 / FIX	277	0-10V DIMMING	COOPER MCGRAW-E SHDXI	MOUNTED TO ROOF ABOVE AT COURTYARD, LUMINAIRES NORMALLY OFF, TURNED ON FOR SCHOOL EVENTS.
S7	WALL PACK, ALUMINUM CONSTRUCTION, TYPE IV FORWARD THROW DISTRIBUTION, DIMMABLE, IP66 RATED, CFSA.	SEE DESCRIPTION	WALL @ 20'	16"L X 10"W X 16 1/2"H	LED	6,270 lm	72 / FIX	277	0-10V DIMMING	COOPER GALLEON GWC	

KEYPLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
pra
IMEG

PRA
Franklin HS Exp and Reno

REVISIONS

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CITY SUBMITTAL S
DD PACKAGE
DATE: 8/1/2025
JOB NO: 2100240
SHEET NO: E02

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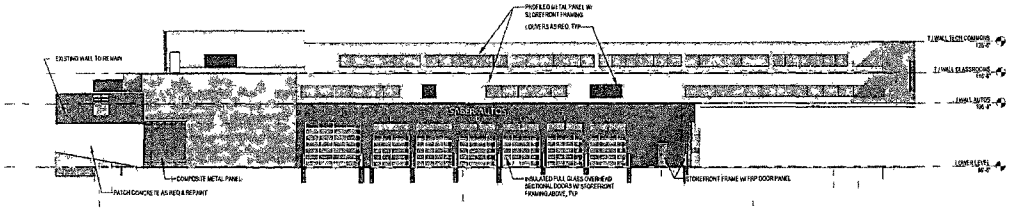
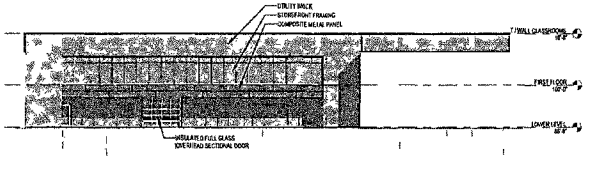
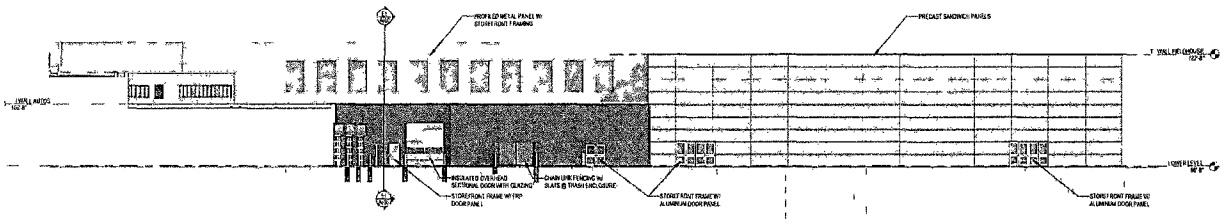


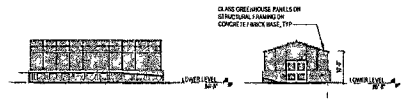
A1 EAST ELEVATION



A2 SOUTH ELEVATION COURTYARD



B1 SOUTHEAST ELEVATION

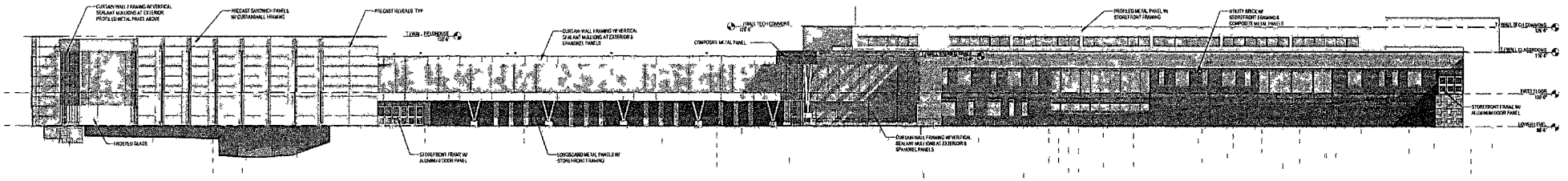


B2 SOUTH ELEVATION GREENHOUSE

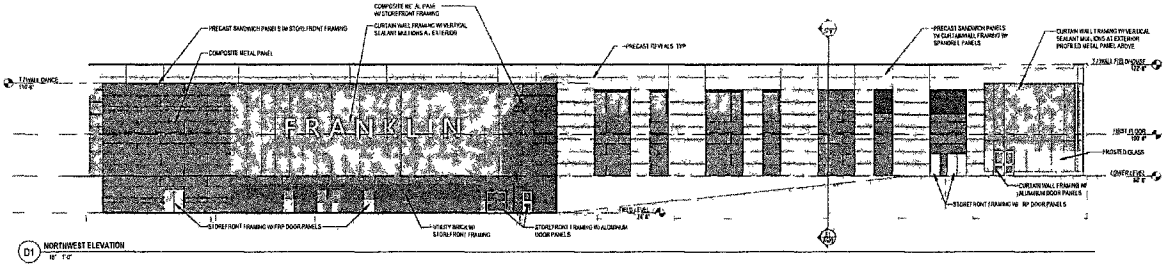
B3 EAST ELEVATION GREENHOUSE

B4 NORTH ELEVATION GREENHOUSE

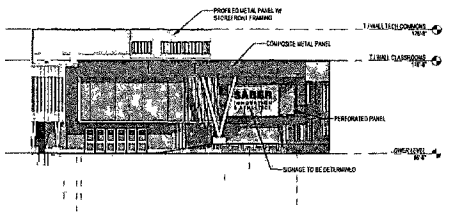
B5 WEST ELEVATION GREENHOUSE



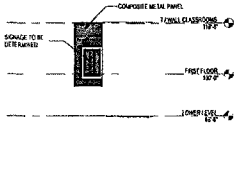
C1 WEST ELEVATION



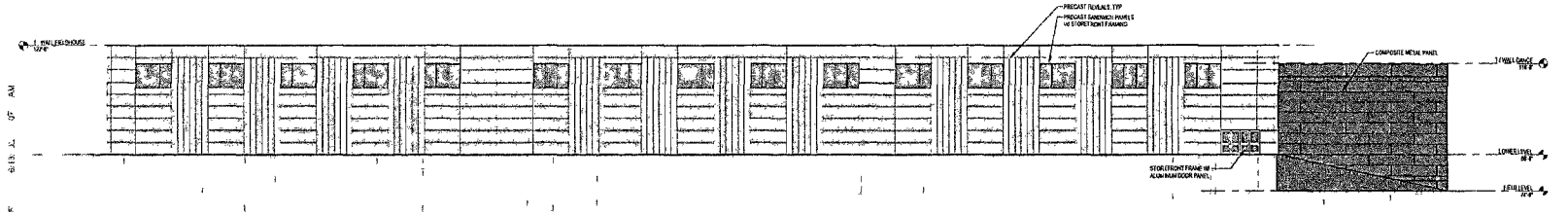
D1 NORTHWEST ELEVATION



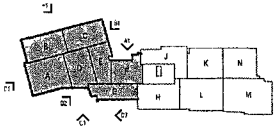
D2 NORTHWEST ELEVATION ENTRANCE



D3 SOUTH ELEVATION ENTRANCE



E1 NORTHEAST ELEVATION



EXTERIOR ELEVATIONS SYMBOLS LEGEND

SECTION REFERENCE
DETAIL REFERENCE
ELEVATION NOTE
WINDOW TYPE
CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

PRECAST PANEL (VARI SMOOTH M-29)
METAL WALL PANEL 1: COMPOSITE (GRAY TO MATCH EXISTING)
BRICK 1- UTILITY (TAN TO MATCH EXISTING)
METAL WALL PANEL 2: PROFILED (PROFILED 9A VERT TO MATCH EXISTING)
BRICK 2- UTILITY (RED TO MATCH EXISTING)
METAL WALL PANEL 3: WOOD LOOK (LONGBOARD SIDING)

EXTERIOR ELEVATIONS GENERAL NOTES

A PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT VENEER COLOR
B REFER TO SHEET FOR WINDOW FRAME ELEVATIONS
C SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES
D PROVIDE CONTROL JOINTS AS SHOWN ON ELEVATIONS AND AT ALL INSIDE CORNERS

EXTERIOR ELEVATION NOTES

MARK	DESCRIPTION

CONSTRUCTION TYPES

MARK	DESCRIPTION

PLUNKETT RAYSICH ARCHITECTS LLP

Franklin Public Schools
Franklin High School Addition & Renovations

REVISIONS

SITE PLAN SUBMISSE
BID PACKAGE

DATE 06/16/

JOB NO 21024

SHEET NO A5C

NOT FOR CONSTRUCTION

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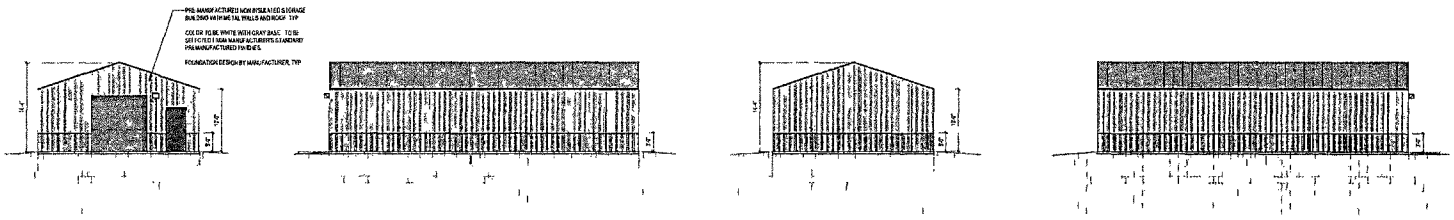
STORAGE SHED



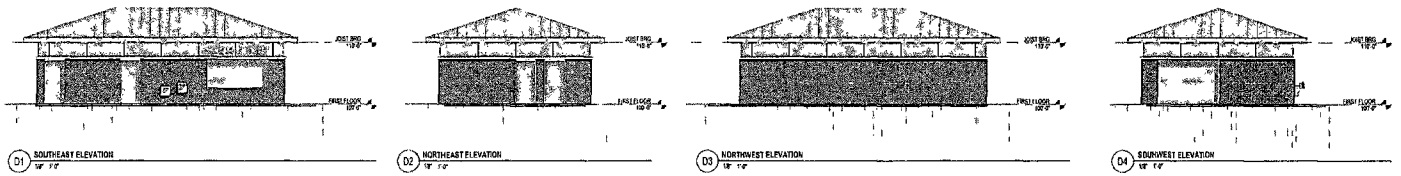
A1 STORAGE BUILDING SOUTH ELEVATION

A2 STORAGE BUILDING EAST ELEVATION

A3 STORAGE BUILDING NORTH ELEVATION

A4 STORAGE BUILDING WEST ELEVATION

TENNIS BUILDING



D1 SOUTHEAST ELEVATION

D2 NORTHEAST ELEVATION

D3 NORTHWEST ELEVATION

D4 SOUTHWEST ELEVATION

EXTERIOR ELEVATIONS SYMBOLS LEGEND

SECTION REFERENCE
DETAIL REFERENCE
ELEVATION NOTE
WINDOW TYPE
CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

STANDING SEAM ROOFING
FIBER CEMENT SIDING
UTILITY BRICK
CAST STONE

EXTERIOR ELEVATIONS GENERAL NOTES

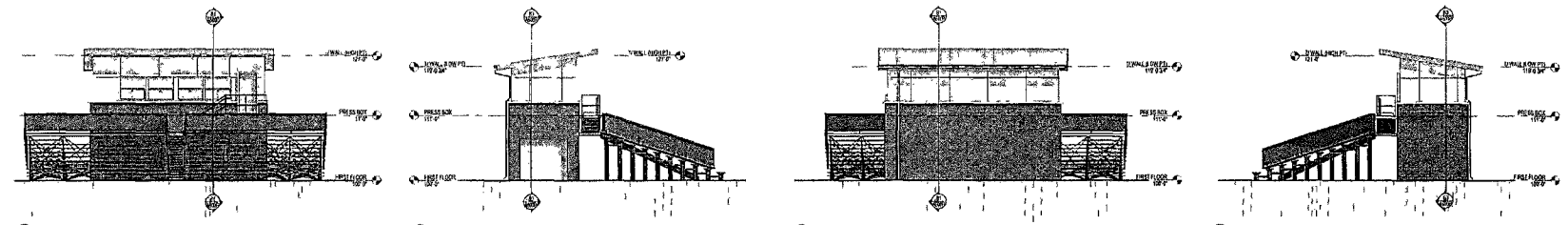
A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT VENEER COLOR

B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH EXTERIOR CEMENT TRIM (TYP.)

C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

D. PROVIDE CONTROL JOINTS AS SHOWN ON ELEVATIONS AND AT ALL INSIDE CORNERS.

PRESS BOX



E1 NORTH ELEVATION

E3 EAST ELEVATION

E4 SOUTH ELEVATION

E5 WEST ELEVATION

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PLUNKETT RAYSICH

Franklin Public Schools
Franklin High School Site Buildings

REVISIONS

TENNIS BUILDING & PRESS BOX EXTERIOR

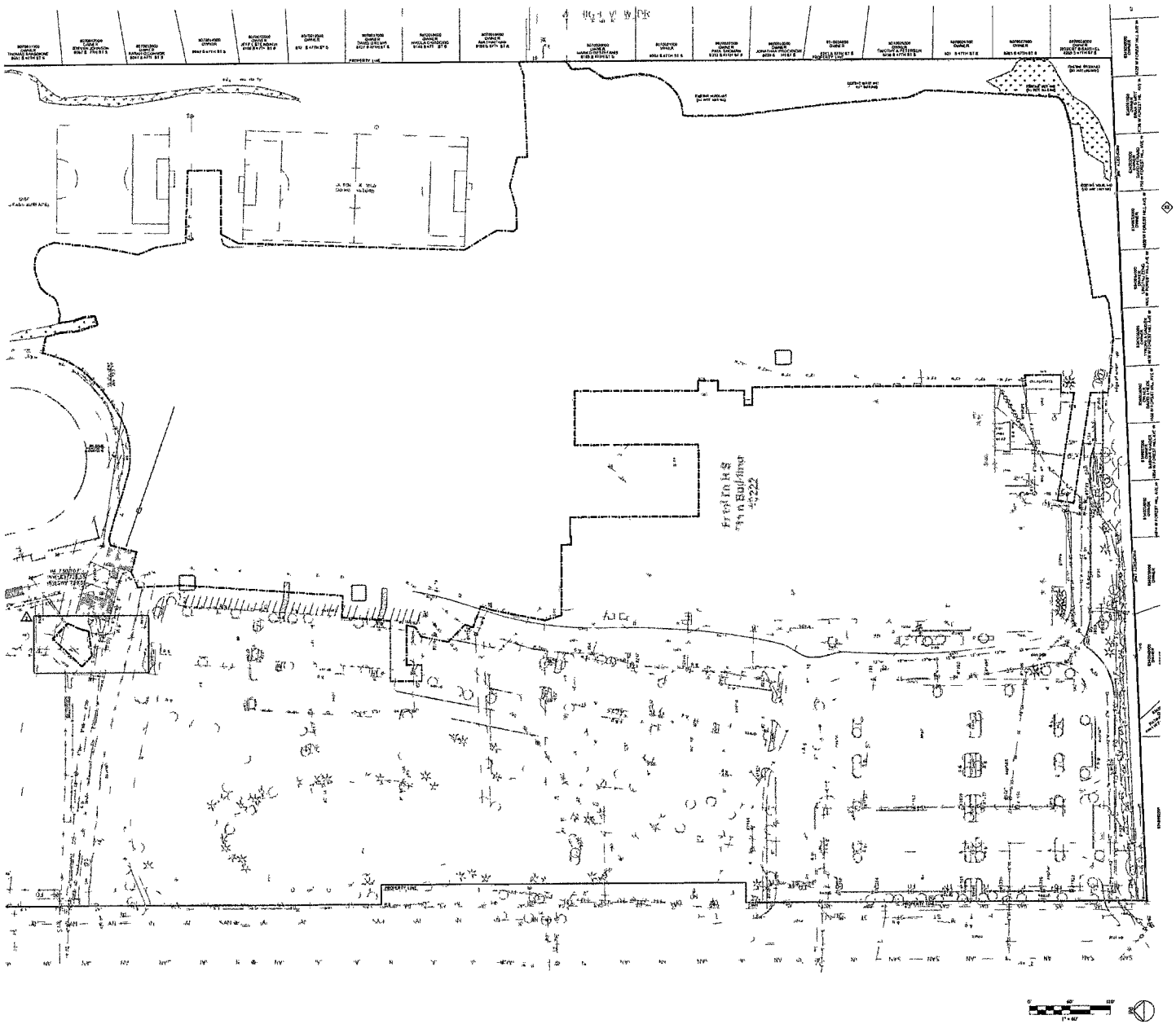
SITE PLAN SUBMISSION

BID PACKAGE

DATE 06/16/25

JOB NO 21024

SHEET NO A200



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. ANY EXISTING PUBLIC & PRIVATE UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. COORDINATE ALL PRIVATE & PUBLIC UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
7. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH CITY OF FRANKLIN PUBLIC WORKS.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.
13. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY

KEYNOTES:

1. SAWCUT ASPHALT
2. REMOVE CONCRETE CURB AND GUTTER
3. REMOVE SHED
4. REMOVE CONCRETE STAIRCASE & HANDRAILS
5. CLEAR AND GRUB SHRUB/TREE
6. REMOVE RETAINING WALL
7. MAINTAIN RETAINING WALL
8. REMOVE FIRE HYDRANT (COORDINATE W/ WATER UTILITY)
9. MAINTAIN HYDRANT
10. REMOVE WATER LINE (COORDINATE W/ WATER UTILITY)
11. MAINTAIN WATER LINE
12. REMOVE STORM STRUCTURE
13. MAINTAIN STORM STRUCTURE
14. REMOVE STORM SEWER
15. MAINTAIN STORM SEWER
16. REMOVE CHAIN LINK FENCE
17. REMOVE LIGHT POLE
18. REMOVE BOLLARD
19. REMOVE GAS LINE (COORDINATE W/ LOCAL UTILITY)
20. MAINTAIN GAS LINE
21. REMOVE ELECTRICAL TRANSFORMER (COORDINATE W/ LOCAL UTILITY)
22. REMOVE ELECTRICAL EQUIPMENT (COORDINATE W/ LOCAL UTILITY)
23. REMOVE WATER LINE (NOTE: LOCATION SHOWN IS THE ENGINEER'S BEST ESTIMATE OF THE LOCATION. THIS UNC WAS NOT LOCATED IN THE TOPOGRAPHIC SURVEY. CONTRACTOR SHALL VERIFY SIZE & LOCATION)
24. REMOVE CONCRETE STOOP
25. REMOVE CONCRETE VALLEY GUTTER
26. REMOVE BUILDING STORM DRAIN DISCHARGE
27. REMOVE WATER VALVE
28. MAINTAIN CHAIN LINK FENCE
29. REMOVE DISCUS CONCRETE PAD & 10 ADJACENT NET POLES
30. REMOVE CHAIN LINK BACKSTOP
31. REMOVE EXISTING CONCRETE (APPROXIMATE ONLY- NOT LOCATED IN TOPOGRAPHIC SURVEY)
32. REMOVE DECORATIVE METAL FENCE
33. REMOVE DECORATIVE METAL GATE
34. REMOVE FLAG POLE
35. REMOVE BIKE RACK
36. REMOVE GAS METER / EQUIPMENT (COORDINATE W/ LOCAL UTILITY)
37. SAWCUT CONCRETE WALK
38. SAWCUT CONCRETE CURB & GUTTER
39. SAWCUT RETAINING WALL
40. REMOVE SHED (APPROXIMATE ONLY- NOT LOCATED IN TOPOGRAPHIC SURVEY)
41. SAWCUT STORM SEWER
42. ABANDON STORM SEWER IN-PLACE & FILL WITH CONCRETE SLURRY
43. REMOVE SANITARY SEWER
44. MAINTAIN CONCRETE BLDG STOOP
45. REMOVE EXISTING METAL SHED
46. EXISTING WETLAND AREA TO BE DISTURBED BY CONSTRUCTION
47. DO NOT DISTURB EXISTING WETLAND AREA
48. MAINTAIN WATER VALVE
49. SAWCUT SEWER LINE
50. ABANDON SEWER IN-PLACE & FILL WITH CONCRETE SLURRY
51. SAWCUT CONCRETE WALK
52. REMOVE ELECTRICAL LINE (COORDINATE W/ LOCAL UTILITY)
53. CAP EXISTING WATER LINE TEE (COORDINATE W/ WATER UTILITY)

CIVIL SHEET INDEX:

DEMOLITION HATCH PATTERNS:

- REMOVE ASPHALT & UNDERLYING BASE COURSE
- REMOVE CONCRETE & UNDERLYING BASE COURSE
- GRAVEL REMOVAL
- REMOVE BUILDING
- CLEAR AND GRUB WOODED AREA

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 21 EAST BEARING N 00° 00' 00" E.

VERTICAL DATUM FOR THE PROJECT SURVEY IS NAVD88. IS A MAG NAIL MARKED OR BRASS CAP MONUMENT FACE OF POWER POLE NO. 19-14-0-0, 1.1' WEST AT THE SE CORNER OF W. DRIVE AND 4TH ST. ELEVATION = 719.30.

DISCLAIMER:

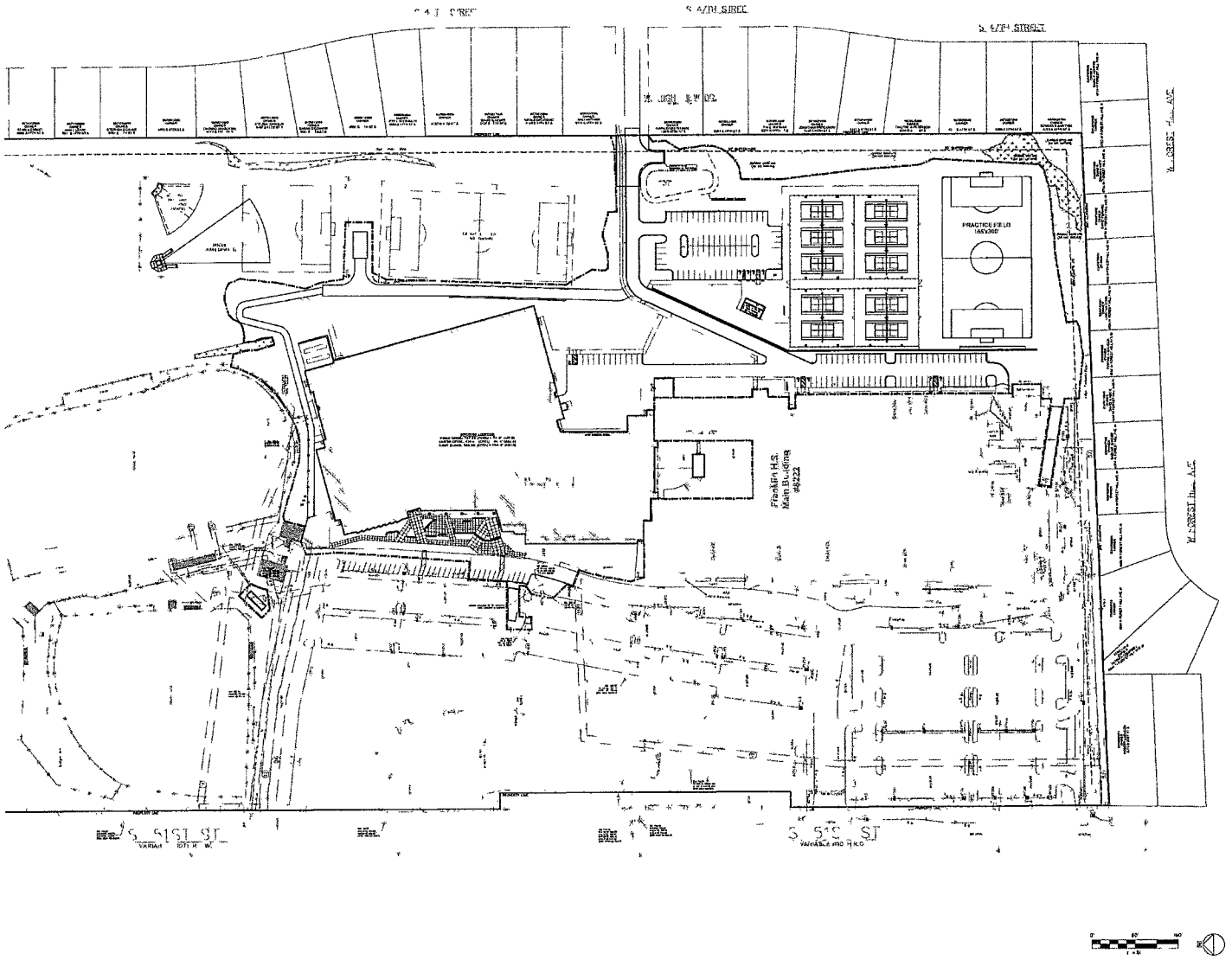
THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. PRA IS NOT RESPONSIBLE AND DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS OR OMISSIONS OF THE TOPOGRAPHIC SURVEY DATA.

DIGGERS HOTLINE

PLUNKETT RAYSICH ARCHITECTS LLP

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
BP1 MIN CITY SUBMI
DATE 09/24
ZONING 2102
SHEET NO C1



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH CITY OF FRANKLIN PUBLIC WORKS.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH CITY OF FRANKLIN REQUIREMENTS
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
13. INSTALL PROPOSED ATHLETIC FIELDS IN FULL COMPLIANCE WITH NATIONAL FEDERATION OF HIGH SCHOOLS (NFHS) RULES AND AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) CONSTRUCTION GUIDELINES. CONTACT CIVIL ENGINEER WITH ANY QUESTIONS.
14. CONTACT CITY OF FRANKLIN BUILDING INSPECTOR TO SCHEDULE PUBLIC SIDEWALK INSPECTION AT THE TIME OF INSTALLATION.
15. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY
16. CONTRACTOR SHALL BE RESPONSIBLE OF ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEMS OWNED BY THE CITY OF FRANKLIN SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND NO COST TO THE CITY

KEYNOTES:

1. CONCRETE SEAT WALL (SEE STRUCTURAL BP2)
2. THICKENED EDGE WALK — 5/C6.0
3. PROPOSED BUILDING STOOP (SEE STRUCTURAL BP2)
4. BUILDING OVERHANG
5. PROPOSED GREEN HOUSE (SEE FUTURE BID PACK)
6. CONCRETE AMPHITHEATER (SEE CIVIL BP2)
7. 18" CURB AND GUTTER — 7/C6.0
   A. STANDARD GUTTER
   B. REJECT GUTTER
8. 6"T x 27"W ROLL CURB — 8/C6.0
   A. STANDARD GUTTER
   B. REJECT GUTTER
9. CONCRETE STAIRCASE W/ HANDRAILS (BY BUILDING CONCRETE CONTRACTOR, SEE STRUCTURAL BP2)
10. SOCCER FIELD STRIPING (BY OWNER; NOT IN CONTRACT)
11. PRECAST GRAVITY RETAINING WALL W/ CHAIN LINK FENCE FALL PROTECTION
12. 7" CONCRETE DRIVEWAY APRON — 9/C6.0
13. CROSS WALK STRIPING — 10/C6.0
14. PARKING LOT STRIPING — 11/C6.0
15. ADA PARKING STALL — 11/C6.0
16. ADA PARKING SIGN — 2/C6.1
    A. W/ BOLLARD
    B. W/O BOLLARD
17. BIKE RACK
18. BLACK VINYL CHAIN LINK FENCE — 3/C6.1
    (INSTALL WEED GUARD IN GRASS AREAS)
    A. 3'-6"T
    B. 6'T W/ PRIVACY SLATS
    C. 6'T
    D. 10'T
    E. 12'T
19. BLACK VINYL CHAIN LINK GATE (GATE HEIGHT TO MATCH ADJACENT FENCING)
    A. 4' PEDESTRIAN GATE
    B. 12' SERVICE GATE
    C. 6' PEDESTRIAN GATE
20. 28'W A-FRAME GALVANIZED STEEL PIPE GATE, LOCKABLE BOTH OPEN AND CLOSED
21. CURB RAMP — 6A.1/C6.1
    A. MID WALK CURB RAMP
    B. END WALK CURB RAMP
    C. STANDARD CURB RAMP
22. **OMIT**
23. BUILDING BOLLARD (BY BUILDING CONTRACTOR)
24. RE STRIPE PARKING LOT TO MATCH EX CONFIGURATION, FOLLOWING UTILITY INSTALL
25. **OMIT**
26. **OMIT**
27. 4"T x 25"W ROLL CURB W/ STANDARD GUTTER — 11/C6.0
28. CURB TYPE TRANSITION POINT
29. EXISTING BUILDING STOOP
30. 20'T SOCCER NETTING SYSTEM
31. SOCCER GOAL
32. TENNIS COURT STRIPING — 1/C6.5
33. TENNIS NET SYSTEM — 4.2/C6.5
34. REINFORCED CONCRETE PAVEMENT — 3/C6.0
35. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 10'T TO 4'T
36. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 12'T TO 10'T
37. 10'T TENNIS BOUNDING BOARD
38. REPAIR & REPLACE CURB & GUTTER (IN KIND) FOLLOWING UTILITY INSTALLATION
39. SAWCUT ASPHALT CONTROL JOINTS INTO TENNIS COURT (SEE DETAIL FOR LOCATIONS) — 7/C6.0
40. THICKENED EDGE WALK HEIGHT TAPERS, SEE GRADING PLAN
41. FLAG POLE — 8/C6.1
42. PROPOSED LIGHT POLE (SEE FUTURE BID PACK)
43. 30'T DISCUS NETTING
44. PICKLEBALL STRIPING (VERIFY COLOR W/ OWNER) △

PAVEMENT HATCH PATTERNS:

LIGHT DUTY ASPHALT PAVEMENT	1/C6.0
STANDARD ASPHALT PAVEMENT	2/C6.0
CONCRETE SIDEWALK	3/C6.0
CONCRETE PAVEMENT	4/C6.0
REINFORCED CONCRETE PAVEMENT	5/C6.0
TENNIS COURT SURFACE	2/C6.5
REPAIR & REPLACE PAVEMENT (IN KIND) FOLLOWING UTILITY INSTALLATION (SEE UTILITY PLAN)	

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 1983, WITH THE WEST LINE OF THE NE 1/4 OF SEC 14, T5N, R21E BEARING N 00°01'15"W

VERTICAL DATUM FOR THE PROJECT SURVEY IS NGVD29. USH A BENCHMARK OF PK SPIKE IN FACE OF POWER POLE NO 9 16025, LOCATED AT THE SE CORNER OF W DREW AVE AND S 51ST ST ELEVATION = 719.50

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. PLANET DESIGN ASSUME NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR CORRECTION OF THE TOPOGRAPHIC ABOVE DATA.

SITE STATISTICS:

CURRENT ZONE = -1-	PARCEL ID = 8070999001
PROPOSED ZONE = -1-	TOTAL LOT AREA = 71.38 ACRES
CURRENT LAND USE = INSTITUTIONAL	
PROPOSED LAND USE = INSTITUTIONAL	
MINIMUM LANDSCAPE SURFACE RATIO: 40% SEE LANDSCAPE PLAN L1.0 FOR SCORE INFORMATION	

SITE PARKING.

OFF-STREET PARKING - MAXIMUM PER MFD AS DETERMINED BY THE PLAN COMMISSION	
OFF-STREET PARKING - EXISTING 818 PARKING SPACES	
OFF-STREET PARKING - PROPOSED 934 PARKING SPACES	

DIGGERS HOTLINE

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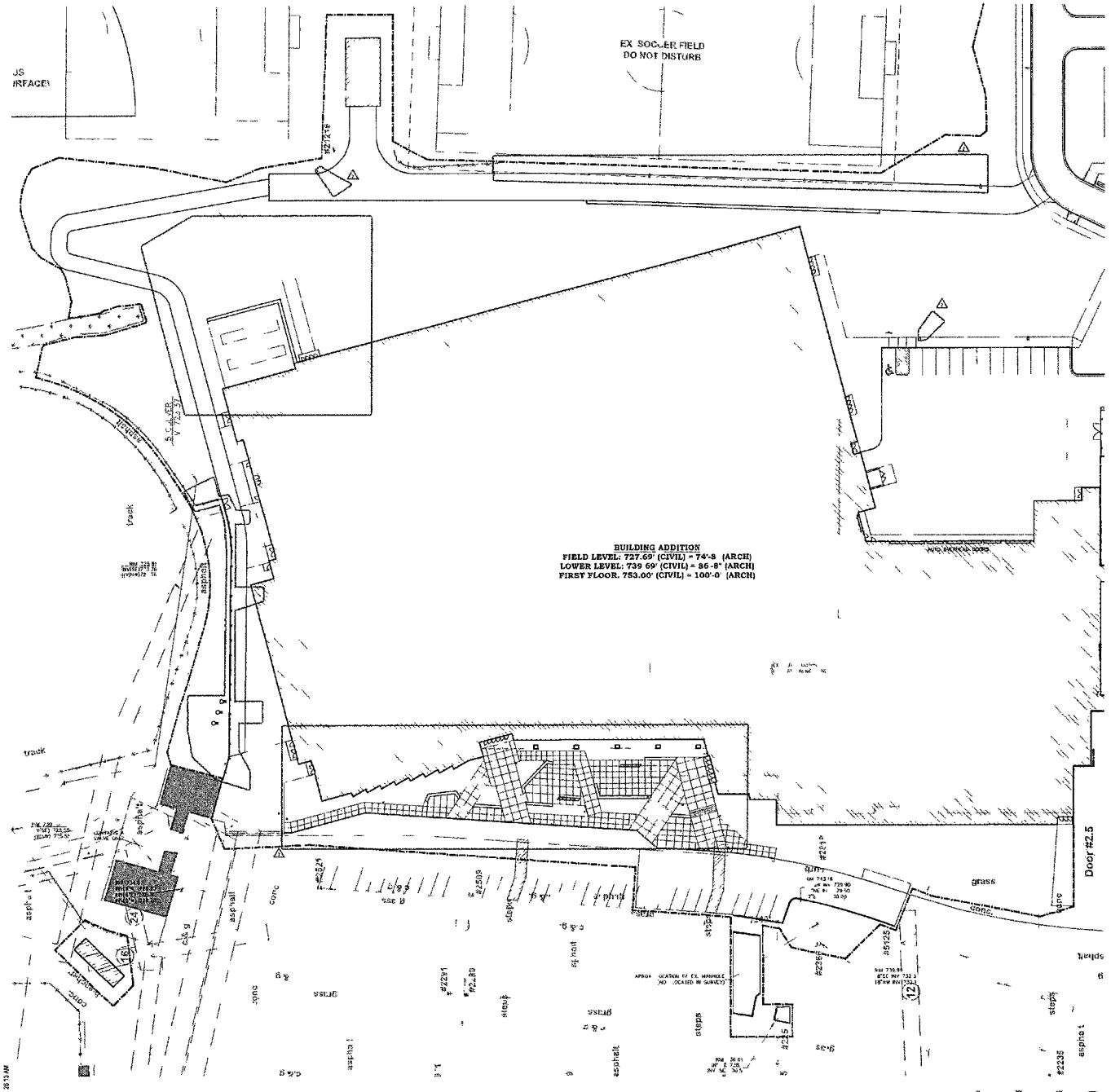
Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
BP1 - MM CITY SUBMI
DATE 06/24
DRAWN JMD
SHEET NO C2

PLOTTED: 7/30/2025 11:05:13 AM
DRAWN BY: JMB



BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST LINE OF THE NE ¼ OF SECTION 9, T5N, R22E, BEARING N 0°07'00" W.

VERTICAL DATUM FOR THIS PROJECT WAS ESTABLISHED USING A REAR MARK OF MS RING ON CAP FACE OF POWER POLE NO. 19 (#2251) LOCATED AT THE SE CORNER OF W. PRYOR, AVE. AND S. 51ST ST. ELEVATION = 711.30

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. NONE OF REGIMEN ASSUMES RESPONSIBILITY FOR ACTUAL COMPLETENESS OF LAND ABOVE OF THE TOPOGRAPHIC SURVEY DATA.

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH CITY OF FRANKLIN PUBLIC WORKS.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH CITY OF FRANKLIN REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
13. INSTALL PROPOSED ATHLETIC FIELDS IN FULL COMPLIANCE WITH NATIONAL FEDERATION OF HIGH SCHOOLS (NFHS) RULES AND AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) CONSTRUCTION GUIDELINES. CONTACT CIVIL ENGINEER WITH ANY QUESTIONS.
14. CONTACT CITY OF FRANKLIN BUILDING INSPECTOR TO SCHEDULE PUBLIC SIDEWALK INSPECTION AT THE TIME OF INSTALLATION.
15. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY.
16. CONTRACTOR SHALL BE RESPONSIBLE OF ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEMS OWNED BY THE CITY OF FRANKLIN SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND NO COST TO THE CITY.

KEYNOTES:

1. CONCRETE SEAT WALL (SEE STRUCTURAL BP2)
2. THICKENED EDGE WALK — 8 / C6.0
3. PROPOSED BUILDING STOOP (SEE STRUCTURAL BP2)
4. BUILDING OVERHANG
5. PROPOSED GREEN HOUSE (SEE FUTURE BID PACK)
6. CONCRETE AMPHITHEATER (SEE CIVIL BP2)
7. 18" CURB AND GUTTER — 7 / C6.0
   A. STANDARD GUTTER
   B. REJECT GUTTER
8. 6"T x 22"W ROLL CURB — 9 / C6.0
   A. STANDARD GUTTER
   B. REJECT GUTTER
9. CONCRETE STAIRCASE W/ HANDRAILS (BY BUILDING CONCRETE CONTRACTOR, SEE STRUCTURAL BP2)
10. SOCCER FIELD STRIPING (BY OWNER; NOT IN CONTRACT)
11. PRECAST GRAVITY RETAINING WALL W/ CHAIN LINK FENCE FALL PROTECTION.
12. 7" CONCRETE DRIVEWAY APRON — 9 / C5.0 — 10 / C6.5
13. CROSS WALK STRIPING — 11 / C6.0
14. PARKING LOT STRIPING — 1 / C6.0
15. ADA PARKING STALL — 1.2 / A6.1
16. ADA PARKING SIGN
    A. W/ BOLLARD
    B. W/O BOLLARD
17. BIKE RACK
18. BLACK VINYL CHAIN LINK FENCE — 3.1 / C6.1 (INSTALL WEED GUARD IN GRASS AREAS)
    A. 3'-6"T
    B. 6'T W/ PRIVACY SLATS
    C. 6'T
    D. 10'T
    E. 12'T
19. BLACK VINYL CHAIN LINK GATE (GATE HEIGHT TO MATCH ADJACENT FENCING)
    A. 4 PEDESTRIAN GATE
    B. 12' SERVICE GATE
    C. 8' PEDESTRIAN GATE
20. 28'W A-FRAME GALVANIZED STEEL PIPE GATE, LOCKABLE, BOTH OPEN AND CLOSED
21. CURB RAMP — 5A.7 / C6.1
    A. MID WALK CURB RAMP
    B. END WALK CURB RAMP
    C. STANDARD CURB RAMP
22. **OMIT**
23. BUILDING BOLLARD (BY BUILDING CONTRACTOR)
24. RE-STRIPE PARKING LOT TO MATCH EX. CONFIGURATION, FOLLOWING UTILITY INSTALL
25. **OMIT**
26. **OMIT**
27. 4"T x 25"W ROLL CURB W/ STANDARD GUTTER — 11 / C6.0
28. CURB TYPE TRANSITION POINT
29. EXISTING BUILDING STOOP
30. 20'T SOCCER NETTING SYSTEM
31. SOCCER GOAL
32. TENNIS COURT STRIPING — 1 / C6.0
33. TENNIS NET SYSTEM — 4.2 / C6.0
34. REINFORCED CONCRETE PAVEMENT — 3 / C6.0
35. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 10'T TO 4'T
36. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 12'T TO 10'T
37. 10'T TENNIS BOUNDING BOARD
38. REPAIR & REPLACE CURB & GUTTER (IN KIND) FOLLOWING UTILITY INSTALLATION
39. SAWCUT ASPHALT CONTROL JOINTS INTO TENNIS COURT (SEE DETAIL FOR LOCATIONS) — 2 / C6.0
40. THICKENED EDGE WALK HEIGHT TAPERS, SEE GRADING PLAN
41. FLAG POLE — 6 / C6.1
42. PROPOSED LIGHT POLE (SEE FUTURE BID PACK)
43. 30'T DISCUS NETTING
44. PICKLEBALL STRIPING (VERIFY COLOR W/ OWNER)

PAVEMENT HATCH PATTERNS:

LIGHT DUTY ASPHALT PAVEMENT	1 / C6.0
STANDARD ASPHALT PAVEMENT	2 / C6.0
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CONCRETE PAVEMENT	4 / C6.0
REINFORCED CONCRETE PAVEMENT	5 / C6.0
TENNIS COURT SURFACE	3 / C6.0
REPAIR & REPLACE PAVEMENT (IN KIND) FOLLOWING UTILITY INSTALLATION (SEE UTILITY PLAN)	

ADDITIONAL MAINTENANCE SCOPE TO BE ADDED VIA ADDENDUM

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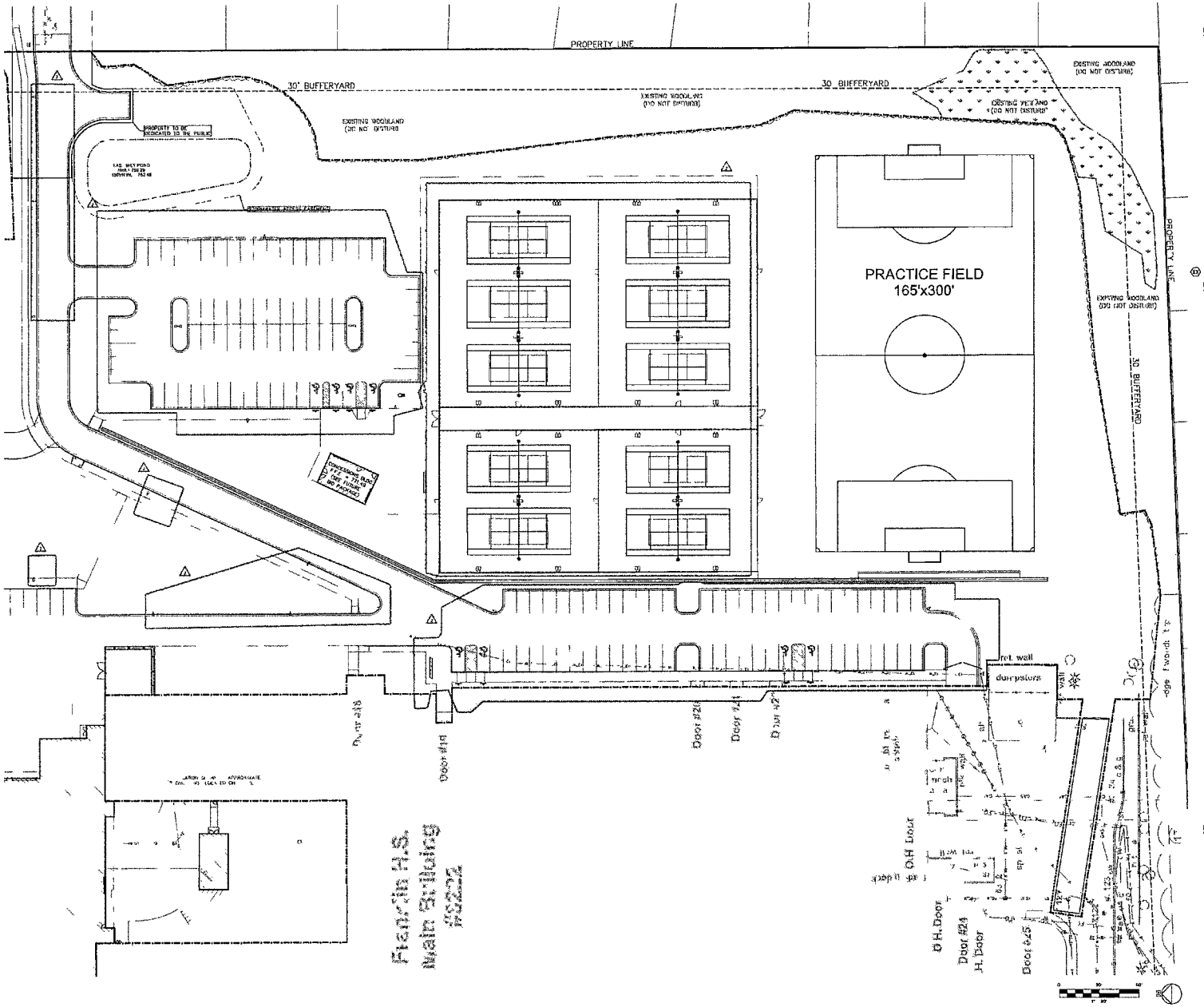
Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
BP1 - 90% CITY SUBMITTAL
DATE 06/24
JOB NO 2102
SHEET NO C2

DRAWN BY: JG 7/30/2025 10:13 AM



GENERAL NOTES:

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KEYNOTES:

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2. THICKENED EDGE WALK — 6 / C6.0
3. PROPOSED BUILDING STOOP (SEE STRUCTURAL BP2)
4. BUILDING OVERHANG
5. PROPOSED GREEN HOUSE (SEE FUTURE BID PACK)
6. CONCRETE AMPHITHEATER (SEE CIVIL BP2)
7. 18" CURB AND GUTTER — 7 / C6.0
   A. STANDARD GUTTER
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8. 6"T x 27"W ROLL CURB — 8 / C6.0
   A. STANDARD GUTTER
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9. CONCRETE STAIRCASE W/ HANDRAILS (BY BUILDING CONCRETE CONTRACTOR, SEE STRUCTURAL BP2)
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12. 7" CONCRETE DRIVEWAY APRON — 9 / C6.0
13. CROSS WALK STRIPING — 10 / C6.0
14. PARKING LOT STRIPING — 11 / C6.0
15. ADA PARKING STALL — 12 / C6.0
16. ADA PARKING SIGN — 1,3 / C6.1
    A. W/ BOLLARD
    B. W/O BOLLARD
17. BIKE RACK
18. BLACK VINYL CHAIN LINK FENCE — 3,4 / C6.1
    (INSTALL WEED GUARD IN GRASS AREAS)
    A. 3'-6"T
    B. 6'T W/ PRIVACY SLATS
    C. 6'T
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    A. 4' PEDESTRIAN GATE
    B. 12' SERVICE GATE
    C. 8' PEDESTRIAN GATE
20. 20'W A-FRAME GALVANIZED STEEL PIPE GATE, LOCKABLE, BOTH OPEN AND CLOSED
21. CURB RAMP — 6A.1 / C6.1
    A. MID WALK CURB RAMP
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22. **OMIT**
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31. SOCCER GOAL
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PAVEMENT HATCH PATTERNS:

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- STANDARD ASPHALT PAVEMENT — 2 / C6.0
- CONCRETE SIDEWALK — 3 / C6.0
- CONCRETE PAVEMENT — 4 / C6.0
- REINFORCED CONCRETE PAVEMENT — 5 / C6.0
- TENNIS COURT SURFACE — 1 / C6.0
- REPAIR & REPLACE PAVEMENT (IN KIND) FOLLOWING UTILITY INSTALLATION (SEE UTILITY PLAN)

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) WITH THE WEST LINE OF THE NE 1/4 OF SECTION 4, TOWN 5 N, RANGE 21 E BEARING N 01°07'57" W.

VERTICAL DATUM FOR THE PROJECT SURVEY IS ASSUMED, USING A BENCHMARK OF AN SPIKE IN SW FACE OF POWER POLE NO. 9-10410 LOCATED AT THE SE CORNER OF W DRexel AVE AND 51ST ST. ELEV.= N/A

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. POINT OF BEGINNING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS OR CONDITIONS OF THE TOPOGRAPHIC SURVEY DATA.

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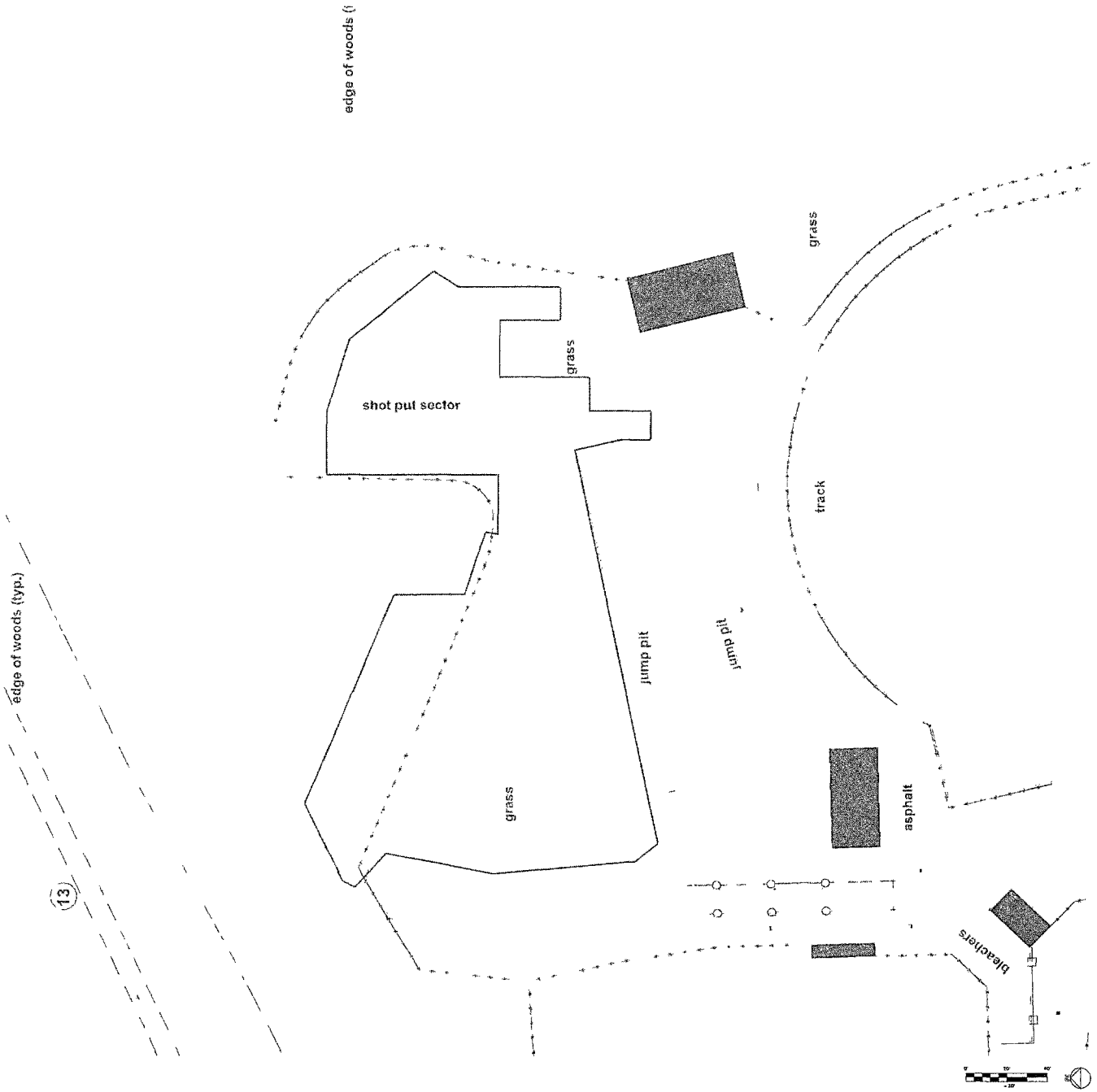
Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
BP1 - WN CITY SUBMI
DATE 06/24
JOB NO. 2102
SHEET NO. C2

DRAWING NO. 1000220.1 20 3.AW



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4. BUILDING OVERHANG
5. PROPOSED GREEN HOUSE (SEE FUTURE BID PACK)
6. CONCRETE AMPHITHEATER (SEE CIVIL BP2)
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   B. REJECT GUTTER
8. 6"T x 2'-0"W ROLL CURB — 8 / C6.0
   A. STANDARD GUTTER
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    B. W/O BOLLARD
17. BIKE RACK
18. BLACK VINYL CHAIN LINK FENCE — 3,4 / C6.1
    (INSTALL WEED GUARD IN GRASS AREAS)
    A. 3' 6"T
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19. BLACK VINYL CHAIN LINK GATE (GATE HEIGHT TO MATCH ADJACENT FENCING)
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    C. 8' PEDESTRIAN GATE
20. 28'W A-FRAME GALVANIZED STEEL PIPE GATE, LOCKABLE, BOTH OPEN AND CLOSED.
21. CURB RAMP — 5,6,7 / C6.1
    A. MID WALK CURB RAMP
    B. END WALK CURB RAMP
    C. STANDARD CURB RAMP
22. **OMIT**
23. BUILDING BOLLARD (BY BUILDING CONTRACTOR)
24. RE-STRIPE PARKING LOT TO MATCH EX. CONFIGURATION, FOLLOWING UTILITY INSTALL.
25. **OMIT**
26. **OMIT**
27. 4"T x 25"W ROLL CURB W/ STANDARD GUTTER — 11 / C6.0
28. CURB TYPE TRANSITION POINT
29. EXISTING BUILDING STOOP
30. 20'T SOCCER NETTING SYSTEM
31. SOCCER GOAL
32. TENNIS COURT STRIPING — C6.1
33. TENNIS NET SYSTEM — 4,5 / C6.2
34. REINFORCED CONCRETE PAVEMENT — 5 / C6.0
35. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 10'T TO 4'T
36. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 12'T TO 10'T
37. 10'T TENNIS BOUNDING BOARD
38. REPAIR & REPLACE CURB & GUTTER (IN KIND) FOLLOWING UTILITY INSTALLATION
39. SAWCUT ASPHALT CONTROL JOINTS INTO TENNIS COURT (SEE DETAIL FOR LOCATIONS) — 3 / C6.0
40. THICKENED EDGE WALK HEIGHT TAPERS, SEE GRADING PLAN
41. FLAG POLE — 9 / C6.1
42. PROPOSED LIGHT POLE (SEE FUTURE BID PACK)
43. 30'T DISCUS NETTING
44. PICKLEBALL STRIPING (VERIFY COLOR W/ OWNER) ⚠

PAVEMENT HATCH PATTERNS:

LIGHT DUTY ASPHALT PAVEMENT	C6.0
STANDARD ASPHALT PAVEMENT	1 / C6.0
CONCRETE SIDEWALK	2 / C6.0
CONCRETE PAVEMENT	4 / C6.0
REINFORCED CONCRETE PAVEMENT	5 / C6.0
TENNIS COURT SURFACE	3 / C6.0
REPAIR & REPLACE PAVEMENT (IN KIND) FOLLOWING UTILITY INSTALLATION (SEE UTILITY PLAN)	

BENCHMARK:

HEARINGS ARE REFERENCED TO THE NAD 1983 WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST LINE OF THE NE 1/4 OF SECTION 14, TOWN 5 N, RANGE 21 E BEARING N01°57'54"E.

VERTICAL DATUM FOR THE PROJECT SURVEY WAS ESTABLISHED USING A BENCHMARK OF THE TOP NUT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF W. DREXEL AVE. AND APPROXIMATELY 30' WEST OF THE CENTERLINE OF S. 51ST ST. ELEVATION = 915.

DISCLAIMER:

THE TOPOGRAPHIC INFORMATION USED ON THIS DRAWING WAS PREPARED BY JOSEPH E. POTT IN BEGINNING A.ZONE, INC. PLEASE CONSULT THE SURVEYOR FOR ADDITIONAL INFORMATION, COMPLETENESS, OR ACCURACY OF THE TOPOGRAPHIC SURVEY DATA.

pra PLUNKETT RAYSICH ARCHITECTS, LLP

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

REVISIONS
DRAWING ADDITIONAL INFO

CONTRACTOR SIGNOFF

BPI WAUCITY SUBMI
DATE 06/24
JOB NO. 2102
SHEET NO. C2

DIGGERS HOTLINE

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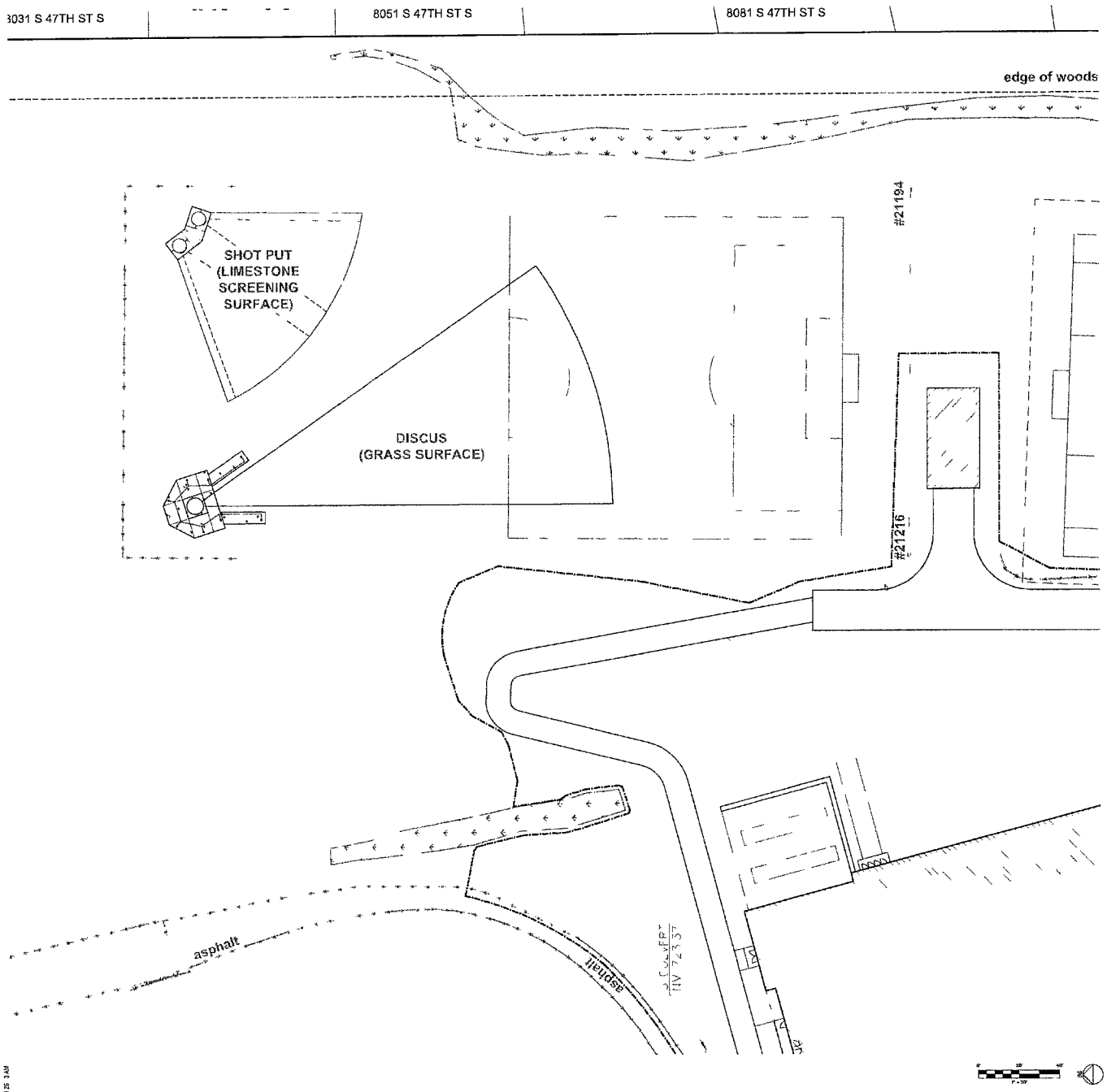

BENCHMARK:

BEARINGS ARE REFERRED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 WITH THE NORTH LINE OF THE NE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 21 EAST HAVING A BEARING OF N 90° 00' 00" E.

VERTICAL DATUM FOR THIS PROJECT SURVEY IS NAVD 1988. A BENCHMARK OF SW SQUARE NUT FACE OF PK NAIL IN POWER POLE #21-54053, LOCATED AT THE SE CORNER OF W DRYER AVE AND S 47TH ST. ELEVATION = 719.56

DISCLAIMER:

THIS TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THE GRADING PLAN PREPARED BY: TIMMERS POINT LLC BASED ON ASSUMES NO RESPONSIBILITY FOR THE ACTUAL COMPLETENESS OR CORRECTNESS OF THE TOPOGRAPHIC SURVEY DATA.

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH CITY OF FRANKLIN PUBLIC WORKS.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH CITY OF FRANKLIN REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
13. INSTALL PROPOSED ATHLETIC FIELDS IN FULL COMPLIANCE WITH NATIONAL FEDERATION OF HIGH SCHOOLS (NFHS) RULES AND AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) CONSTRUCTION GUIDELINES. CONTACT CIVIL ENGINEER WITH ANY QUESTIONS.
14. CONTACT CITY OF FRANKLIN BUILDING INSPECTOR TO SCHEDULE PUBLIC SIDEWALK INSPECTION AT THE TIME OF INSTALLATION
15. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY.
16. CONTRACTOR SHALL BE RESPONSIBLE OF ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEMS OWNED BY THE CITY OF FRANKLIN SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND NO COST TO THE CITY.

KEYNOTES:

1. CONCRETE SEAT WALL (SEE STRUCTURAL BP2)
2. THICKENED EDGE WALK → 8 / C6.0
3. PROPOSED BUILDING STOOP (SEE STRUCTURAL BP2)
4. BUILDING OVERHANG
5. PROPOSED GREEN HOUSE (SEE FUTURE BID PACK)
6. CONCRETE AMPHITHEATER (SEE CIVIL BP2)
7. 18" CURB AND GUTTER → 7 / C6.0
   A. STANDARD GUTTER
   B. REJECT GUTTER
8. 6"T x 27"W ROLL CURB → 8 / C6.0
   A. STANDARD GUTTER
   B. REJECT GUTTER
9. CONCRETE STAIRCASE W/ HANDRAILS (BY BUILDING CONCRETE CONTRACTOR: SEE STRUCTURAL BP2)
10. SOCCER FIELD STRIPING (BY OWNER; NOT IN CONTRACT)
11. PRECAST GRAVITY RETAINING WALL W/ CHAIN LINK FENCE FALL PROTECTION.
12. 7" CONCRETE DRIVEWAY APRON → 8 / C6.0
13. CROSS WALK STRIPING → 10 / C6.0
14. PARKING LOT STRIPING → 11 / C6.0
15. ADA PARKING STALL → 11 / C6.0
16. ADA PARKING SIGN → 12 / C6.1
    A. W/ BOLLARD
    B. W/O BOLLARD
17. BIKE RACK
18. BLACK VINYL CHAIN LINK FENCE → 3,4 / C6.1 (INSTALL WEED GUARD IN GRASS AREAS)
    A. 3'-6"T
    B. 6'T W/ PRIVACY SLATS
    C. 6'T
    D. 10'T
    E. 12'T
19. BLACK VINYL CHAIN LINK GATE (GATE HEIGHT TO MATCH ADJACENT FENCING)
    A. 4' PEDESTRIAN GATE
    B. 12' SERVICE GATE
    C. 8' PEDESTRIAN GATE
20. 28"W A-FRAME, GALVANIZED STEEL PIPE GATE LOCKABLE, BOTH OPEN AND CLOSED.
21. CURB RAMP → 3,4,7 / C6.1
    A. MID WALK CURB RAMP
    B. END WALK CURB RAMP
    C. STANDARD CURB RAMP
22. **OMIT**
23. BUILDING BOLLARD (BY BUILDING CONTRACTOR)
24. RE-STRIPE PARKING LOT TO MATCH EX. CONFIGURATION FOLLOWING UTILITY INSTALL
25. **OMIT**
26. **OMIT**
27. 4"T x 25"W ROLL CURB W/ STANDARD GUTTER → 11 / C6.0
28. CURB TYPE TRANSITION POINT
29. EXISTING BUILDING STOOP
30. 20'T SOCCER NETTING SYSTEM
31. SOCCER GOAL
32. TENNIS COURT STRIPING → 1 / C6.0
33. TENNIS NET SYSTEM → 1,5 / C6.0
34. REINFORCED CONCRETE PAVEMENT → 5 / C6.0
35. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 10'T TO 4'T
36. TAPER BLACK VINYL CHAIN LINK FENCE HEIGHT FROM 12'T TO 10'T
37. 10'T TENNIS BOUNDING BOARD
38. REPAIR & REPLACE CURB & GUTTER (IN KIND) FOLLOWING UTILITY INSTALLATION
39. SAWCUT ASPHALT CONTROL JOINTS INTO TENNIS COURT (SEE DETAIL FOR LOCATIONS) → 2 / C6.0
40. THICKENED EDGE WALK HEIGHT TAPERS, SEE GRADING PLAN
41. FLAG POLE → 3 / C6.1
42. PROPOSED LIGHT POLE (SEE FUTURE BID PACK)
43. 30'T DISCUS NETTING
44. PICKLEBALL STRIPING (VERIFY COLOR W/ OWNER) ⚠

PAVEMENT HATCH PATTERNS:

- LIGHT DUTY ASPHALT PAVEMENT → 1 / C6.0
- STANDARD ASPHALT PAVEMENT → 2 / C6.0
- CONCRETE SIDEWALK → 3 / C6.0
- CONCRETE PAVEMENT → 4 / C6.0
- REINFORCED CONCRETE PAVEMENT → 5 / C6.0
- TENNIS COURT SURFACE → 6 / C6.0
- REPAIR & REPLACE PAVEMENT (IN KIND) FOLLOWING UTILITY INSTALLATION (SEE UTILITY PLAN)

pra PLUNKETT RAYSICH ARCHITECTS, LLP

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

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CITY SUBMITTAL 06/25 Δ1

CONSTRUCTION DOCUMENTS
BP1 - WI DOT SUBMI
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JOB NO 2122
DRAWING C2

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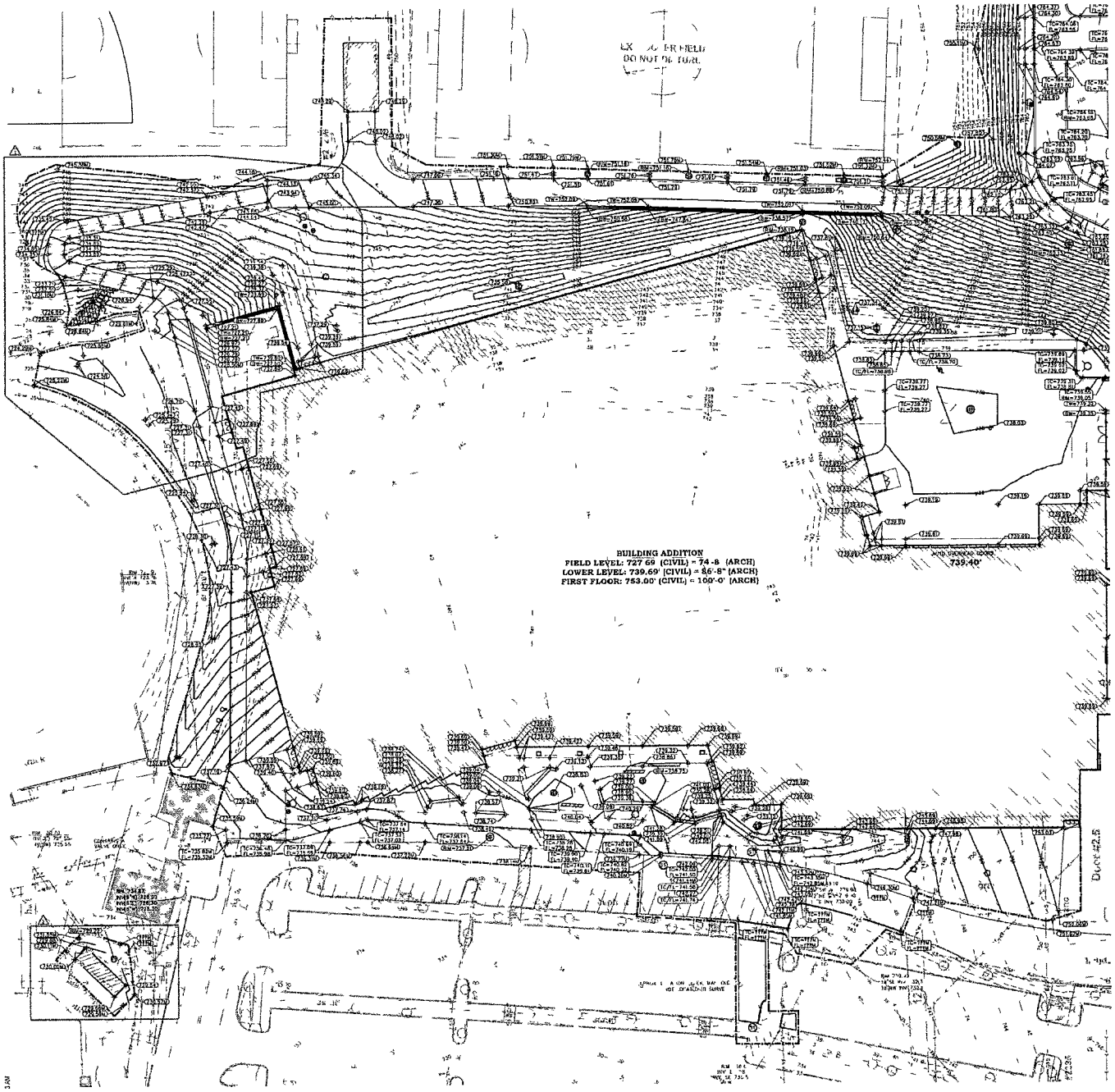

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF FRANKLIN AND WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
5. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
8. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
9. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
10. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21
12. THE CITY OF FRANKLIN SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY
13. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING
14. THE FRANKLIN WATER UTILITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
16. INSTALL PROPOSED ATHLETIC FIELDS IN FULL COMPLIANCE WITH NATIONAL FEDERATION OF HIGH SCHOOLS (NFHS) RULES AND AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) CONSTRUCTION GUIDELINES. CONTACT CIVIL ENGINEER WITH ANY QUESTIONS.
17. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY.
18. CONTRACTOR SHALL PROVIDE AS-BUILT OF PROPOSED STORMWATER BASIN AND OUTFALL SYSTEM ONCE CONSTRUCTION IS COMPLETE. DESIGN DEVELOPMENT ENGINEER SHALL REVIEW AND CONFIRM THAT PROPOSED STORMWATER BASIN MEETS OR EXCEEDS CITY APPROVED STORMWATER MANAGEMENT PLAN. ALL STORMWATER BASINS AND OUTFALL SYSTEMS SHALL BE CORRECTED AT THE DEVELOPMENT TEAMS EXPENSE TO MEET APPROVED CONDITIONS. FINAL APPROVED AS-BUILT SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.

GRADING LEGEND:

EXISTING CONTOUR	— — 712 — —
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	(SE=739.25)
PROPOSED ENDWALL INVERT ELEVATION	(INV=692.05)
PROPOSED RIM ELEVATION	(RIM=693.56)
PROPOSED TOP OF CURB ELEVATION	(TC=693.56)
PROPOSED FLOW LINE ELEVATION	(FL=693.56)
PROPOSED TOP OF SIDEWALK ELEVATION	(TS=693.56)
PROPOSED FINISH GRADE ON THE HIGH SIDE OF THE PROPOSED RETAINING WALL	(TW=693.56)
PROPOSED FINISH GRADE ON THE LOW SIDE OF THE PROPOSED RETAINING WALL	(BW=693.56)
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	(MATCH=693.56)
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	1 / C8.3
PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP	1 / C8.3
PROPOSED STORM SEWER MANHOLE	2 / C8.3
PROPOSED STORM SEWER CONTROL STRUCTURE	10x1 / C8.3
PROPOSED STORM SEWER INLET	3 / C8.3
PROPOSED STORM SEWER NYLOPLAST DRAIN BASIN	3 / C8.3
PROPOSED STORM SEWER CLEANOUT	7 / C8.3
PROPOSED STORM SEWER CURB INLET	5 / C8.3
PROPOSED DOWNSPOUT CONNECTION	5 / C8.3 — 6 / C8.3
PROPOSED SANITARY SEWER MANHOLE	2 / C8.3
PROPOSED SANITARY SEWER CLEANOUT	7 / C8.3
PROPOSED WATER VALVE	5 / C8.3
PROPOSED HYDRANT ASSEMBLY	7 / C8.4 — 6 / C8.3
PROPOSED WET DETENTION POND	6 / C8.3

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) WITH THE WEST LINE OF THE NE ¼ OF SECTION 8, T 5N R 21E BEARING S 1° W.

VERTICAL DATUM FOR THE PROJECT IS NAVD 88 USING A BENCHMARK OF RIP IRON IN THE FACE OF POWER POLE 58-0853 LOCATED AT THE SE CORNER OF W. DREXEL AVE. AND S. 51ST STREET = 719.10

DISCLAIMER:

THE TOPOGRAPHIC SURVEY ADD AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. PLANIT IS RELYING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS OR CONDITION OF THE TOPOGRAPHIC SURVEY DATA.

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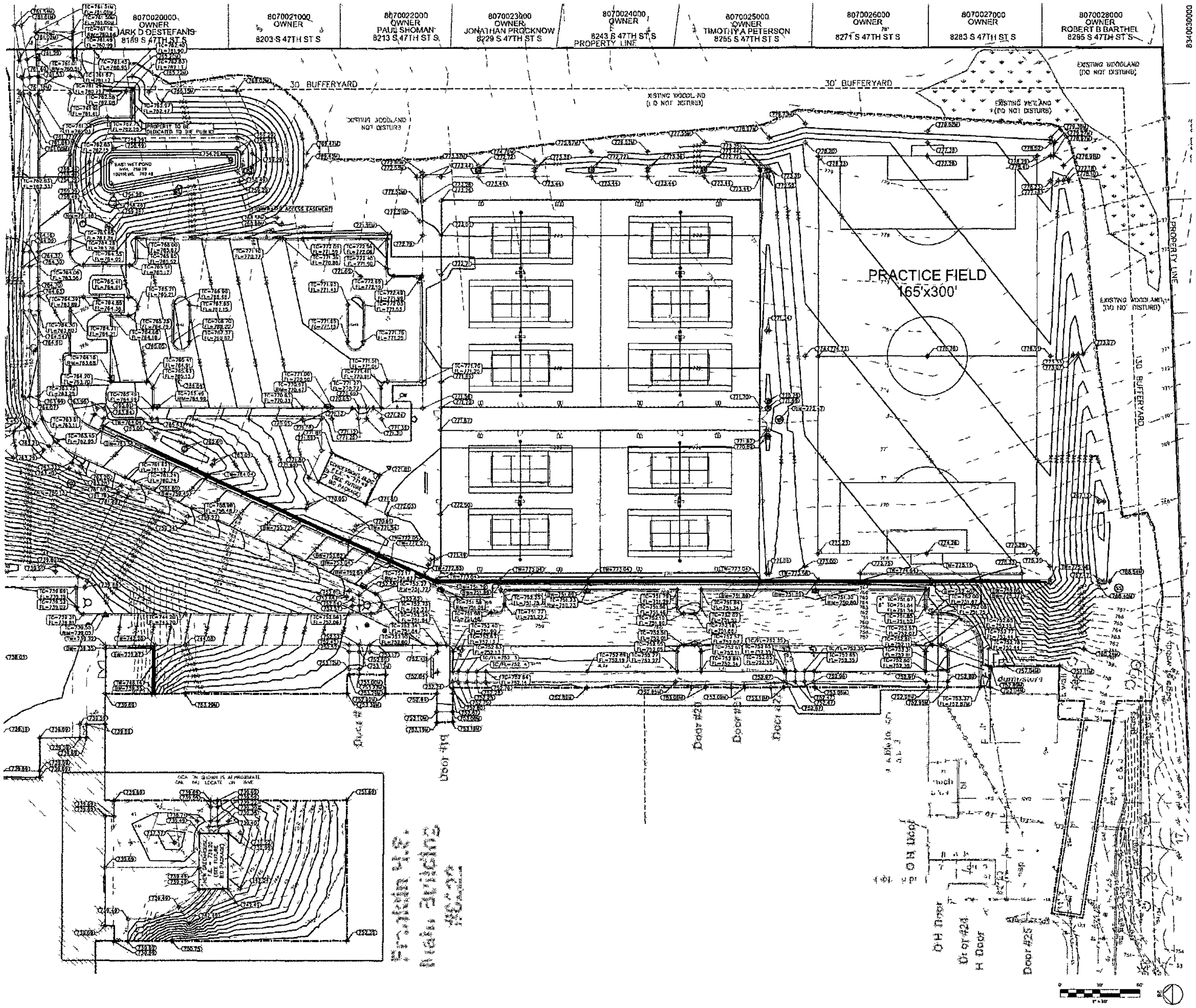
Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
BP1 PRIORITY SUBMI
DATE 09/24
ZONING 2103
SHEET NO. C3



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF FRANKLIN AND WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
5. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
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9. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
10. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
12. THE CITY OF FRANKLIN SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
14. THE FRANKLIN WATER UTILITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
16. INSTALL PROPOSED ATHLETIC FIELDS IN FULL COMPLIANCE WITH NATIONAL FEDERATION OF HIGH SCHOOLS (NFHS) RULES AND AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) CONSTRUCTION GUIDELINES. CONTACT CIVIL ENGINEER WITH ANY QUESTIONS.
17. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY.
18. CONTRACTOR SHALL PROVIDE AS-BUILT OF PROPOSED STORMWATER BASIN AND OUTFALL SYSTEM ONCE CONSTRUCTION IS COMPLETE. DESIGN DEVELOPMENT ENGINEER SHALL REVIEW AND CONFIRM THAT PROPOSED STORMWATER BASIN MEETS OR EXCEEDS CITY APPROVED STORMWATER MANAGEMENT PLAN. ALL STORMWATER BASINS AND OUTFALL SYSTEMS SHALL BE CORRECTED AT THE DEVELOPMENT TEAMS EXPENSE TO MEET APPROVED CONDITIONS. FINAL APPROVED AS-BUILT SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.

GRADING LEGEND:

EXISTING CONTOUR	— — 712 — —	
PROPOSED CONTOUR	712	
PROPOSED SPOT ELEVATION	892.26	
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05	
PROPOSED RIM ELEVATION	RIM=893.56	
PROPOSED TOP OF CURB ELEVATION	TC=893.56	
PROPOSED FLOW LINE ELEVATION	FL=893.56	
PROPOSED TOP OF SIDEWALK ELEVATION	TS=893.56	
PROPOSED FINISH GRADE ON THE HIGH SIDE OF THE PROPOSED RETAINING WALL	TW=893.56	
PROPOSED FINISH GRADE ON THE LOW SIDE OF THE PROPOSED RETAINING WALL	BW=893.56	
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M	
PROPOSED ENDWALL STRUCTURE WITH RIP RAP		1 / C6.5
PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP		1 / C6.3
PROPOSED STORM SEWER MANHOLE		2 / C6.5
PROPOSED STORM SEWER CONTROL STRUCTURE		10 / C6.3
PROPOSED STORM SEWER INLET		3 / C6.3
PROPOSED STORM SEWER NYLOPLAST DRAIN BASIN		3 / C6.3
PROPOSED STORM SEWER CLEANOUT		4 / C6.3
PROPOSED STORM SEWER CURB INLET		3 / C6.3
PROPOSED DOWNSPOUT CONNECTION		5 / C6.3
PROPOSED SANITARY SEWER MANHOLE		8 / C6.3
PROPOSED SANITARY SEWER CLEANOUT		7 / C6.3
PROPOSED WATER VALVE		5 / C6.3
PROPOSED HYDRANT ASSEMBLY		1 / C6.4
PROPOSED WET DETENTION POND		9 / C6.3

BENCHMARK:

DISCLAIMER:

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pra
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Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
BP1 WM CITY SUBMI
DATE 06/24
JOB NO. 21102
SHEET NO.
C3

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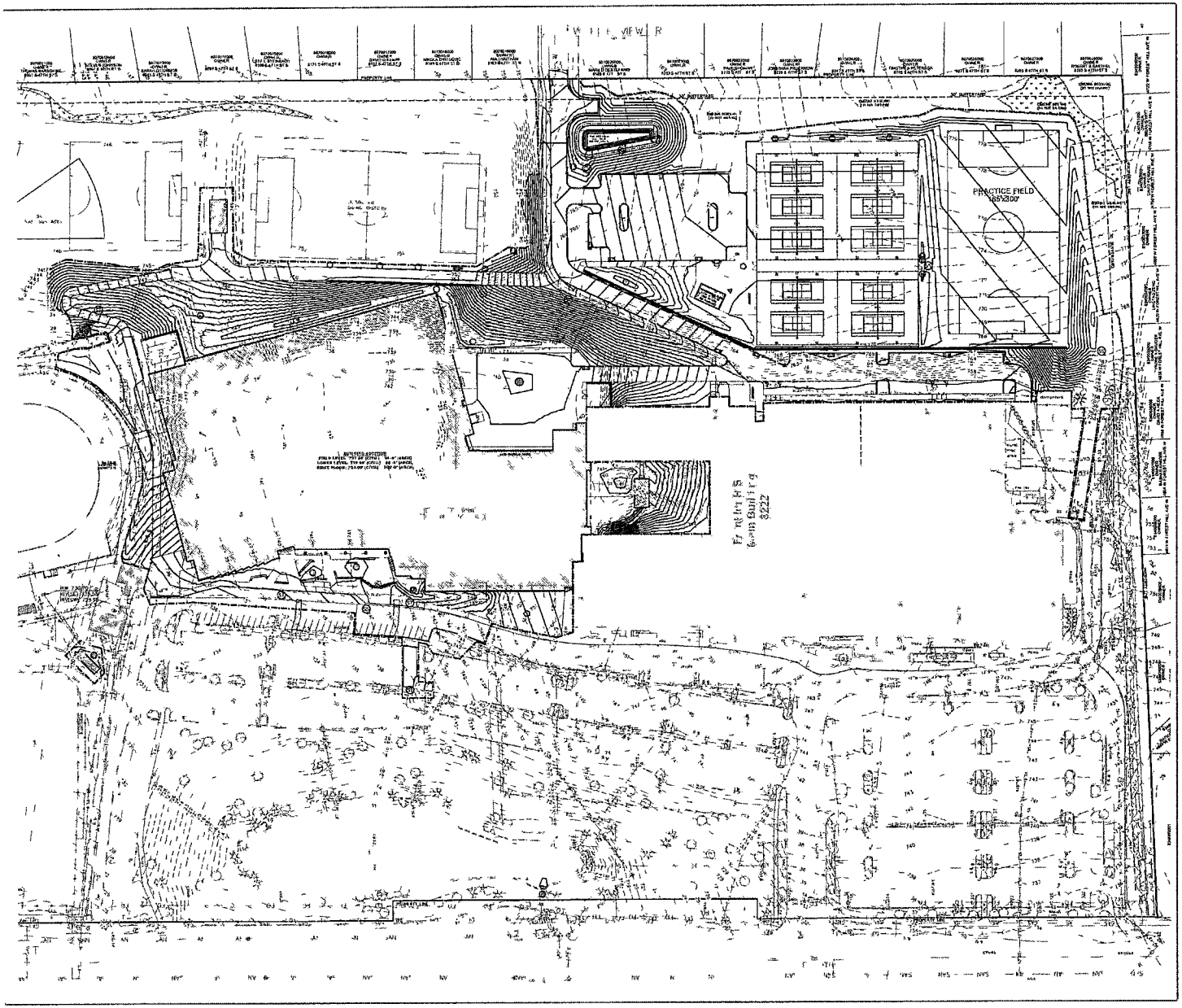

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
4. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
5. OFFSITE SEDIMENT DEPOSITS RESULTING FROM STORMWATER RUNOFF SHALL BE CLEANED BY THE END OF THE NEXT WORKDAY. OFFSITE SEDIMENT DEPOSITS RESULTING FROM CONTRACTOR ACTIVITIES, INCLUDING SOIL TRACKING, SHALL BE CLEANED EACH WORKDAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS ON ADJACENT STREETS SHALL SWEPT MECHANICALLY OR MANUALLY AT LEAST WEEKLY AND BEFORE IMMINENT RAINFALL.
6. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
7. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
8. EROSION CONTROL DEVICES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
9. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
10. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
11. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH W DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
12. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
13. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
14. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
15. DOUBLE SILT FENCE SHALL BE INSTALLED AROUND ALL SOIL STOCKPILES.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. INSPECT AND MONITOR EROSION CONTROL PRACTICES IN ACCORDANCE WITH W DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.
18. CONTACT CITY OF FRANKLIN BUILDING INSPECTION TO SCHEDULE MONTHLY EROSION CONTROL INSPECTIONS.
19. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY.
20. CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN OF ALL CHANGES TO THE EROSION CONTROL PLAN. CITY OF FRANKLIN SHALL REVIEW AND APPROVE ALL CHANGES PRIOR TO COMMENCING WORK.
21. CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN WHEN THE SITE IS FULLY ESTABLISHED AND READY FOR FINAL INSPECTION. UPON CITY'S APPROVAL OF SITE, CONTRACTOR SHALL BE PERMITTED TO REMOVE ALL EROSION CONTROL.
22. EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
23. THE CITY OF FRANKLIN SHALL TEMPORARILY TERMINATE CONSTRUCTION UNTIL ALL EROSION CONTROL MEASURES ARE INSTALLED AND TO THE SATISFACTION OF THE CITY. IF CONSTRUCTION IS TEMPORARILY SHUT DOWN BY THE CITY OF FRANKLIN, THE CONTRACTOR SHALL GET APPROVAL FROM THE CITY WHEN THEY ARE ALLOWED TO COMMENCE WORK.
24. ALL WETLANDS SHALL HAVE DOUBLE SILT FENCE AROUND THEM.

EROSION CONTROL LEGEND:

EXISTING CONTOUR — 888 —

PROPOSED CONTOUR ——— 888 ———

PROPOSED SILT FENCE — 1 / EC 2

PROPOSED ORANGE SNOW FENCE

PROPOSED INLET PROTECTION — 2 / EC 2

EROSION CONTROL BLANKET — 3 / EC 2

EROSION CONTROL BLANKET (CHANNEL FLOW) — 4 / EC 2

ROCK CONSTRUCTION ENTRANCE — 5 / EC 2

TEMPORARY DITCH CHECK — 6 / EC 2

CONCRETE WASHOUT AREA — 7 / EC 2

EROSION CONTROL SEQUENCING:

1. VERIFY THAT ALL PERMITS NEEDED TO START CONSTRUCTION ARE IN PLACE.
2. NOTIFY RYAN COURNOYER AT GRAEF (414-409 6953) ONCE ALL EROSION CONTROL IS INSTALLED FOR CITY INSPECTION AND APPROVAL PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
3. INSTALL PERIMETER EROSION CONTROL.
4. CLEAR & GRUB TREES AS NEEDED FOR CONSTRUCTION OF THE PROPOSED WET DETENTION POND / SEDIMENT TRAP.
5. EXCAVATE THE PROPOSED WET DETENTION POND (SEDIMENT TRAP). THIS POND SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063.
   - 5.1 CONTACT TYLER KINGSFIELD (POS, 715.340.5670 | TYLERK@POSINC.COM) TO SCHEDULE AN AS-BUILT SURVEY OF THE WET DETENTION POND (SEDIMENT TRAP) AFTER INSTALLATION. SURVEY COST IS INCLUDED IN POS'S DESIGN FEE.
   - 5.2 NOTE: CITY OF FRANKLIN REQUIRES THE SEDIMENT TRAP TO BE INSTALLED AND CERTIFIED BEFORE THE CONTRACTOR CAN BEGIN INSTALLING ANY HARD SURFACE OR BUILDING PERMIT ISSUANCE.
   - 5.3 POS SHALL REVIEW THE AS-BUILT SURVEY AND VERIFY THAT THE SEDIMENT TRAP WAS CONSTRUCTED PER THE CONSTRUCTION DOCUMENTS.
   - 5.4 IF THE SEDIMENT TRAP IS NOT IN COMPLIANCE WITH THE PLANS, THE CONTRACTOR SHALL MODIFY THE WET DETENTION POND / SEDIMENT TRAP AS NEEDED AND REPEAT STEPS 5.1 5.3. THE COST OF ADDITIONAL TRIPS TO THE SITE BY POS'S SURVEY TEAM, DUE TO NON-COMPLIANCE, SHALL BE PAID BY THE CONTRACTOR.
   - 5.5 POS SHALL SUBMIT THE CERTIFIED AS-BUILT SURVEY TO THE CITY OF FRANKLIN ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
6. BEGIN DEMOLITION.
7. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
8. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
9. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
10. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
11. AT THE END OF THE CONSTRUCTION PROJECT, ONCE ALL AREA THAT DISCHARGES TO THE PROPOSED WET DETENTION POND / SEDIMENT TRAP ARE FULLY STABILIZED (PER GRASS GROWTH), REMOVE & HAUL AWAY ALL ACCUMULATED SEDIMENT FROM BOTH THE EXISTING AND PROPOSED WET DETENTION PONDS.
   - 11.1 CONTACT TYLER KINGSFIELD (POS, 715.340.5670 | TYLERK@POSINC.COM) TO SCHEDULE THE FINAL AS BUILT SURVEY OF THE NEWLY CONSTRUCTED WET DETENTION POND. SURVEY COST IS INCLUDED IN POS'S DESIGN FEES.
   - 11.2 POS SHALL REVIEW THE AS-BUILT SURVEY AND VERIFY THAT THE WET DETENTION POND WAS CONSTRUCTED PER THE CONSTRUCTION DOCUMENTS.
   - 11.3 IF THE WET DETENTION POND IS NOT IN COMPLIANCE WITH THE PLANS, THE CONTRACTOR SHALL MODIFY AS NEEDED AND REPEAT STEPS 11.1 & 11.2. THE COST OF ADDITIONAL TRIPS TO THE SITE BY POS'S SURVEY TEAM, DUE TO NON COMPLIANCE, SHALL BE PAID BY THE CONTRACTOR.
   - 11.4 POS SHALL SUBMIT THE CERTIFIED AS-BUILT SURVEY TO THE CITY OF FRANKLIN ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
12. REMOVE EROSION CONTROL DEVICES AFTER SITE IS FULLY ESTABLISHED AND THERE IS NO CHANCE EROSION CAN TAKE PLACE.
13. FILE NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST LINE OF THE NE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 21 EAST BEARING N 01°15'58" W.

VERTICAL DATUM FOR THIS PROJECT IS NAVD 88, USING A BENCHMARK OF AN "X" CUT IN THE SOUTH FACE OF A POWER POLE NEAR THE NORTHEAST CORNER OF W. DRYDALE AVENUE AND S. 51ST STREET. ELEVATION = 719.36.

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PERFORMED BY OTHERS. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS OR TRANSCRIPTION OF THE TOPOGRAPHIC SURVEY DATA.

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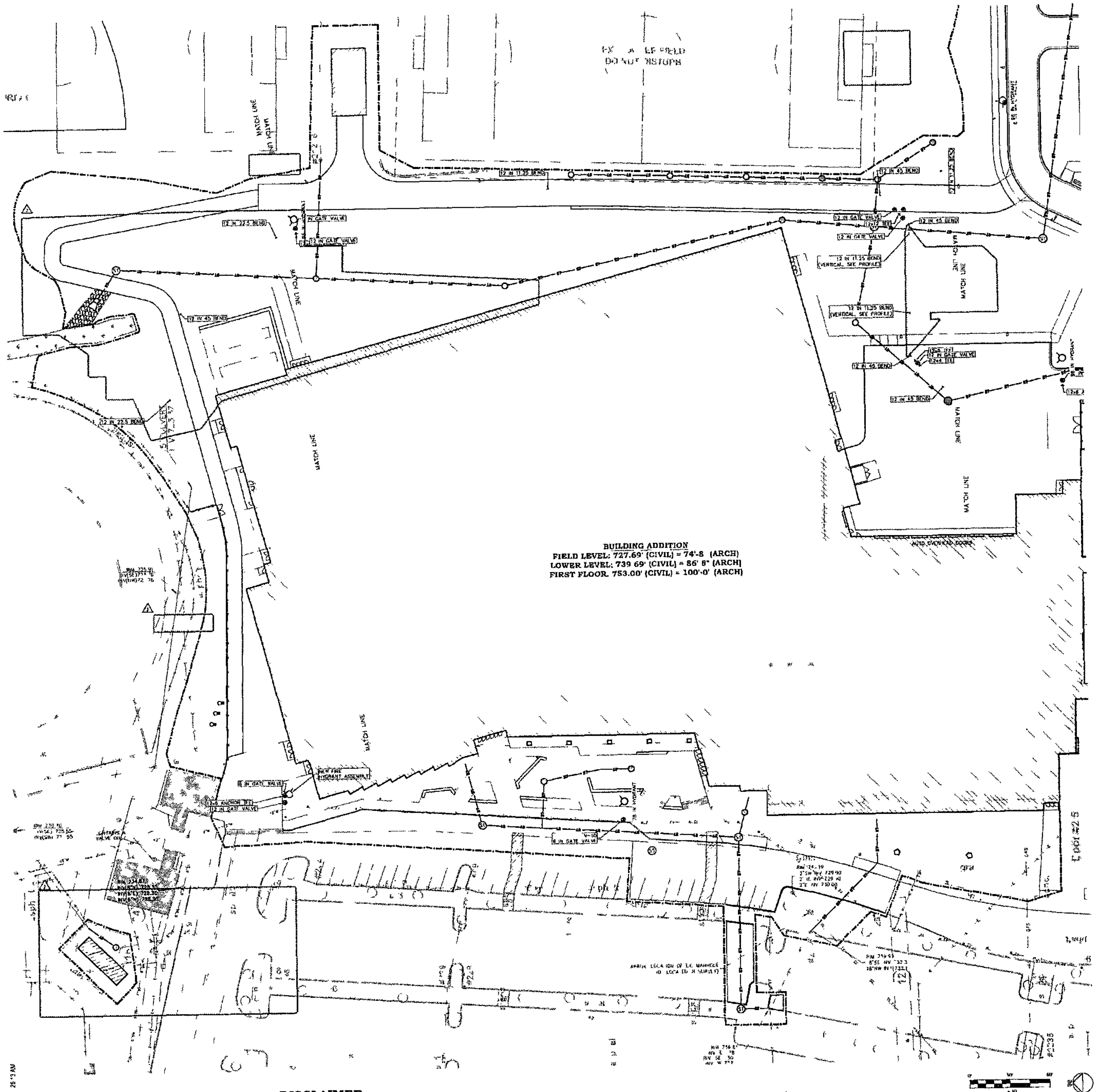
Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
SPT. HM CITY SUBM
DATE
05/24
JOB NO. 2107
SHEET NO. C4



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED STORM SEWER, SANITARY SEWER, AND WATER LATERALS. CONTACT CIVIL ENGINEER IF ANY DISCREPANCIES ARE FOUND.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE SITE LIGHTING, CONDUITS AND SIGNAGE)
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE CITY OF FRANKLIN.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7' 6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.1-C3.2 FOR PROPOSED FINISHED GRADE.
10. CITY OF FRANKLIN PUBLIC WORKS SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT OF WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE FRANKLIN WATER UTILITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP
16. INSTALL PROPOSED PUBLIC WATER MAIN PER STATE OF WISCONSIN REQUIREMENTS AND CITY OF FRANKLIN "DESIGN STANDARD & CONSTRUCTION SPECIFICATIONS" CURRENT EDITION (SEE DETAIL 1/C8.5).
17. COORDINATE PUBLIC WATER MAIN INSTALLATION WITH THE LOCAL SEWER & WATER UTILITY REACHABLE AT 414-421-2613. MINIMUM 48-HOUR NOTICE REQUIRED
18. CONTACT SEWER & WATER UTILITY PRIOR CONNECTING PROPOSED SANITARY AND WATER LATERAL CONNECTIONS TO THE MAINS, 414-421-2613. MINIMUM 48-HOUR NOTICE REQUIRED.
19. UTILITY TRENCHES IN ROW PAVEMENT REQUIRE LEAN CONCRETE MIX BACKFILL PER CITY DESIGN STANDARDS CHAPTER 10.11.3.
20. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY
21. SEE SHEET C5.3 FOR STORM MANHOLE SCHEDULE
22. NO HYDRANTS, VALVES, OR ANY EXISTING WATER MAIN FITTINGS SHALL BE REUSED.

UTILITY LEGEND:

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATER LINE	W
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	
PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP	
PROPOSED STORM SEWER MANHOLE	
PROPOSED STORM SEWER CONTROL STRUCTURE	
PROPOSED STORM SEWER INLET	
PROPOSED STORM SEWER NYLOPLAST DRAIN BASIN	
PROPOSED STORM SEWER CLEANOUT	
PROPOSED STORM SEWER CURB INLET	
PROPOSED DOWNSPOUT CONNECTION	
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER CLEANOUT	
PROPOSED WATER VALVE	
PROPOSED HYDRANT ASSEMBLY	
PROPOSED WET DETENTION POND	

SANITARY MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#3	RIM = 740.11 INV (E) = 731.67 INV (S) = 731.67 DEPTH = 8.45' 48" D. PRECAST MANHOLE W/ NEENAH R-1661 CASTING W/ SOLID LID

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 750.01 INV (N) = 732.05
CO#2	RIM = 747.17 INV (NW) = 731.50

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 583, WITH THE WE LINE OF THE NE 1/4 OF SECTION 14, TOWN 5 N, RANGE E BEARING 00?? W

VERTICAL DATUM FOR THE PROJECT ... BENCHMARK ... OF POWER POLE ... LOCATED AT THE SE CORNER OF W DREXEL AVE AND S 51 ST ELEVA ... 719.36

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASE FOR THIS DRAWING WAS PREPARED BY OTHERS. POINT OF BEGINNING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR OMISSIONS OF THE TOPOGRAPHIC SURVEY DATA

UNDERDRAIN TO BE ADDED TO DRIVES/ PARKING/ TENNIS COURTS/ RETAINING WALL IN UPCOMING ADDENDUM.

DRAWN BY JHB 7/30/2025 26 13 AM

prd PLUNKETT RAYSICH ARCHITECTS, LLP

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CONSTRUCTION DOCUMENTS
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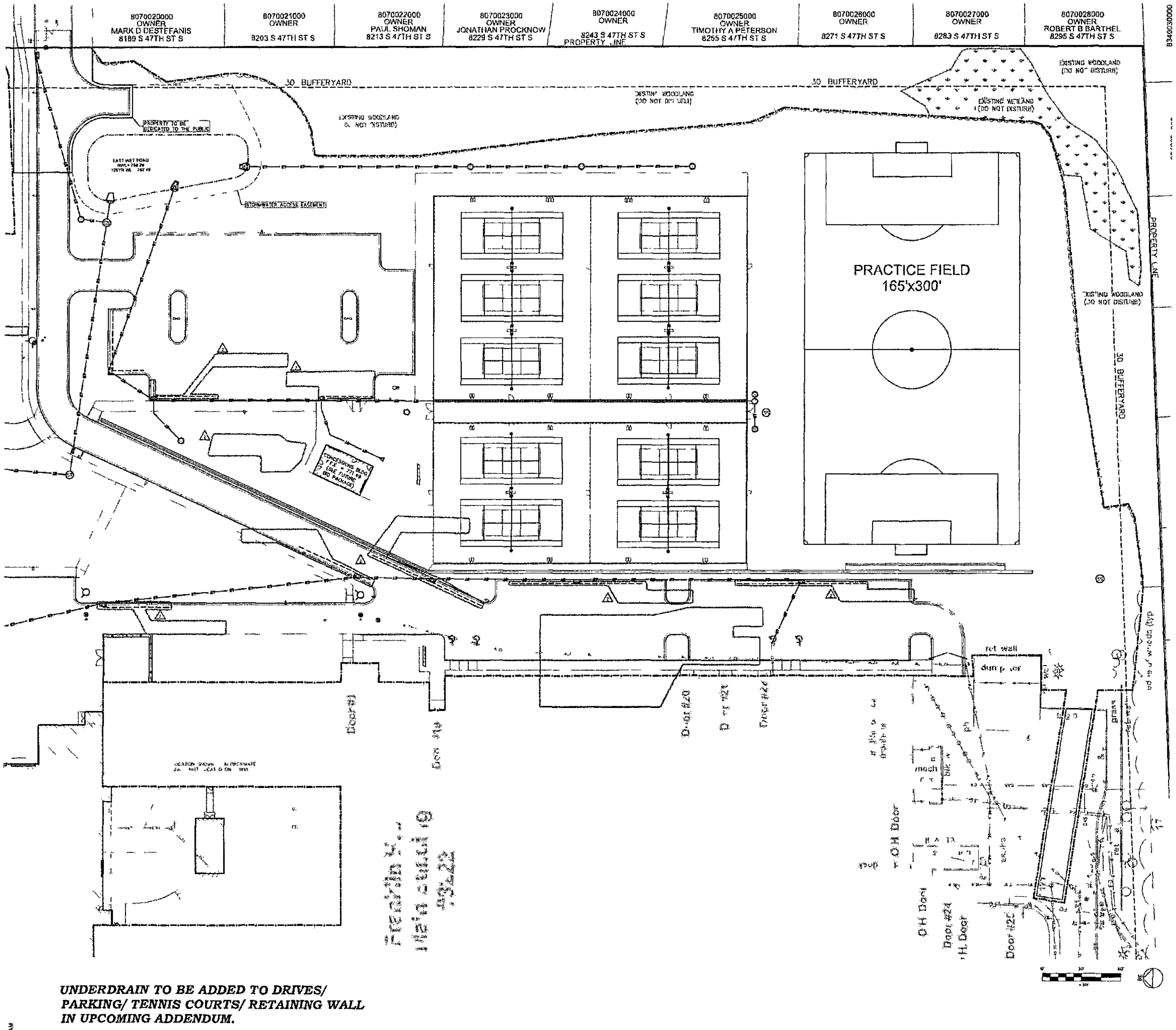
SHEET NO.
C5



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR
4. REFER TO THE PROPOSED BUILDING PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED STORM SEWER, SANITARY SEWER, AND WATER LATERALS. CONTACT CIVIL ENGINEER IF ANY DISCREPANCIES ARE FOUND
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE CITY OF FRANKLIN.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.1-C3.2 FOR PROPOSED FINISHED GRADE.
10. CITY OF FRANKLIN PUBLIC WORKS SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE FRANKLIN WATER UTILITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP
16. INSTALL PROPOSED PUBLIC WATER MAIN PER STATE OF WISCONSIN REQUIREMENTS AND CITY OF FRANKLIN "DESIGN STANDARD & CONSTRUCTION SPECIFICATIONS" CURRENT EDITION (SEE DETAIL 1/C6.5)
17. COORDINATE PUBLIC WATER MAIN INSTALLATION WITH THE LOCAL SEWER & WATER UTILITY REACHABLE AT 414-421-2613. MINIMUM 48-HOUR NOTICE REQUIRED
18. CONTACT SEWER & WATER UTILITY PRIOR CONNECTING PROPOSED SANITARY AND WATER LATERAL CONNECTIONS TO THE MAINS, 414-421-2613. MINIMUM 48-HOUR NOTICE REQUIRED.
19. UTILITY TRENCHES IN ROW PAVEMENT REQUIRE LEAN CONCRETE MIX BACKFILL PER CITY DESIGN STANDARDS CHAPTER 10.11.3
20. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY
21. SEE SHEET C5.3 FOR STORM MANHOLE SCHEDULE
22. NO HYDRANTS, VALVES, OR ANY EXISTING WATER MAIN FITTINGS SHALL BE REUSED.

UTILITY LEGEND:

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATER LINE	W
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	C6.3
PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP	1/C6.3
PROPOSED STORM SEWER MANHOLE	2/C6.3
PROPOSED STORM SEWER CONTROL STRUCTURE	10,11/C6.3
PROPOSED STORM SEWER INLET	2/C6.3
PROPOSED STORM SEWER NYLOPLAST DRAIN BASIN	3/C6.3
PROPOSED STORM SEWER CLEANOUT	4/C6.3
PROPOSED STORM SEWER CURB INLET	5/C6.3
PROPOSED DOWNSPOUT CONNECTION	5/C6.3
PROPOSED SANITARY SEWER MANHOLE	6/C6.3
PROPOSED SANITARY SEWER CLEANOUT	7/C6.3
PROPOSED WATER VALVE	8/C6.3
PROPOSED HYDRANT ASSEMBLY	1/C6.4
PROPOSED WET DETENTION POND	9/C6.3

SANITARY MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#1	RIM = 772.42 INV (N) = 762.66 INV (SW) = 762.66 DEPTH = 9.81' 48" I.D. PRECAST MANHOLE W/ NEENAH R-1661 CASTING W/ SOLID LID
SS#2	RIM = 766.35 INV (NE) = 759.68 INV (W) = 250.20 DEPTH = 16.5' 48" I.D. PRECAST MANHOLE W/ NEENAH R-1661 CASTING W/ SOLID LID W/ INSIDE DROP. SEE DETAIL 10/C6.3

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#3	RIM = 771.59 INV (S) = 765.52
CO#4	RIM = 771.83 INV (NE) = 768.90

UNDERDRAIN TO BE ADDED TO DRIVES/ PARKING/ TENNIS COURTS/ RETAINING WALL IN UPCOMING ADDENDUM.

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST LINE OF THE NE 1/4 OF SEC ON 14, TOWN 5 N RANGE 21 E BEARING [illegible] W

VERTICAL DATUM FOR THE PROJECT SURVEY [illegible] 129, USING A BENCHMARK OF RR SPIKE IN SW FACE OF POWER POLE [illegible] 9-3903, LOCATED AT THE SE CORNER OF W DREXEL AVE [illegible] ELEVATION = 719.30

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. POINT OF BEGINNING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS OR CORRECTNESS OF THE TOPOGRAPHIC SURVEY DATA

DRAWN BY JHS 7/30/2025 11:26 AM

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PLUNKETT RAYSICH ARCHITECTS LLP

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
DATE 06/24
SHEET NO.
C5

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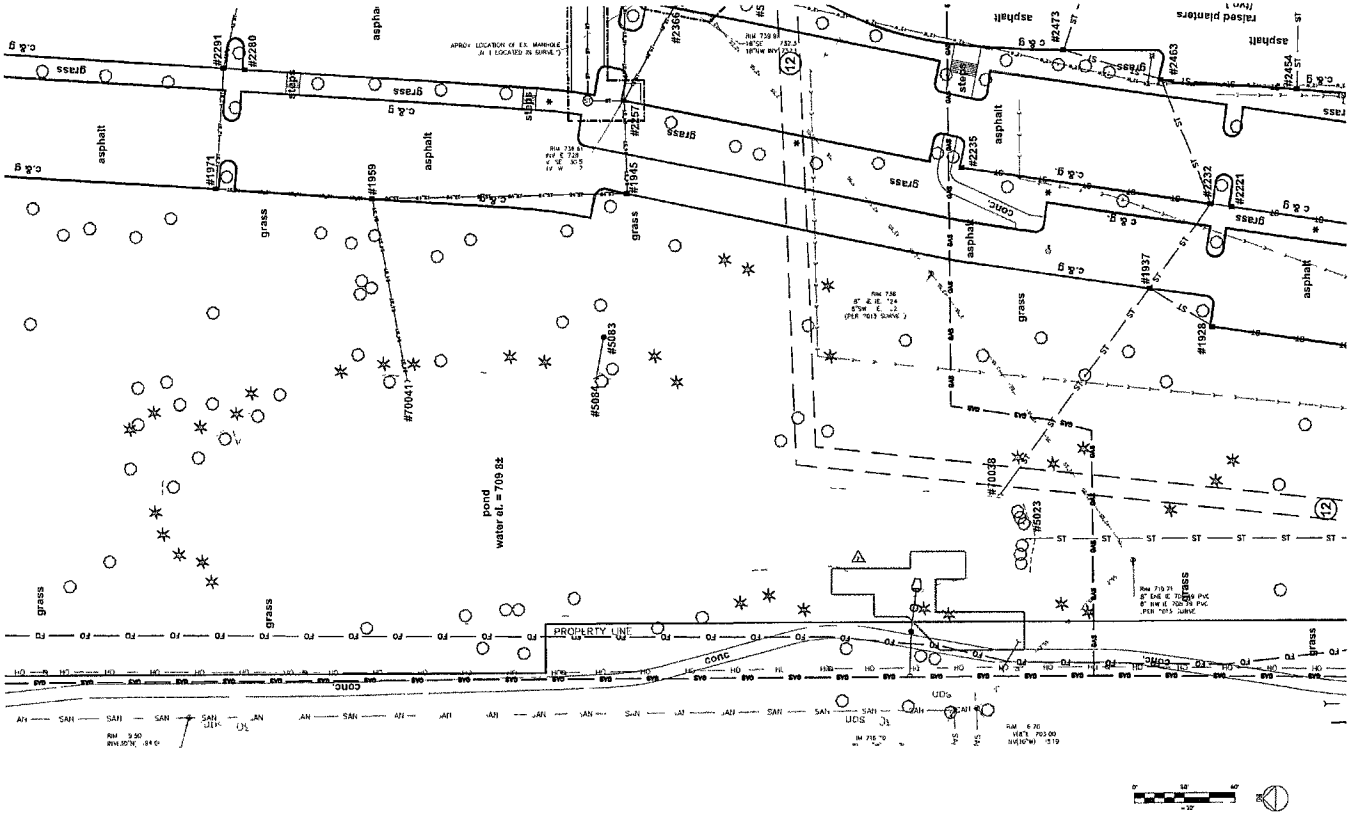

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR
4. REFER TO THE PROPOSED BUILDING PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED STORM SEWER, SANITARY SEWER, AND WATER LATERALS. CONTACT CIVIL ENGINEER IF ANY DISCREPANCIES ARE FOUND.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE CITY OF FRANKLIN.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7' 6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.1-C3.2 FOR PROPOSED FINISHED GRADE.
10. CITY OF FRANKLIN PUBLIC WORKS SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE FRANKLIN WATER UTILITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN
14. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP
16. INSTALL PROPOSED PUBLIC WATER MAIN PER STATE OF WISCONSIN REQUIREMENTS AND CITY OF FRANKLIN "DESIGN STANDARD & CONSTRUCTION SPECIFICATIONS" CURRENT EDITION (SEE DETAIL 1/C6.5)
17. COORDINATE PUBLIC WATER MAIN INSTALLATION WITH THE LOCAL SEWER & WATER UTILITY REACHABLE AT 414-421-2613, MINIMUM 48-HOUR NOTICE REQUIRED
18. CONTACT SEWER & WATER UTILITY PRIOR CONNECTING PROPOSED SANITARY AND WATER LATERAL CONNECTIONS TO THE MAINS, 414-421-2613, MINIMUM 48-HOUR NOTICE REQUIRED.
19. UTILITY TRENCHES IN ROW PAVEMENT REQUIRE LEAN CONCRETE MIX BACKFILL PER CITY DESIGN STANDARDS CHAPTER I.01.1.3
20. SITE CONTRACTOR SHALL SUBMIT AND RECEIVE A LOCAL ROW PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY
21. SEE SHEET C5.3 FOR STORM MANHOLE SCHEDULE
22. NO HYDRANTS, VALVES, OR ANY EXISTING WATER MAIN FITTINGS SHALL BE RELOCATED.

UTILITY LEGEND:

- PROPOSED STORM SEWER — ST
- PROPOSED SANITARY SEWER — SS
- PROPOSED WATER LINE — W
- PROPOSED ENDWALL STRUCTURE WITH RIP RAP — 1 / C6.5
- PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP — 1 / C6.5
- PROPOSED STORM SEWER MANHOLE — 2 / C6.5
- PROPOSED STORM SEWER CONTROL STRUCTURE — 10,11 / C6.5
- PROPOSED STORM SEWER INLET — 2 / C6.5
- PROPOSED STORM SEWER NYLOPLAST DRAIN BASIN — 3 / C6.5
- PROPOSED STORM SEWER CLEANOUT — 4 / C6.5
- PROPOSED STORM SEWER CURB INLET — 5 / C6.5
- PROPOSED DOWNSPOUT CONNECTION — 7 / C6.5, 6 / C6.5
- PROPOSED SANITARY SEWER MANHOLE — 2 / C6.5
- PROPOSED SANITARY SEWER CLEANOUT — 7 / C6.5
- PROPOSED WATER VALVE — 9 / C6.5
- PROPOSED HYDRANT ASSEMBLY — 8 / C6.5
- PROPOSED WET DETENTION POND — 9 / C6.5

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CSt1	RIM = 761.83 INV (E) = 757.29 INV (N) = 757.35 INV (W) = 757.69 DEPTH = 4.14' 60" I.D. PRECAST MANHOLE W/ 8" SS3 CASTING W/ SOLID LID (SEE DETAIL 8/C6.2)
St1	RIM = 737.01 INV (E) = 733.49 INV (S) = 730.25 DEPTH = 2.63' 48" I.D. PRECAST MANHOLE W/ NEENAH R-1555 CASTING W/ SOLID LID W/ 6" SUMP
St2	RIM = 742.87 INV (E) = 737.41 INV (N) = 738.36 INV (W) = 738.60 DEPTH = 4.08'
St3	RIM = 735.78 INV (E) = 729.58 INV (S) = 729.96 DEPTH = 7.69'
St4	RIM = 728.83 INV (S) = 723.65 INV (W) = 723.85 DEPTH = 4.88' 15" NYLOPLAST DRAIN BASIN W/ 6" SUMP W/ 12" PEDESTRIAN GRATE
St5	RIM = 738.75 INV (W) = 734.63 DEPTH = 4.11'

STRUCTURE #	STRUCTURE DETAILS
St6	RIM = 740.51 INV (W) = 736.01 DEPTH = 4.44'
St7	RIM = 771.70 INV (E) = 768.98 INV (W) = 768.98 INV (N) = 768.48 DEPTH = 2.72' 24" NYLOPLAST DRAIN BASIN W/ SOLID LID W/ 6" SUMP
St8	RIM = 770.70 INV (W) = 768.01 DEPTH = 2.28'
St9	RIM = 770.96 INV (E) = 769.08 DEPTH = 2.30' 12" NYLOPLAST DRAIN BASIN W/ DEEPEYE GRATE W/ 6" SUMP
St10	RIM = 779.75 INV (S) = 767.64 INV (N) = 768.14 INV (E) = 769.10 INV (W) = 769.14 DEPTH = 3.85' 3'x3' PRECAST CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE L GRATE
St11	RIM = 754.99 INV (S) = 751.01 INV (E) = 750.21 INV (S) = 743.82 INV (NE) = 750.72 DEPTH = 4.11' 2'x3' PRECAST CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE

STRUCTURE #	STRUCTURE DETAILS
St12	RIM = 783.58 INV (SW) = 775.78 INV (S) = 775.93 INV (E) = 780.24 DEPTH = 4.66' 3'x3' PRECAST CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
St13	RIM = 762.61 INV (NE) = 757.42 DEPTH = 2.20' 15" NYLOPLAST DRAIN BASIN W/ DEEPEYE GRATE W/ 6" SUMP
St18	RIM = 750.00 INV (NW) = 748.32 INV (W) = 748.37 INV (N) = 747.72 DEPTH = 3.08' 2'x3' PRECAST CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
St19	RIM = 750.73 INV (S) = 747.03 INV (W) = 746.80 INV (N) = 746.78 DEPTH = 3.90' 2'x3' PRECAST CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
St20	RIM = 751.00 INV (S) = 746.34 INV (NW) = 746.05 INV (N) = 746.34 DEPTH = 4.76' 2'x3' PRECAST CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
St21	RIM = 751.87 INV (S) = 746.11 INV (SE) = 749.84 INV (N) = 745.70 DEPTH = 5.95' 48" I.D. PRECAST MANHOLE W/ NEENAH R-3067 CASTING W/ TYPE R GRATE

STRUCTURE #	STRUCTURE DETAILS
St22	RIM = 739.05 INV (S) = 735.26 INV (W) = 735.41 INV (N) = 735.58 DEPTH = 3.79' 3'x3' CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
St23	RIM = 737.59 INV (N) = 734.36 INV (W) = 734.36 DEPTH = 3.23' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2553 CASTING W/ SOLID LID
St24	RIM = 737. INV (SW) = 733.67 INV (E) = 733.67 DEPTH = 4.08' 24" NYLOPLAST DRAIN BASIN W/ DEEPEYE GRATE W/ 8" SUMP
St25	RIM = 740.13 INV (E) = 731.22 INV (W) = 731.22 DEPTH = 8.91' 72" I.D. PRECAST MANHOLE W/ NEENAH R-1555 CASTING W/ SOLID LID
St26	RIM = 730.94 INV (W) = 733.18 INV (S) = 726.81 INV (S) = 726.81 INV (N) = 731.08 DEPTH = 15.50' 72" I.D. PRECAST MANHOLE W/ NEENAH R-1555 CASTING W/ SOLID LID
St27	RIM = 751.16 INV (S) = 746.05 DEPTH = 2.80' 18" NYLOPLAST DRAIN BASIN W/ DEEPEYE GRATE W/ 8" SUMP

STRUCTURE #	STRUCTURE DETAILS
St28	RIM = 751.8 INV (N) = 748.82 INV (S) = 748.87 DEPTH = 3.01' 15" NYLOPLAST DRAIN BASIN W/ SEDUME GRATE W/ 6" SUMP
St29	RIM = 751.61 INV (N) = 748.37 INV (S) = 748.32 DEPTH = 3.16'
St30	RIM = 750.88 INV (N) = 748.07 INV (S) = 748.07 DEPTH = 3.31' 15" NYLOPLAST DRAIN BASIN W/ DEEPEYE GRATE W/ 6" SUMP
St31	RIM = 752.44 INV (NE) = 747.86 INV (W) = 747.86 INV (N) = 747.86 DEPTH = 3.06' 18" NYLOPLAST DRAIN BASIN W/ SOLID LID W/ 8" SUMP
St32	RIM = 738.19 INV (S) = 731.86 INV (N) = 731.86 DEPTH = 6.21' 36" NYLOPLAST DRAIN BASIN W/ DOMED GRATE W/ 12" SUMP
St33	RIM = 735.56 INV (E) = 730.13 INV (W) = 730.13 DEPTH = 5.44' 36" NYLOPLAST DRAIN BASIN W/ DOMED GRATE W/ 12" SUMP

STRUCTURE #	STRUCTURE DETAILS
St34	RIM = 750.56 INV (SW) = 748.12 DEPTH = 2.48' 18" NYLOPLAST DRAIN BASIN W/ 8" HINGE GRATE W/ 6" SUMP
St35	RIM = 729.22 INV (SE) = 724.24 DEPTH = 3.48' 3" NYLOPLAST DRAIN BASIN W/ DEEPEYE GRATE W/ 6" SUMP
St36	RIM = 738.95 INV (E) = 730.88 INV (W) = 730.83 DEPTH = 7.32' 6" NYLOPLAST DRAIN BASIN W/ DEEPEYE GRATE W/ 6" SUMP
St37	RIM = 743.34 INV (S) = 738.91 INV (E) = 738.88 INV (W) = 738.91 DEPTH = 12.23' 36" NYLOPLAST DRAIN BASIN W/ SOLID LID W/ 12" SUMP
St38	RIM = 733.26 INV (S) = 727.91 INV (NW) = 727.03 DEPTH = 9.35' 72" I.D. PRECAST MANHOLE W/ NEENAH R-1555 CASTING W/ SOLID LID
St39	RIM = 712.05 INV (S) = 706.73 INV (W) = 706.73 DEPTH = 4.16' 30" NYLOPLAST DRAIN BASIN W/ DOME GRATE W/ HD SUMP

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (2011) WITH THE WEST LINE OF THE NE ¼ OF SECTION 4, T5N, R21E BEARING N 0°01'57"W.

VERTICAL DATUM FOR THE PROJECT SURVEY IS NAVD88, USING A BENCHMARK OF SW SLOPE OF SW FACE OF POWER POLE NEAR THE SOUTHEAST CORNER OF THE SE CORNER OF THE PROPERTY AND NORTH OF THE EXISTING MAINTENANCE BUILDING. ELEVATION = 729.30

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. PRA LLP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR CORRECTNESS OF THE TOPOGRAPHIC SURVEY DATA

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Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

CONSTRUCTION DOCUMENTS
BID 1 - MAIN CITY BUILDING
DATE 05/24
JOB NO. 2102
SHEET NO. C5

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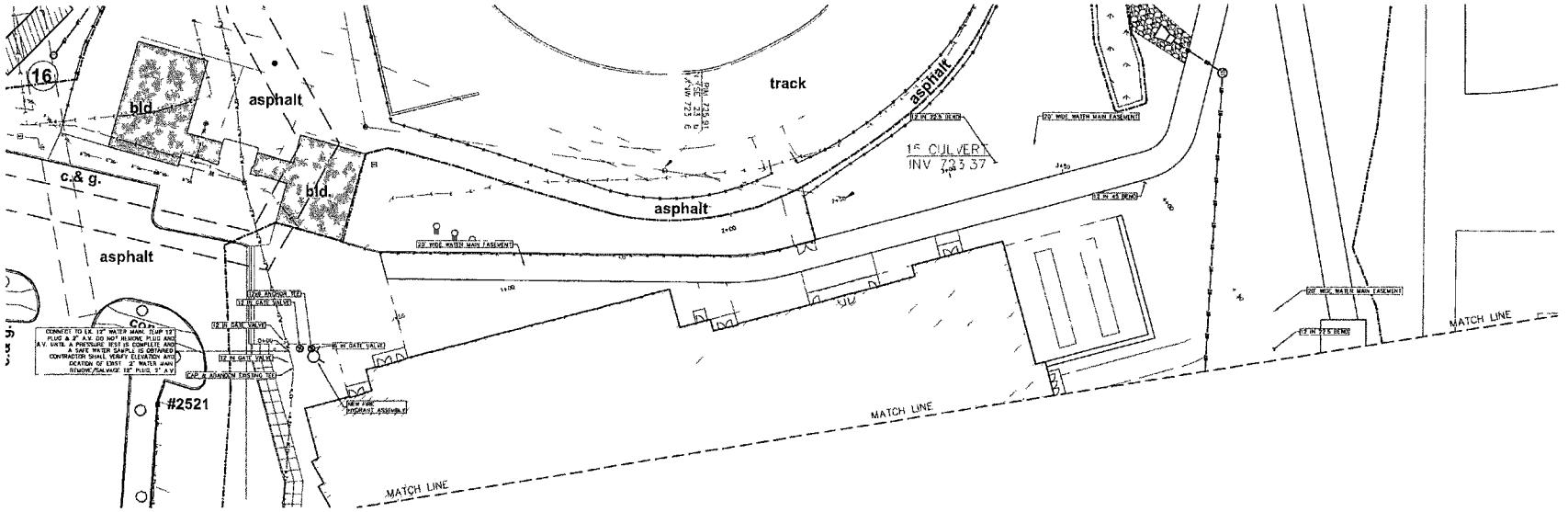

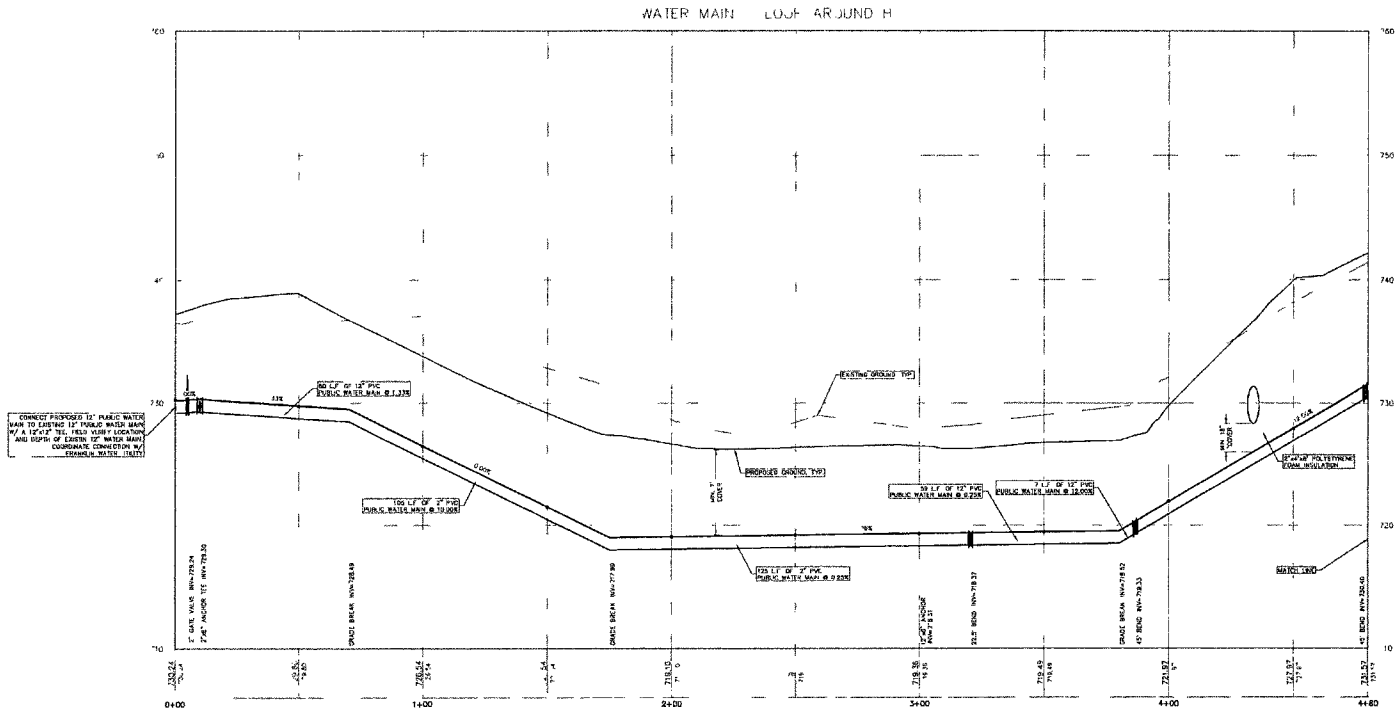

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REVISIONS
DISTRIBUTABLE SETS

WATER MAIN AROUND

CONSTRUCTION DOCUMENTS
DATE
BP1 WM CITY SUBMI
DATE 06/24
JOB NO 2105
SHEET NO C5

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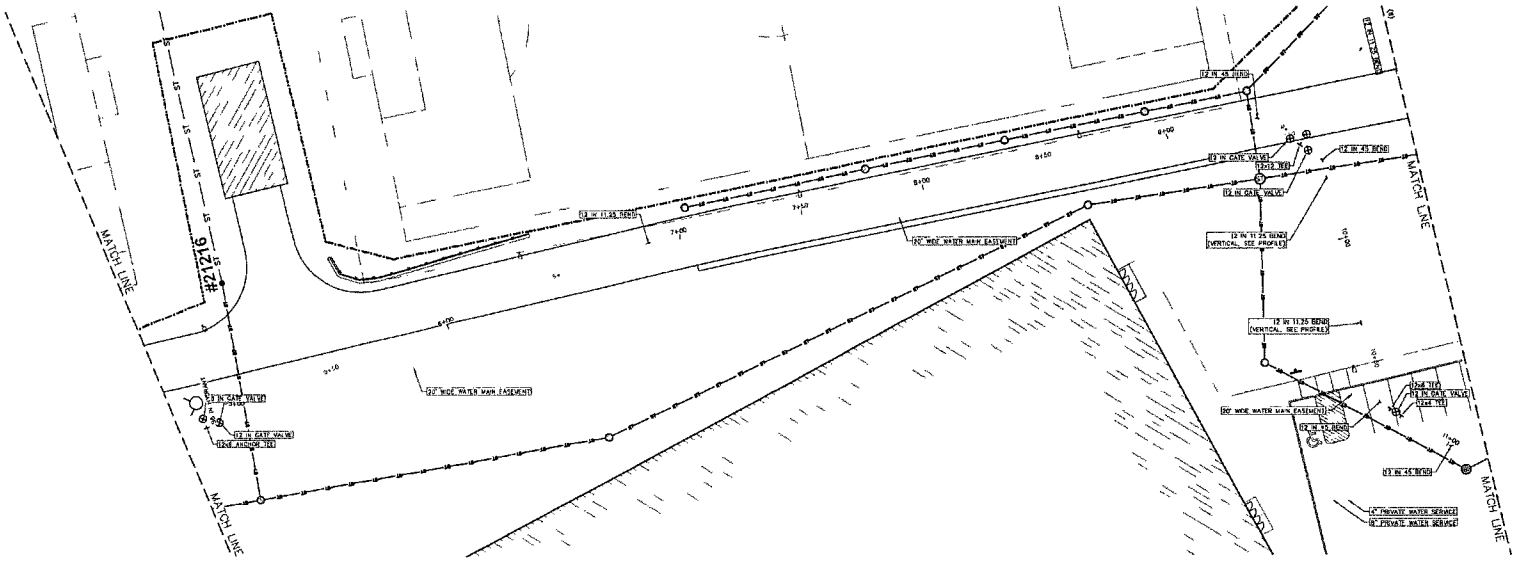

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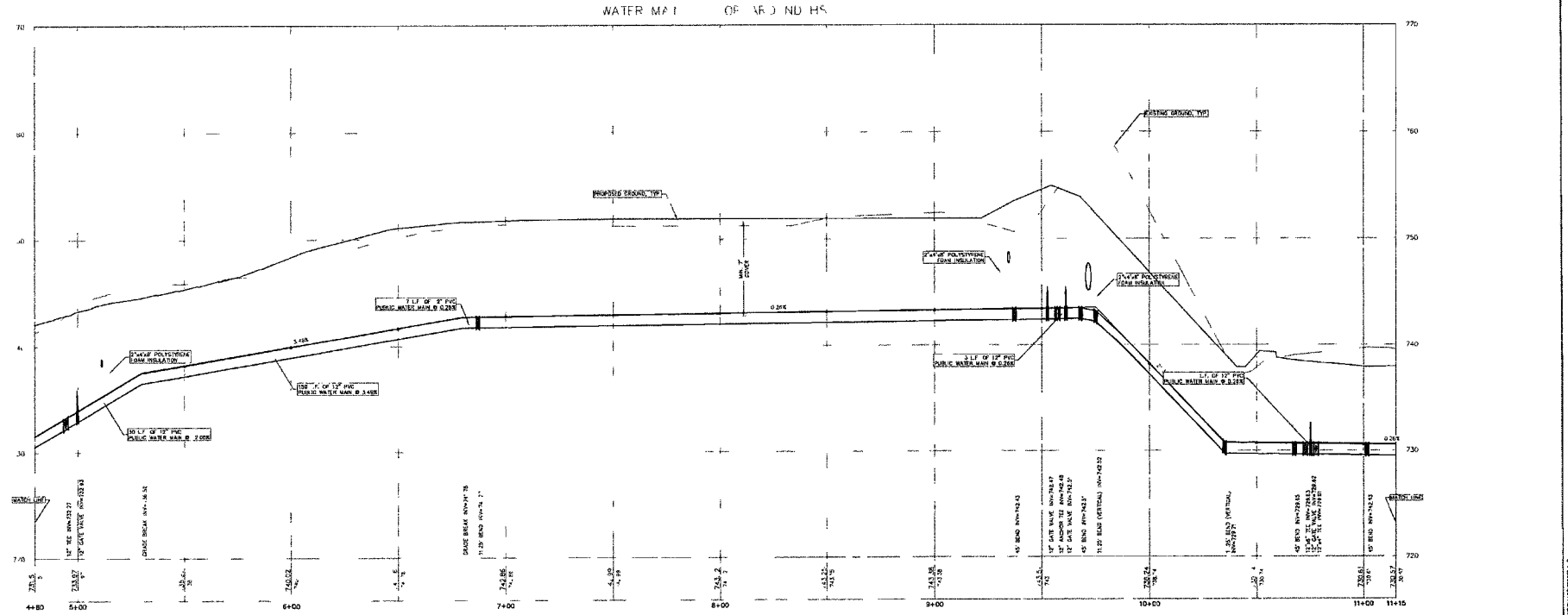

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PLANNET BRYSCH ARCHITECTS, LLP

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

REVISIONS
CITY SUBMITTAL 9/4/25

WATER MAIN AROUND BLDG P&P 4+80.00 -

CONSTRUCTION DOCUMENTS
BP1 1ST CITY SUBM
DATE 09/04
JOB NO. 2129
DRAWING

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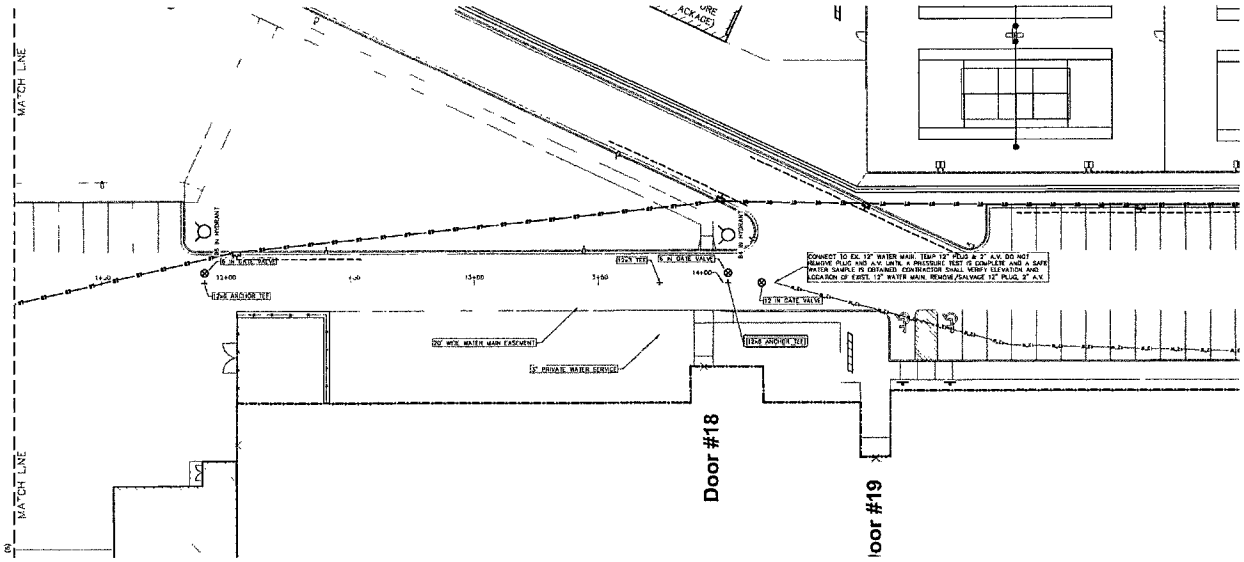
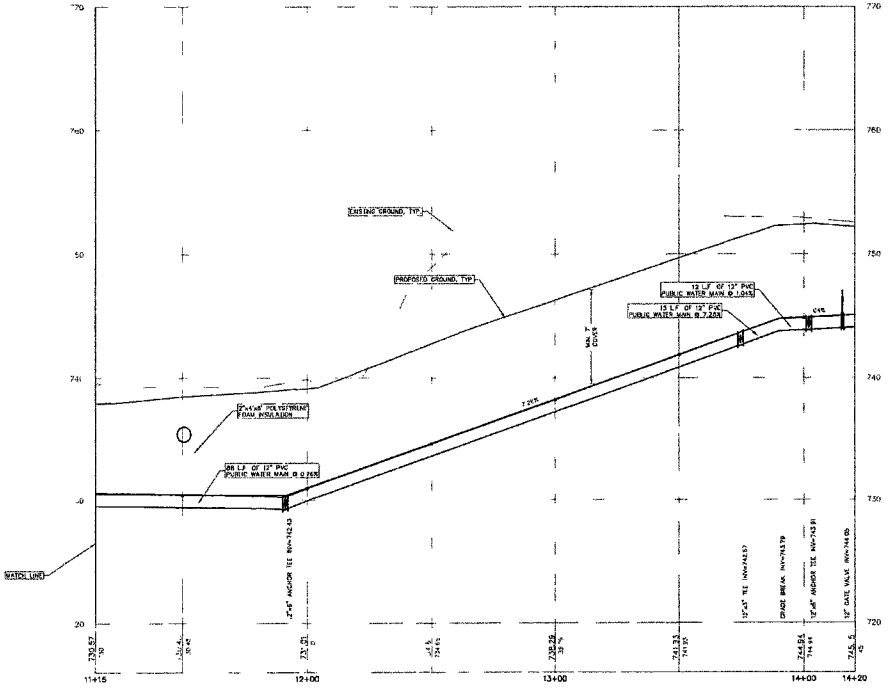


WATER MAIN LOOP AROUND HS



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REVISIONS
CITY SUBMITTAL SET

WATER MAIN AROUND BLDG P&P 11+15.00 -

CONSTRUCTION DOCUMENTS
BPI HW CITY SUBMI
DATE 06/24
JOB NO 2129
SHEET NO C5

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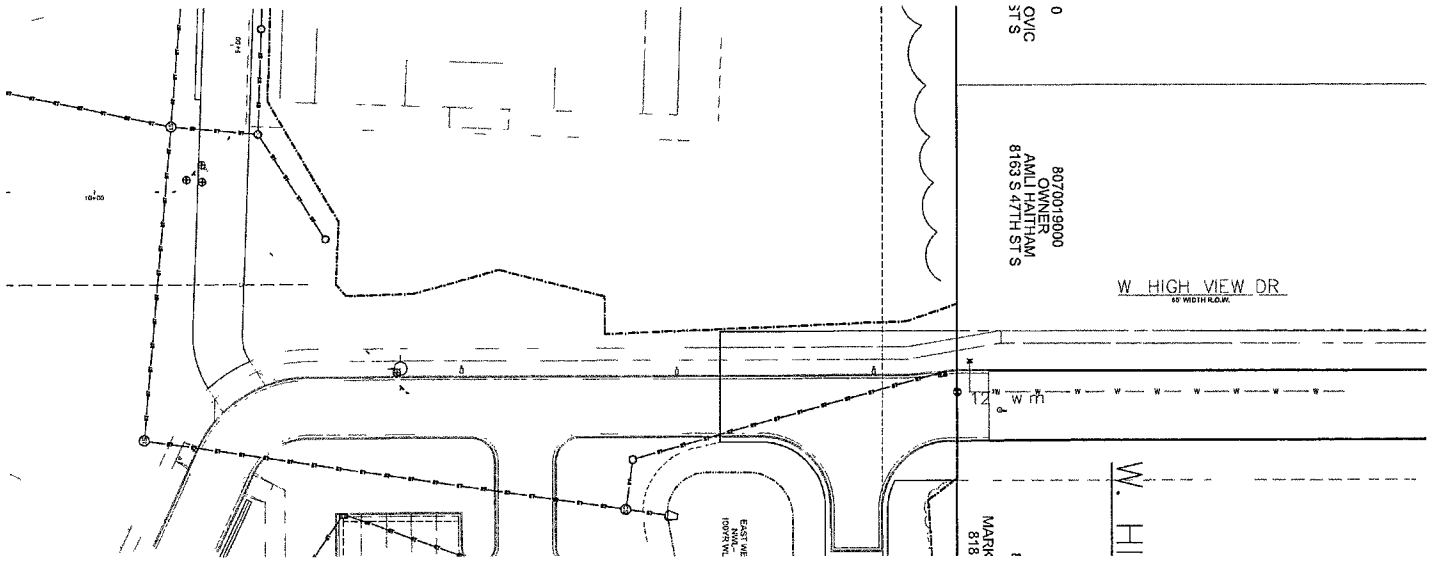

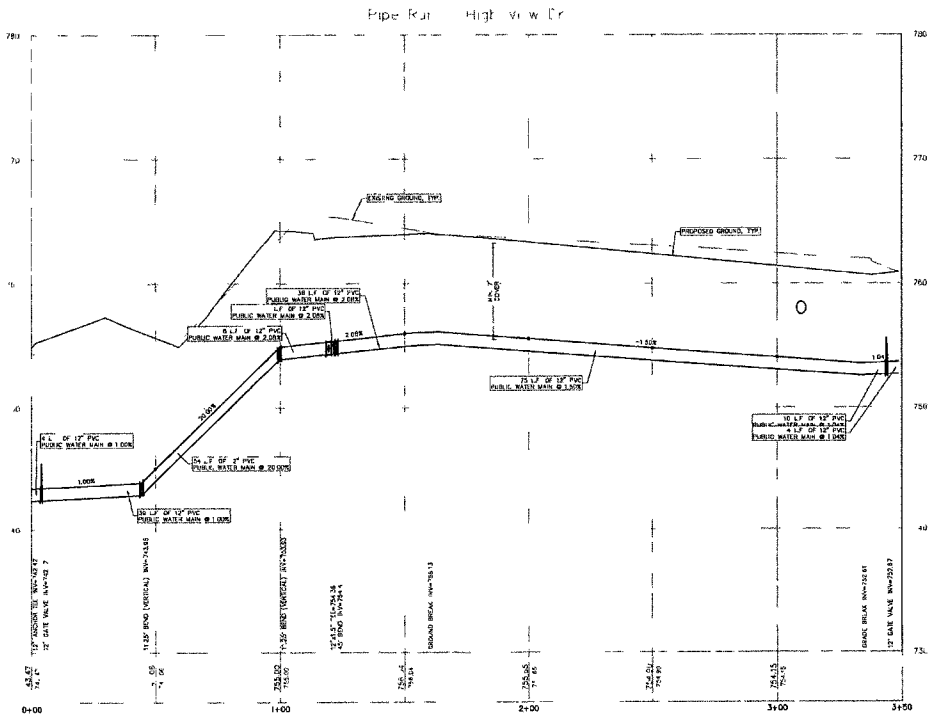

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FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

HIGH VIEW DR WATERMAIN

CONSTRUCTION DOCUMENTS

DPI - WI CITY SUBMI

DATE 09/24

JOB NO. 2102

SHEET NO.

C5

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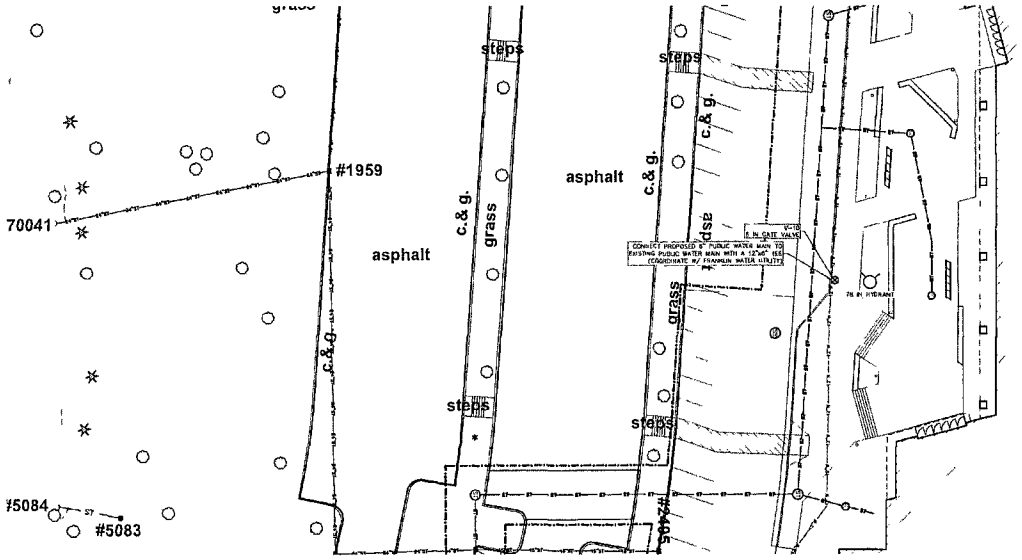

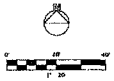

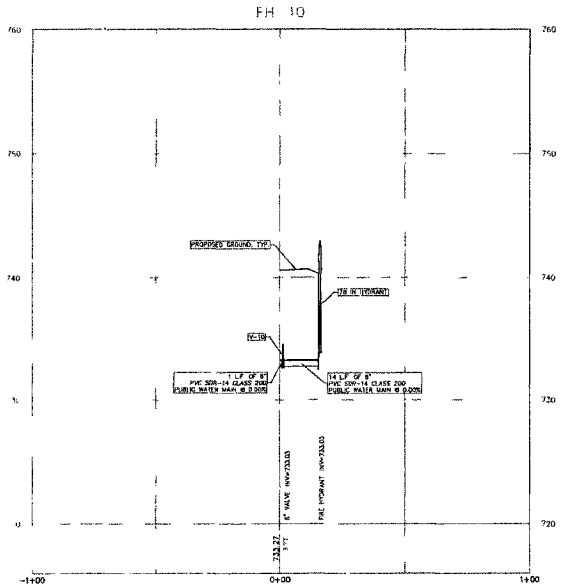

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pra
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FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

BIDDING
CITY SUBMITTAL SET

CONSTRUCTION DOCUMENTS
SET 1 WAUKESHA CITY SUBMITTAL
DATE 05/14/25
JOB NO 2102
SHEET NO C5

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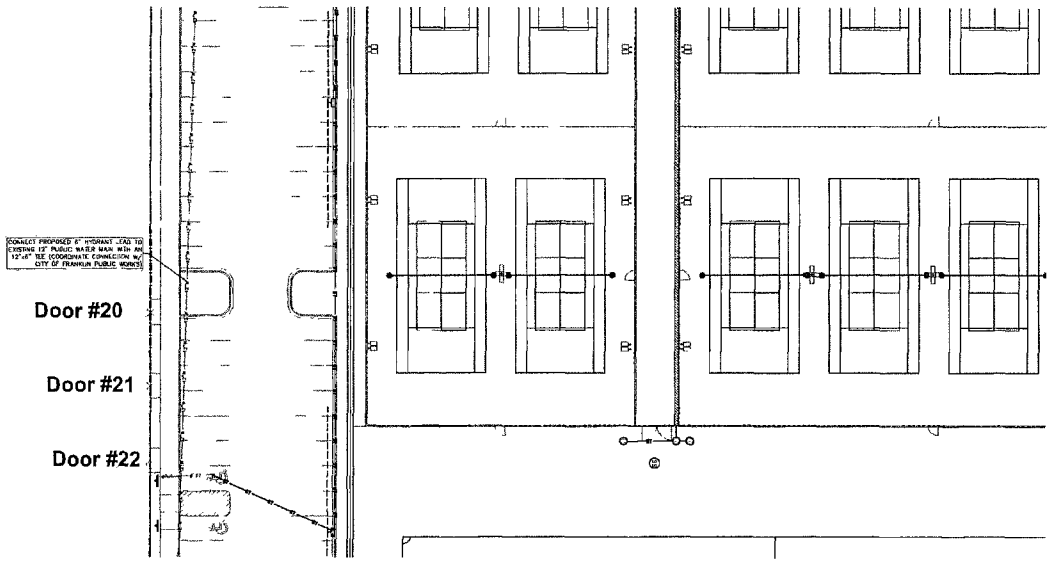
PLOT DATE: 5/6/2025 11:28:13 AM



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9. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL REQUIRED EXISTING WATER MAIN SHUTDOWNS.
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11. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE FRANKLIN WATER UTILITY FOR THE USE OF WATER FOR THE PURPOSE OF OBTAINING SAFE WATER SAMPLES. THE COST OF SUCH WATER SHALL BE BILLED TO THE CONTRACTOR BASED ON METERED USE OR UPON APPROVAL A VOLUME BASED ON THREE (3) TIMES THE TOTAL WATER MAIN ON THE PROJECT
12. NO HYDRANTS, VALVES, OR ANY EXISTING WATER MAIN FITTINGS SHALL BE REUSED

PROPOSED GROUND TYP.

6" VALVE AND BOX TYP.

36" HYDRANT ASSEMBLY TYP.

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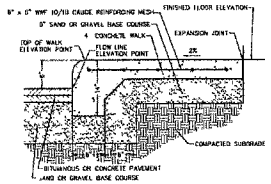
LIGHT DUTY ASPHALT PAVEMENT — 1 / C6.0

STANDARD ASPHALT PAVEMENT — 2 / C6.0

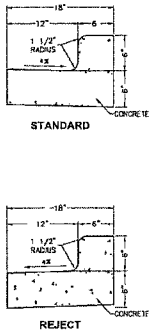
CONCRETE SIDEWALK — 3 / C6.0

CONCRETE PAVEMENT — 4 / C6.0

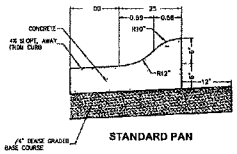
REINFORCED CONCRETE PAVEMENT — 5 / C6.0



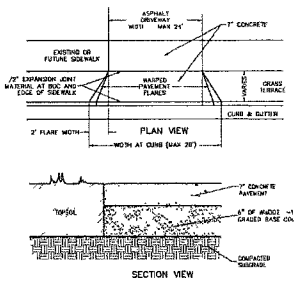
THICKENED EDGE WALK — 6 / C6.0



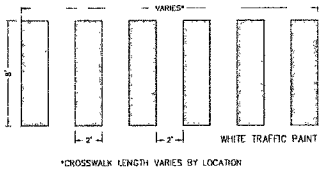
18" CURB & GUTTER — 7 / C6.0



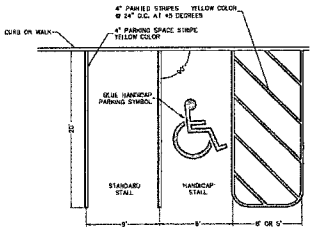
6"T; 27"W ROLL CURB — 8 / C6.0



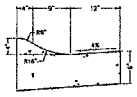
7" CONCRETE DRIVEWAY APRON — 9 / C6.0



CROSSWALK STRIPING — 10 / C6.0



PARKING LOT STRIPING — 11 / C6.0



4"T x 25"W ROLL CURB — 12 / C6.0

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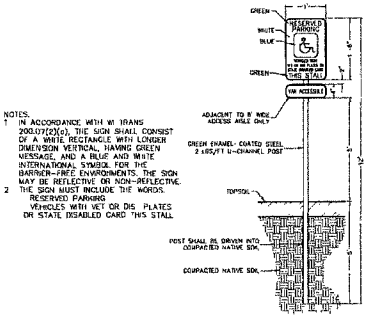
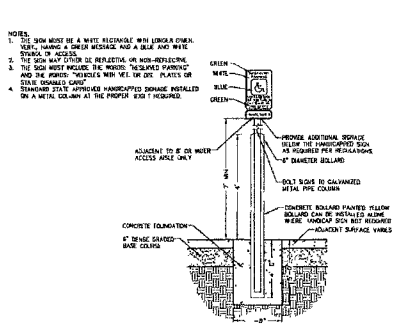
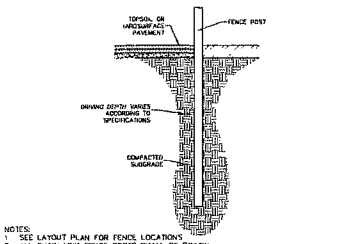


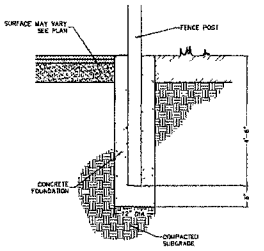
ADA PARKING SIGN — 1 / C6.1



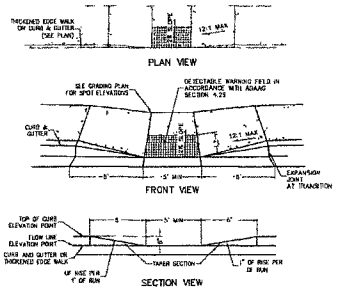
ADA PARKING SIGN (W/ BOLLARD) — 2 / C6.1



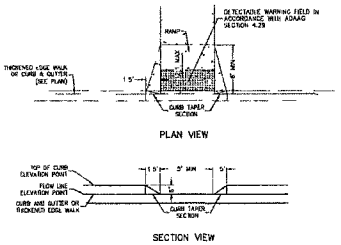
FENCE POST - DRIVEN — 3 / C6.1



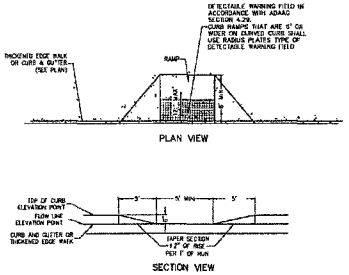
FENCE POST - CONCRETE FOOTING — 4 / C6.1



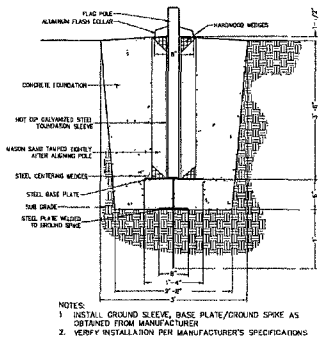
CURB RAMP (MID WALK) — 5 / C6.1



CURB RAMP (END WALK) — 6 / C6.1



CURB RAMP (STANDARD) — 7 / C6.1



FLAG POLE — 8 / C6.1

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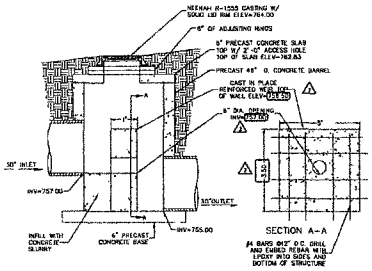
SILT FENCE — 1 / CB.2

INLET PROTECTION — 2 / CB.2

EROSION CONTROL BLANKET (SLOPE FLOW) — 3 / CB.2

EROSION CONTROL BLANKET (CHANNEL FLOW) — 4 / CB.2



ROCK CONSTRUCTION ENTRANCE — 5 / CB.2

TEMPORARY DITCH CHECK — 6 / CB.2

CONCRETE WASHOUT AREA — 7 / CB.2

CONTROL STRUCTURE CS#1 — 8 / CB.2

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ENDWALL STRUCTURE — 1/C6.2

STORM SEWER MANHOLE — 2/C6.2

NYLOPLAST DRAIN BASIN — 3/C6.2

CLEANOUT — 4/C6.2

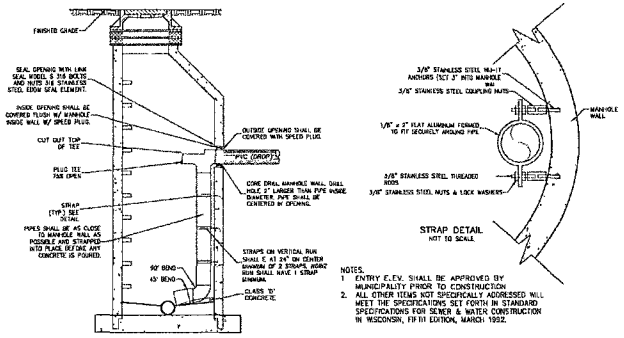
STORM SEWER CURB INLET — 5/C6.2

DOWNSPOUT CONNECTION — 6/C6.2

SANITARY SEWER MANHOLE — 7/C6.2

GATE VALVE — 8/C6.2

WET DETENTION POND — 9/C6.2



SANITARY MANHOLE - INSIDE DROP — 10/C6.2

NOTES:
1. ENTRY E.V. SHALL BE APPROVED BY MUNICIPALITY PRIOR TO CONSTRUCTION
2. ALL OTHER ITEMS NOT SPECIFICALLY ADDRESSED WILL MEET THE SPECIFICATIONS SET FORTH IN STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FIFTH EDITION, MARCH 1992.

pra PLUNKETT RAYSICH ARCHITECTS LLP

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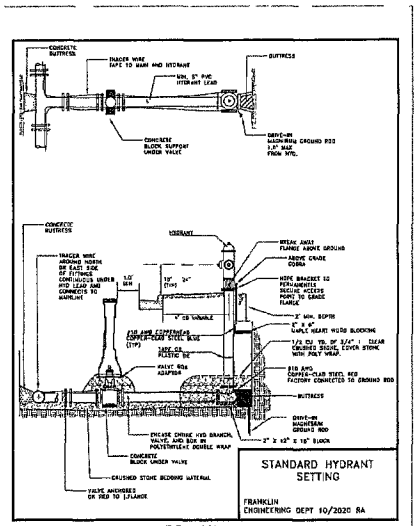

FIGURE 22

STANDARD HYDRANT SETTING — 1 / C6.1

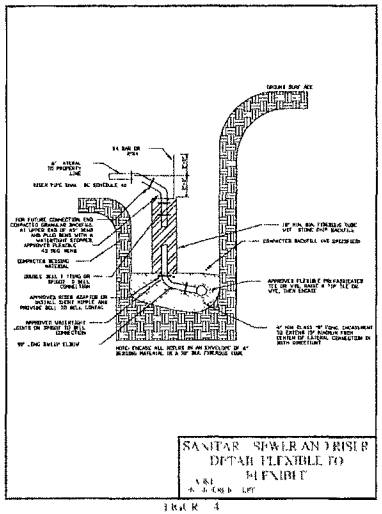

FIGURE 4

SANITARY SEWER AND RISER — 2 / C6.1

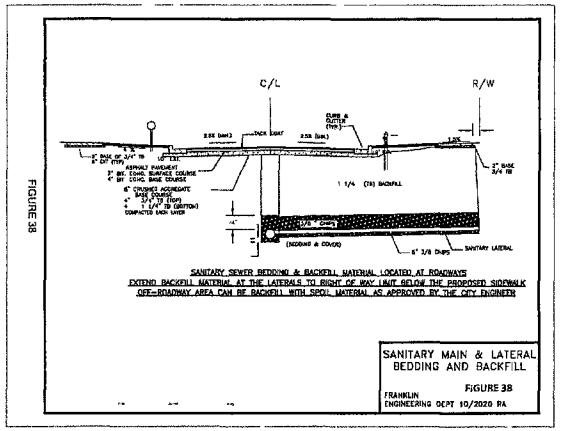

FIGURE 38

SANITARY SEWER BACKFILL — 3 / C6.1

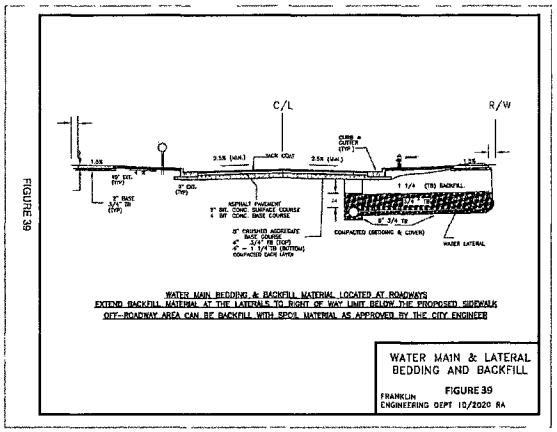

FIGURE 39

WATER LINE BACKFILL — 4 / C6.1

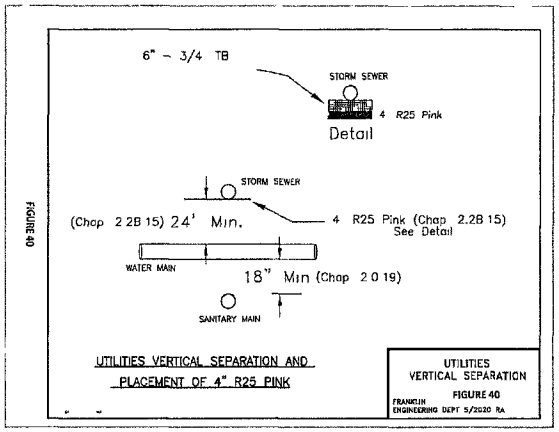

FIGURE 40

UTILITIES VERTICAL SEPARATION — 5 / C6.1

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CITY OF FRANKLIN
WATER DISTRIBUTION SYSTEM
DESIGN STANDARDS &
CONSTRUCTION SPECIFICATIONS

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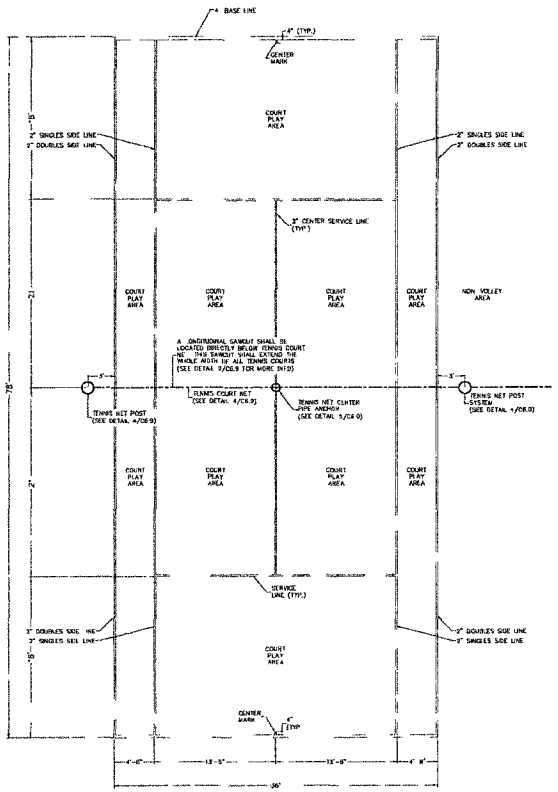
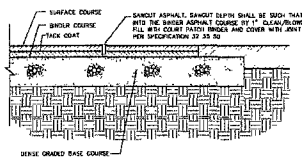
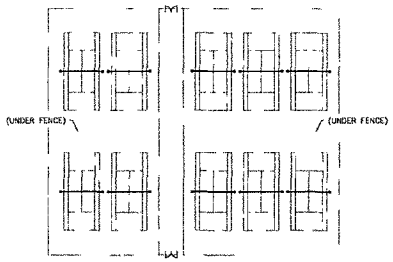


NOTES
1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.
2. ALL PLAYING LINES SHALL BE 2" IN WIDTH, EXCEPT THE BASE LINE WHICH SHALL BE 4" IN WIDTH.
3. ALL ASPHALT PAVEMENT WITHIN THE TENNIS COURT AREA SHALL BE INSTALLED PER THE 'TENNIS COURT' PAVEMENT DETAIL (3/C6.9)

TENNIS COURT - LAYOUT (1/C6.9)

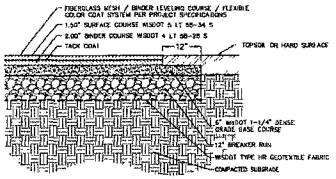


NOTES
1. CONTROL JOINTS SHALL BE INITIALLY CUT WITH A 1/8" WIDE BLADE THROUGH THE TOP LAYER OF ASPHALT. CONTROL JOINTS SHALL BE SAWCUT AS SOON AS THE CUTTING MACHINE WILL ALLOW BUT NOT LEAVE ANY MARKS IN THE NEW PAVEMENT BUT NO LONGER THAN 72 HOURS AFTER PAVING IS COMPLETED.
2. CONTROL JOINTS SHALL BE INSTALLED BETWEEN COURTS AND ALONG THE NET LINE (SEE ADJACENT CONTROL JOINT LOCATION MAP



CONTROL JOINT LOCATION MAP

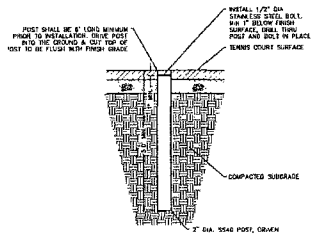
TENNIS COURT - CONTROL JOINTS (2/C6.9)



NOTES
1. SUBMIT ASPHALT PAVEMENT DESIGN FOR ENGINEER APPROVAL PRIOR TO INSTALLATION
2. SUBMIT ASPHALT PAVING PLANTON ENGINEER APPROVAL PRIOR TO INSTALLATION
3. COLD JOINT ELEMENTS AT TEMPERATURE NO LESS THAN 230° F LANE NOT PERMITTED
4. AGGREGATE BASE COURSE SHALL EXTEND 12" BEYOND EDGE OF ASPHALT
5. CONTRACTOR SHALL FOLLOW ALL CURRENT ASBA GUIDELINES FOR TENNIS COURT ASPHALT PAVING (SEE EPOR-SCHOOL BUILDING DESIGN/CONSTRUCTION GUIDELINES FOR THE CURRENT ASBA GUIDELINES)
6. CONTRACTOR SHALL CONTACT ENGINEER FOLLOWING ASPHALT PAVING
7. DO NOT APPLY COLORT RUNNING BINDER THE HOURS MIGHT COLORCOAT UNTIL PAVING HAS THOROUGHLY CURED (MINIMUM 28 DAYS)
8. SEE SPECIFICATION 32 33 16 56 "ATHLETICS ASPHALT PAVING FOR TENNIS" FOR MORE DETAIL

TENNIS COURT PAVEMENT (3/C6.9)

TENNIS NET SYSTEM (4/C6.9)



TENNIS NET CENTER PIPE ANCHOR (5/C6.9)

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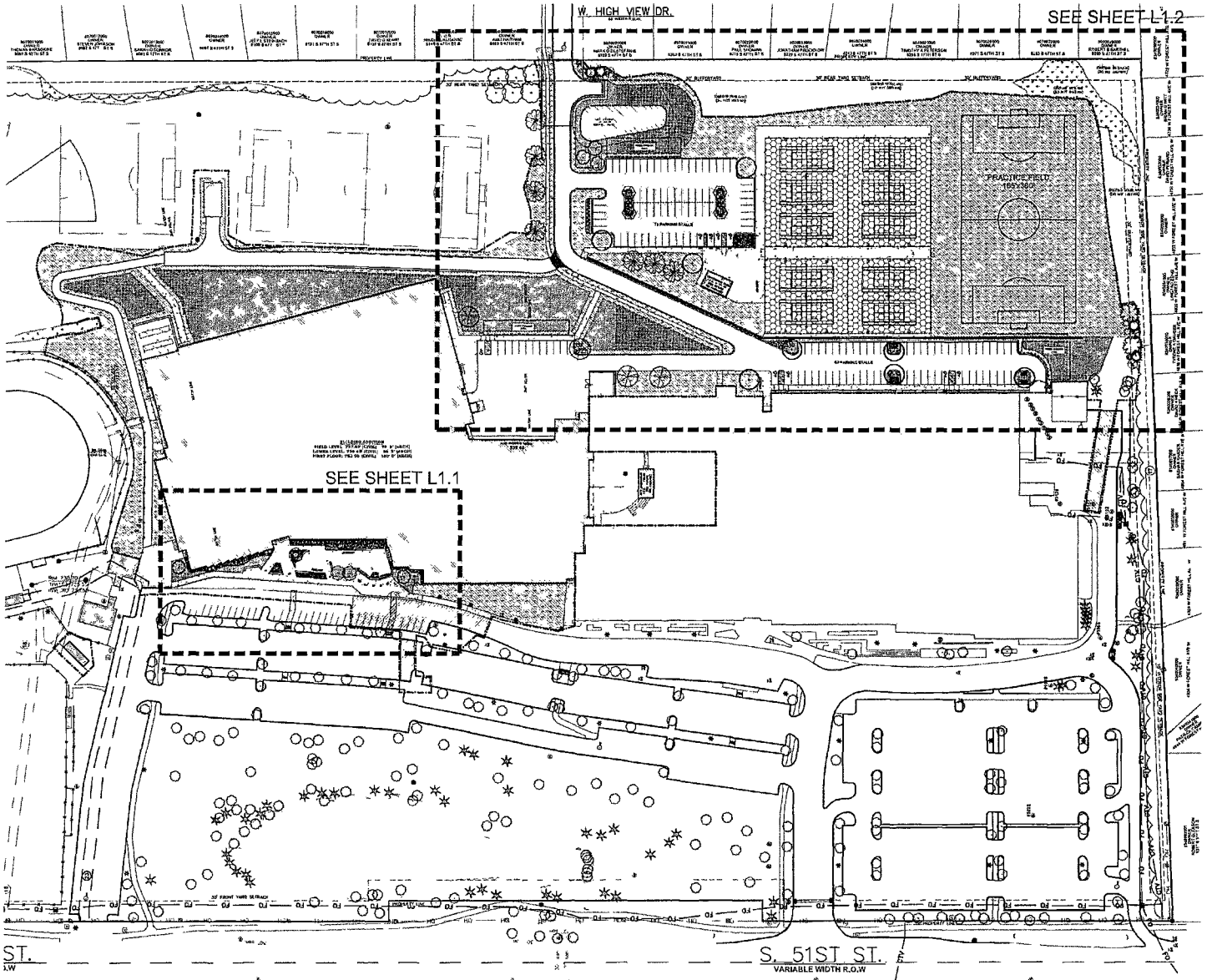


GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. *ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD* BARK MULCH.
7. CURV-RITE LANDSCAPING EDGING (SERIES 3000 3/16" X 4" WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS AS NOTED.
8. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED AS NOTED. CONTRACTOR TO PROVIDE SHREDDED HARDWOOD MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
9. 3" DEPTH OF 1 1/2" DIAMETER STONE MULCH SHALL BE PLACED AS NOTED. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED. GRADATION FROM 1" TO 1-1/2" MINIMUM. RIVER ROCK OR APPROVED EQUAL CONTRACTOR TO PROVIDE STONE MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
10. 2# YEAR WOVEN WEED BARRIER FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE BED SHREDDED HARDWOOD BARK AND STONE MULCH.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	60'W50'W	10
BP	BETULA PAPYRIFERA 'WHITESPIRE'	WHITESPIRE BIRCH	3" CAL.	30'H25'W	8
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE	3" CAL.	50'H35'W	11
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CAL.	50'H30'W	7
GR	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	45'H35'W	7
MA	MALUS 'JARMIN'	MARLEE CRABAPPLE	3" CAL.	20'H10'W	4
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	3" CAL.	25'H25'W	2
PB	PINUS BANKSIANA	JACK PINE	MIN. 6' HT.	50'H20'W	6
PS	PINUS STROBUS	WHITE PINE	MIN. 6' HT.	80'H30'W	9

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AM	ARONIA MELANOCARPA 'UNCONNAM165'	LOW SCAPE MOUND ARONIA	18"T	3'H3'W	21
BU	BUXUS 'GLENCOE'	GLENCOE LARGE BOXWOOD	18"T	4'H4'W	21
CA	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	36"T	5' 6"H5'-6"W	8
CM	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18"T	3'H3'W	17
CR	CORNUS SERICEA	RED TWIG DOGWOOD	36"T	10'H10'W	3
CS	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED-OSIER DOGWOOD	18"T	3'H3'W	20
DI	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18"T	3'H3'W	29
PA	PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	36"T	4'-4"H4'-6"W	6
PF	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	18"T	3'H3'W	14
PM	PINUS MUGO VAR. PUMILIO	DWARF MUGO PINE	36"T	6'H6'W	2
SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18"T	3'H3'W	13
SM	SPIRAEA JAPONICA 'MALIBUNA'	MAGIC CARPET SPIREA	18"T	2'H2'W	15
TG	TAXUS X MEDIA 'DARTN GIANT'	DARTN GIANT ARBORVITAE	36"T	6'H10'W	4
VR	VIBURNUM RAFINESQUIANUM	RAFINESQUE VIBURNUM	36"T	6'-8"H6'-8"W	10

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	18"T	2-3'T	49
SH	SPOROBOLUS HETEROLEPIS 'TARA'	TARA DWARF PRAIRIE DROPSEED	18"T	12"T	38

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AA	ASTER AZUREUS	SKY BLUE ASTER	18"T	3'H2'W	8
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	18"T	3'H3'W	26
AL	ARUNCUS HYBRID	CHANTILLY LACE GOATSBEARD	18"T	2'H4'W	16
AT	ASCLEPIAS TUBEROSA VAR. CLAY	ORANGE BUTTERFLY MILKWEED (CLAY)	18"T	2'H2'W	8
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.	1'H2'W	271
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	18"T	3'H3'W	28
SB	SEDUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	1 GAL.	1'H2'W	200
SR	SEDUM RUPESTRE 'ANGELINA	ANGELINA SEDUM	1 GAL.	1'H2'W	141

LANDSCAPE BOULDERS	INSTALLATION SIZE	QUANTITY	NOTES
	3'-3.5"(WIDE) X 2'-3"(TALL)	18	BOULDERS ARE TO BE SALVAGED FROM ON SITE CONSTRUCTION LIMITS DURING DEMOLITION ACTIVITIES AS MUCH AS POSSIBLE. CONTRACTOR TO COORDINATE STORAGE LOCATION WITH OWNER. CONTRACTOR TO PROVIDE ADDITIONAL BOULDERS AS NEEDED TO MEET TOTAL QUANTITY
	2'-2.5"(WIDE) X 2'-3"(TALL)	21	BOULDERS ARE TO BE SALVAGED FROM ON SITE CONSTRUCTION LIMITS DURING DEMOLITION ACTIVITIES AS MUCH AS POSSIBLE. CONTRACTOR TO COORDINATE STORAGE LOCATION WITH OWNER. CONTRACTOR TO PROVIDE ADDITIONAL BOULDERS AS NEEDED TO MEET TOTAL QUANTITY

LANDSCAPE REQUIREMENTS:

INTERIOR PARKING LOT REQUIREMENT: A MINIMUM OF 10% OF THE INTERIOR AREA OF THE PARKING LOT SHALL BE LANDSCAPED, WITH A MINIMUM TOTAL INTERIOR PLANTING AREA OF THREE HUNDRED SF

NORTH PARKING LOT INTERIOR AREA: 6,138 SF X 0.10 = 614 SF
SOUTH PARKING LOT INTERIOR AREA: 21,180 SF X 0.10 = 2,118 SF
EAST PARKING LOT INTERIOR AREA: 26,265 SF X 0.10 = 2,621 SF

PROPOSED: NORTH PARKING LOT 614 SF SOUTH PARKING LOT 2,148 SF EAST PARKING LOT 2,886 SF

MINIMUM LANDSCAPE REQUIREMENT: COMMERCIAL, OFFICE, INSTITUTIONAL AND SIMILAR USES:

TYPE	PLANTING SIZE	MINIMUM QUANTITY
CANOPY/SHADE TREE	3" CALIPER	1 PER 5 PARKING SPACES
EVERGREEN/ORNAMENTAL TREES	6' TALL/3" CALIPER	1 PER 5 PARKING SPACES
EVERGREEN/LARGE SHRUBS	18" WIDE/3' TALL	1 PER 5 PARKING SPACES
SMALL SHRUBS/PERENNIALS	18" TALL	1 PER 5 PARKING SPACES

TOTAL PARKING STALLS: 147 STALLS/5 = 31 CANOPY TREES, 31 EVERGREEN/DECORATIVE TREES, 31 EVERGREEN/LARGE SHRUBS & 31 PERENNIAL/SHRUBS REQUIRED (NORTH LOT 13/5 = 3, SOUTH LOT 62/5 = 13, EAST LOT 72/5 = 15)

PROPOSED: 31 PROPOSED CANOPY TREES, 11 PROPOSED AND 13 EXISTING EVERGREEN/DECORATIVE TREES, 49 PROPOSED LARGE SHRUBS/EVERGREENS AND 291 SMALL PROPOSED SHRUBS/PERENNIALS, 612 PROPOSED GROUNDCOVER

BUFFERYARD REQUIREMENT: WHEN DEVELOPMENT ABUTS OR IS ACROSS A STREET FROM A RESIDENTIAL ZONING DISTRICT OR EXISTING RESIDENTIAL USE, OR AN EXISTING, LESS INTENSIVE USE AS DETERMINED BY THE ZONING ADMINISTRATOR THE FOLLOWING BUFFERYARD REQUIREMENTS SHALL APPLY:
1. ADDITIONAL PLANTING DENSITY SHALL BE REQUIRED; FOR THE SITE AS A WHOLE THE MINIMUM DENSITY OF PLANTINGS REQUIRED IN TABLE 15-5.0302 SHALL BE INCREASED BY TWENTY (20) PERCENT.
2. A COMBINATION OF EVERGREEN TREES (WHICH MAY INCLUDE ARBORVITAE), OTHER DECIDUOUS VEGETATION, AND FENCING ARE RECOMMENDED WITHIN THE BUFFER YARD. THE MINIMUM PLANTING HEIGHT OF EVERGREENS AND FENCING AT INSTALLATION SHALL BE SIX (6) FEET

MINIMUM PLANTINGS 20% INCREASE, 31 X 0.2 = 7 CANOPY TREES, 7 EVERGREEN/DECORATIVE TREES, 7 EVERGREEN/LARGE SHRUBS & 7 PERENNIAL/SMALL SHRUBS REQUIRED

PROPOSED: 4 PROPOSED AND 3 EXISTING CANOPY TREES, 7 PROPOSED EVERGREEN/DECORATIVE TREES, 7 PROPOSED LARGE SHRUBS/EVERGREENS AND 7 PROPOSED SMALL SHRUBS/PERENNIALS

SNOW STORAGE REQUIREMENT: A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFF-STREET PARKING OR LOADING AREA, INCLUSIVE OF ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.

EAST PARKING LOT AREA: 26,370 SF X 0.10 = 2,637 SF OF SNOW STORAGE REQ.
NORTH PARKING LOT AREA: 25,965 SF X 0.10 = 2,596 SF OF SNOW STORAGE REQ.
SOUTH PARKING LOT AREA: 25,563 SF X 0.10 = 2,556 SF OF SNOW STORAGE REQ.

PROPOSED: EAST PARKING LOT AREA = 2,944 SF NORTH PARKING LOT = 2,592 SF SOUTH PARKING LOT = 2,560 SF

PLANT MATERIAL REQUIREMENTS:

REQUIREMENT: ALL LANDSCAPE PLANT MATERIALS SELECTED SHALL BE ADEQUATELY MIXED SO THAT NO SINGULAR SPECIES EXCEEDS FORTY (40) PERCENT OF THE TOTAL PLANTING REQUIREMENTS.

TOTAL PROPOSED TREES: (89) ~ 13/89 = 14.6%
TOTAL PROPOSED SHRUBS (189) ~ 29/189 = 15.3%
TOTAL PROPOSED PERENNIALS/GROUNDCOVER: (781) ~ 271/781 = 35.0%

KEYNOTES:

1. LANDSCAPE EDGING SEE GENERAL NOTES
2. LANDSCAPE HARDWOOD MULCH SEE GENERAL NOTES
3. LANDSCAPE STONE MULCH SEE GENERAL NOTES
4. LANDSCAPE BOULDER (LARGE) SEE PLANTING SCHEDULE
5. LANDSCAPE BOULDER (SMALL) SEE PLANTING SCHEDULE
6. LANDSCAPE STONE MULCH MOW STRIP SEE DETAIL 1/L1.1

LANDSCAPE RATIO:

PARCEL AREA: 3,105,789 SF OR 71.32 AC

EXISTING SITE:

TOTAL IMPERVIOUS: 1,145,126 SF OR 26.29 AC (36.86%)
TOTAL GREENSPACE: 1,961,663 SF OR 45.03 AC (63.14%)

PROPOSED SITE:

TOTAL IMPERVIOUS: 1,602,578 SF OR 36.79 AC (51.58%)
TOTAL GREENSPACE: 1,504,211 SF OR 34.53 AC (48.42%)

LEGEND:

- PROPOSED LANDSCAPE BED W/HARDWOOD BARK MULCH
- PROPOSED LANDSCAPE BED W/STONE MULCH
- PROPOSED LOW-MOW TURF GRASS MIX (SEE SPECIFICATIONS)
- PROPOSED STONE MULCH MOW STRIP
- PROPOSED STANDARD TURF GRASS MIX (SEE SPECIFICATIONS)

BENCHMARK:

ELEVATIONS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST [illegible] OF THE NE 1/4 OF SEC. 04, T7N, R 21E, BEARING N 10° 57' W

VERT. AL DATUM FOR 'E PROJECT SURVEY DATUM, ON A BENCHMARK 'A' RR SPIKE, IN SURFACE 'A' POWER POLE #2 T, LOCATED AT THE SE. CORNER OF W. GREAT A- AT 51ST ST.

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY [illegible] POINT OF BEGINNING A, INC. AND IS THEIR RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE GEOGRAPHIC SURVEY DATA.

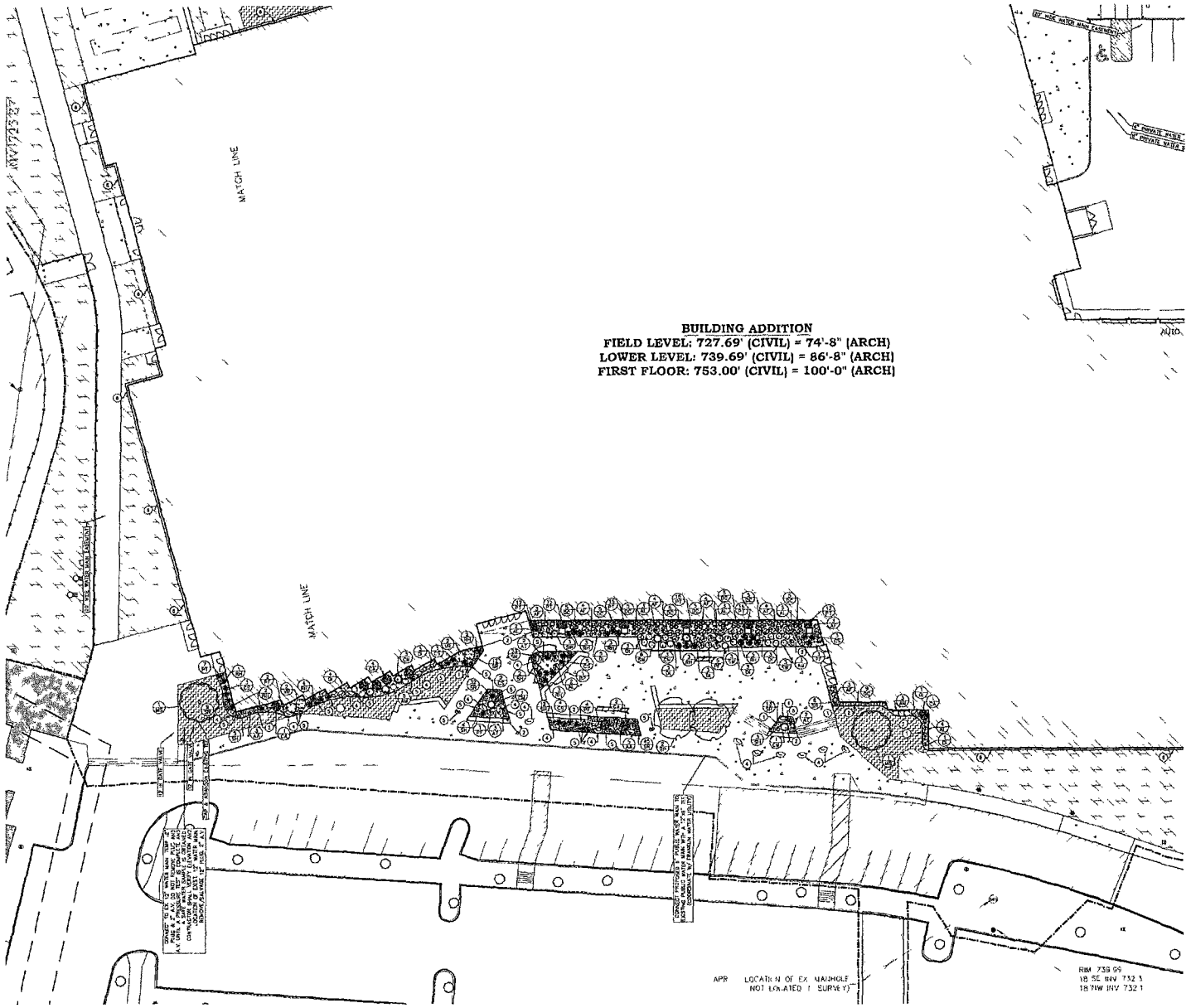
DRAWN BY: JS 6/23/2022 2:39:10 PM

PLANNERS
PLUNKETT RAYSON ARCHITECTS, LLP
10255 PLUNKETT RAYSON ARCHITECTS, LLP

CONSTRUCTION DOCUMENTS
BPI CITY SUBMITTAL
DATE 06/28
JOB NO 2100
SHEET NO L1

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

REVISIONS
CITY SUBMITTAL 6/28/22



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. CURV-RITE LANDSCAPING EDGING (SERIES 3000 3/16" X 4" WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS AS NOTED.
8. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED AS NOTED. CONTRACTOR TO PROVIDE SHREDDED HARDWOOD MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
9. 3" DEPTH OF 1 1/2" DIAMETER STONE MULCH SHALL BE PLACED AS NOTED. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED. GRADUATION FROM 1" TO 1 1/2" MAXIMUM, RIVER ROCK OR APPROVED EQUAL. CONTRACTOR TO PROVIDE STONE MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION
10. 20 YEAR WOVEN WEED BARRIER (FILTER FABRIC) SHALL BE PLACED BENEATH ALL LANDSCAPE BED SHREDDED HARDWOOD BARK AND STONE MULCH.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	65'TX50'W	10
BP	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	3" CAL.	30'TX25'W	6
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE	3" CAL.	50'TX35'W	11
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CAL.	50'TX30'W	7
GS	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	45'TX35'W	7
MA	MALUS 'JARNIF'	MARLEE CRABAPPLE	3" CAL.	20'TX10'W	4
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	3" CAL.	20'TX25'W	2
PB	PINUS BANKSIANA	JACK PINE	MIN. 6' HT.	50'TX20'W	4
PS	PINUS STROBUS	WHITE PINE	MIN. 6' HT.	80'TX30'W	9

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AM	ARONIA MELANOCARPA 'UNCONNAM165	LOW SCAPE MOUND ARONIA	18"T	3'TX3'W	21
BG	BUXUS 'GLENDOE'	CHICAGO LAND BOXWOOD	18"T	4'TX4'W	21
CA	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	36"T	5' 6'TX5'-6"W	8
CM	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18"T	3'TX3'W	17
CR	CORNUS SERICEA	RED TWIG DOGWOOD	36"T	10'TX10'W	5
CS	CORNUS SERICEA 'KELSEYI'	KELSEYS DWARF RED-OSIER DOGWOOD	18"T	3'TX3'W	20
DI	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18"T	3'TX3'W	28
PA	PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	36"T	3'-4"TX4' 6"W	8
PF	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	18"T	3'TX3'W	14
PM	PINUS MUGO VAR PUMILIO	DWARF MUGO PINE	36"T	6'TX6'W	2
SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	8"T	3'TX6'W	13
SM	SPIRAEA JAPONICA 'MAILBOMAL'	MARC CARPET SPIREA	18"T	2'TX2'W	13
TG	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	36"T	6'TX10'W	4
VR	VIBURNUM RAFINESQUIANUM	RAFINESQUE VIBURNUM	36"T	6'-8"TX6' 6"W	10

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	18"T	2-3'T	49
SH	SPOROBOLUS HETEROLEPIS 'TARA'	TARA DWARF PRAIRIE DROPSEED	18"T	12"T	36

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AA	ASTER AZUREUS	SKY BLUE ASTER	18"T	3'TX2'W	8
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	18"T	3'TX3'W	26
AL	ARUNCUS NYDRD	CHANTILLY LACE GOATSBEARD	18"T	3'TX6'W	16
AT	ASCLEPIAS TUBEROSA VAR. CLAY	ORANGE BUTTERFLY MILKWEED (CLAY)	18"T	2'TX2'W	8
PY	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.	1'TX2'W	271
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	18"T	3'TX3'W	26
SB	SEDUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	1 GAL.	1'TX2'W	200
SR	SEDUM RUPESTRE 'ANGELINA'	ANGELINA SEDUM	1 GAL.	1'TX2'W	141

LANDSCAPE BOULDERS	INSTALLATION SIZE	QUANTITY	NOTES
	3-3.5'(WIDE) X 2-3'(TALL)	18	BOULDERS ARE TO BE SALVAGED FROM ON SITE CONSTRUCTION LIMITS DURING DEMOLITION ACTIVITIES AS MUCH AS POSSIBLE. CONTRACTOR TO COORDINATE STORAGE LOCATION WITH OWNER. CONTRACTOR TO PROVIDE ADDITIONAL BOULDERS AS NEEDED TO MEET TOTAL QUANTITY
	2-2.5'(WIDE) X 2-3'(TALL)	21	BOULDERS ARE TO BE SALVAGED FROM ON SITE CONSTRUCTION LIMITS DURING DEMOLITION ACTIVITIES AS MUCH AS POSSIBLE. CONTRACTOR TO COORDINATE STORAGE LOCATION WITH OWNER. CONTRACTOR TO PROVIDE ADDITIONAL BOULDERS AS NEEDED TO MEET TOTAL QUANTITY

LANDSCAPE REQUIREMENTS:

INTERIOR PARKING LOT REQUIREMENT: A MINIMUM OF 10% OF THE INTERIOR AREA OF THE PARKING LOT SHALL BE LANDSCAPED, WITH A MINIMUM TOTAL INTERIOR PLANTING AREA OF THREE HUNDRED SF

NORTH PARKING LOT INTERIOR AREA: 6,138 SF X 0.10 = 614 SF
SOUTH PARKING LOT INTERIOR AREA: 21,180 SF X 0.10 = 2,118 SF
EAST PARKING LOT INTERIOR AREA: 26,205 SF X 0.10 = 2,621 SF

PROPOSED: NORTH PARKING LOT 614 SF SOUTH PARKING LOT 2,148 SF EAST PARKING LOT 2,688 SF

MINIMUM LANDSCAPE REQUIREMENT: COMMERCIAL, OFFICE, INSTITUTIONAL AND SIMILAR USES:

TYPE	PLANTING SIZE	MINIMUM QUANTITY
CANOPY/SHADE TREE	3" CALIPER	1 PER 5 PARKING SPACES
EVERGREEN/ORNAMENTAL TREES	6' TALL/3" CALIPER	1 PER 5 PARKING SPACES
EVERGREEN/LARGE SHRUBS	18" WIDE/3' TALL	1 PER 5 PARKING SPACES
SMALL SHRUBS/PERENNIALS	18" TALL	1 PER 5 PARKING SPACES

TOTAL PARKING STALLS: 147 STALLS/5 = 31 CANOPY TREES, 31 EVERGREEN/DECORATIVE TREES, 31 EVERGREEN/LARGE SHRUBS & 31 PERENNIAL/SHRUBS REQUIRED (NORTH LOT 13/5 = 3, SOUTH LOT 92/5 = 19, EAST LOT 72/5 = 15)

PROPOSED: 31 PROPOSED CANOPY TREES, 11 PROPOSED AND 13 EXISTING EVERGREEN/DECORATIVE TREES, 49 PROPOSED LARGE SHRUBS/EVERGREENS AND 291 SMALL PROPOSED SHRUBS/PERENNIALS, 812 PROPOSED GROUNDCOVER

BUFFERYARD REQUIREMENT: WHEN DEVELOPMENT ABUTS OR IS ACROSS A STREET FROM A RESIDENTIAL ZONING DISTRICT OR EXISTING RESIDENTIAL USE, OR AN EXISTING, LESS INTENSIVE USE AS DETERMINED BY THE ZONING ADMINISTRATOR THE FOLLOWING BUFFERYARD REQUIREMENTS SHALL APPLY:
ADDITIONAL PLANTING DENSITY SHALL BE REQUIRED; FOR THE SITE AS A WHOLE, THE MINIMUM DENSITY OF PLANTINGS REQUIRED IN TABLE 15-5.0062 SHALL BE INCREASED BY TWENTY (20) PERCENT.
2. A COMBINATION OF EVERGREEN TREES (WHICH MAY INCLUDE ARBORVITAE), OTHER DECIDUOUS VEGETATION AND FENCING ARE RECOMMENDED WITHIN THE BUFFER YARD. THE MINIMUM PLANTING HEIGHT OF EVERGREENS AND FENCING AT INSTALLATION SHALL BE SIX (6) FEET.

MINIMUM PLANTINGS 20% INCREASE. 31 X 0.2 = 7 CANOPY TREES, 7 EVERGREEN/DECORATIVE TREES, 7 EVERGREEN/LARGE SHRUBS & 7 PERENNIAL/SMALL SHRUBS REQUIRED

PROPOSED: 4 PROPOSED AND 3 EXISTING CANOPY TREES, 7 PROPOSED EVERGREEN/DECORATIVE TREES, 7 PROPOSED LARGE SHRUBS/EVERGREENS AND 7 PROPOSED SMALL SHRUBS/PERENNIALS

SNOW STORAGE REQUIREMENT: A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFF-STREET PARKING OR LOADING AREA, INCLUSIVE OF ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA

EAST PARKING LOT AREA: 26,370 SF X 0.10 = 2,637 SF OF SNOW STORAGE REQ.
NORTH PARKING LOT AREA: 25,885 SF X 0.10 = 2,585 SF OF SNOW STORAGE REQ.
SOUTH PARKING LOT AREA: 25,583 SF X 0.10 = 2,556 SF OF SNOW STORAGE REQ.

PROPOSED: EAST PARKING LOT AREA = 2,844 SF NORTH PARKING LOT = 2,592 SF SOUTH PARKING LOT = 2,560 SF

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE NE ¼ LINE OF THE SE ¼ OF SECTION 14, T5N, R21E, BEING N 01°01'19"E

VERTICAL DATUM FOR THE PROJECT IS CTH 'A'/60TH AVE. WITH A RED MARK, 0.8 FT SPIKE IN W FACE OF POWER POLE #5, 19.09M/12 LOCATED AT THE SE CORNER OF W GREEN AVE AND SR 1

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THIS DRAWING WAS PREPARED BY OTHERS. PRA'S OF RESPONSIBILITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS OR OMISSION OF THE TOPOGRAPHIC SURVEY DATA

PLANT MATERIAL REQUIREMENTS:

REQUIREMENT: ALL LANDSCAPE PLANT MATERIALS SELECTED SHALL BE ADEQUATELY MIXED SO THAT NO SINGULAR SPECIES EXCEEDS FORTY (40) PERCENT OF THE TOTAL PLANTING REQUIREMENTS.

TOTAL PROPOSED TREES: (85) ~ 13/89 = 14.6%
TOTAL PROPOSED SHRUBS: (169) ~ 29/189 = 15.3%
TOTAL PROPOSED PERENNIALS/GROUNDCOVER: (781) ~ 271/781 = 35.0%

KEYNOTES:

Ⓚ

1. LANDSCAPE EDGING SEE GENERAL NOTES
2. LANDSCAPE HARDWOOD MULCH SEE GENERAL NOTES
3. LANDSCAPE STONE MULCH SEE GENERAL NOTES
4. LANDSCAPE BOULDER (LARGE) SEE PLANTING SCHEDULE
5. LANDSCAPE BOULDER (SMALL) SEE PLANTING SCHEDULE
6. LANDSCAPE STONE MULCH MOW STRIP SEE DETAIL 1/L1.1

LANDSCAPE RATIO:

PARCEL AREA: 3,109,788 SF OR 71.32 AC

EXISTING SITE:

TOTAL IMPERVIOUS: 1,145,126 SF OR 26.29 AC (36.86%)
TOTAL GREENSPACE: 1,961,663 SF OR 45.03 AC (63.14%)

PROPOSED SITE:

TOTAL IMPERVIOUS: 1,602,578 SF OR 36.79 AC (51.56%)
TOTAL GREENSPACE: 1,504,211 SF OR 34.53 AC (48.42%)

LEGEND:

PROPOSED LANDSCAPE BED W/HARDWOOD BARK MULCH

PROPOSED LANDSCAPE BED W/STONE MULCH

PROPOSED LOW-MOW TURF GRASS MIX (SEE SPECIFICATIONS)

PROPOSED STONE MULCH MOW STRIP

PROPOSED STANDARD TURF GRASS MIX (SEE SPECIFICATIONS)

DIGGER'S HOTLINE

PLANNERTAYSON ARCHITECTS, LLP
pra
Civil Engineering
Land Surveying
Landscape Architecture
Environmental Consulting
Structural Engineering
ENGINEERING DESIGN BY

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS

REVISIONS
CITY SUBMITTAL 06/25

CONSTRUCTION DOCUMENTS
BPT CITY SUBMI
DATE 06/26
JOB NO. 2102
SHEET NO. L1

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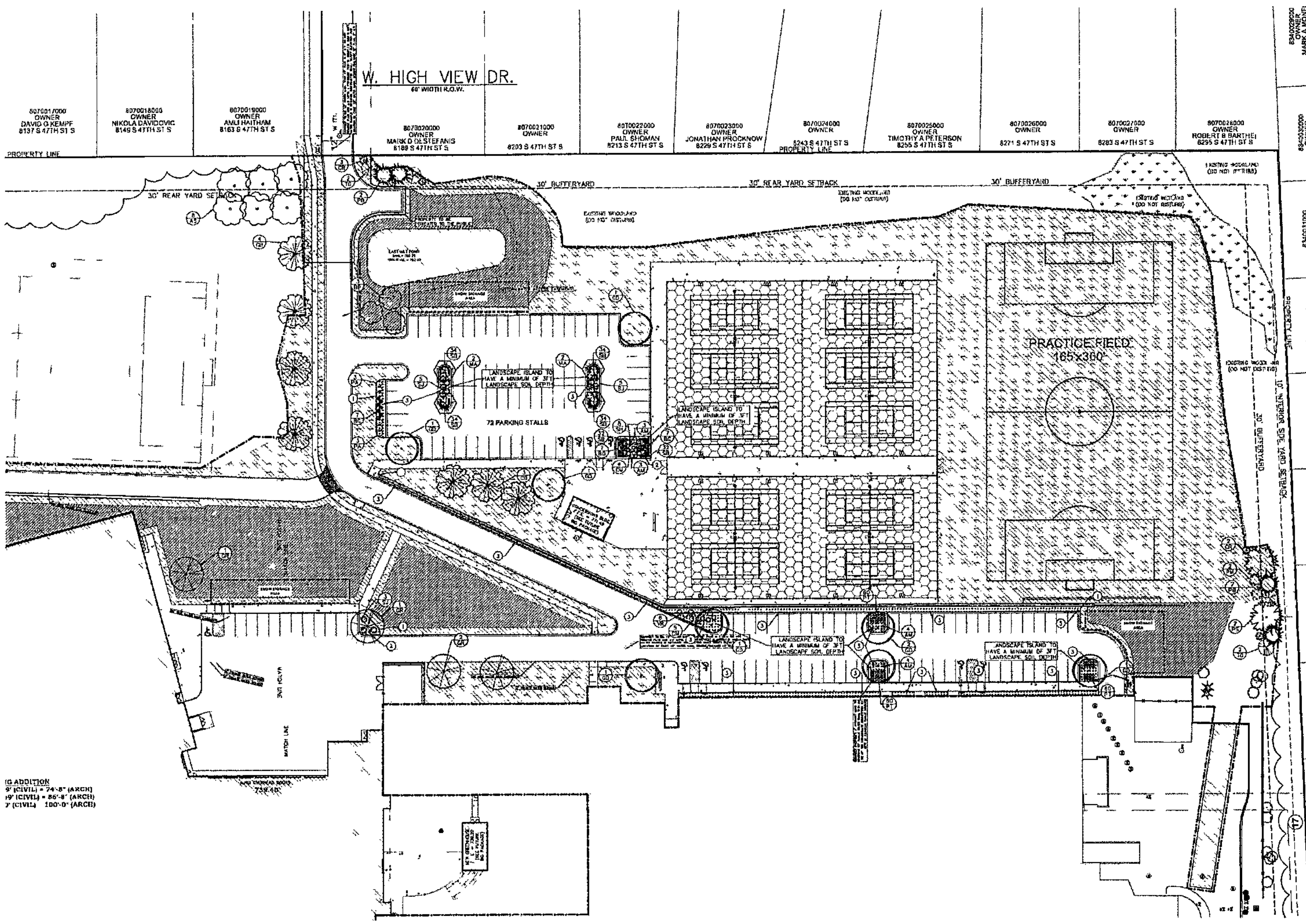
Franklin Public Schools

FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. CURV-RITE LANDSCAPING EDGING (SERIES 3000 3/16" X 4" WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS AS NOTED.
8. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED AS NOTED. CONTRACTOR TO PROVIDE SHREDDED HARDWOOD MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
9. 3" DEPTH OF 1 1/2" DIAMETER STONE MULCH SHALL BE PLACED AS NOTED. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED. GRADUATION FROM 1" TO 1-1/2" MAXIMUM, RIVER ROCK OR APPROVED EQUAL. CONTRACTOR TO PROVIDE STONE MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION
10. 20 YEAR WOVEN WEED BARRIER FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE BED SHREDDED HARDWOOD BARK AND STONE MULCH.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	60'TX50'W	10
BP	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	3" CAL.	30'TX25'W	6
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE	3" CAL.	50'TX35'W	11
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CAL.	50'TX30'W	7
GR	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	45'TX35'W	7
MA	MALUS 'JARMIN'	MARILEE CRABAPPLE	3" CAL.	20'TX10'W	4
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	3" CAL.	25'TX25'W	7
PB	PINUS BANKSIANA	JACK PINE	MIN. 6' HT	50'TX20'W	4
PS	PINUS STROBUS	WHITE PINE	MIN. 6' HT	80'TX30'W	2

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AM	ARONIA MELANOCARPA 'UNCONNAMIDS'	LOW SCAPE MOUND ARONIA	18"T	3'TX3'W	21
BG	BUXUS 'GLENCOE'	CHICAGO LAND BOXWOOD	18"T	4'TX4'W	21
CA	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	36"T	5' 6'TX5' 6'W	8
CM	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18"T	3'TX3'W	17
CF	CORNUS SERICEA	RED TWIG DOGWOOD	36"T	10'TX10'W	5
CS	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED-OSIER DOGWOOD	18"T	3'TX3'W	20
DI	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18"T	3'TX3'W	29
PA	PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	36"T	3'-4'TX4'-5'W	6
PF	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	18"T	3'TX3'W	14
PM	PINUS MUGO VAR. PUMILIO	DWARF MUGO PINE	36"T	6'TX6'W	2
SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18"T	3'TX5'W	13
SW	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	18"T	2'TX2'W	15
TG	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	36"T	6'TX10'W	4
VR	VIBURNUM RAFINESQUIANUM	RAFINESQUE VIBURNUM	36"T	6'-8'TX6' 8'W	10

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	18"T	2-3'T	49
SH	SPOROBOLUS HETEROLEPIS 'TARA'	TARA DWARF PRAIRIE DROPSEED	18"T	12'T	35

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AA	ASTER AZUREUS	SKY BLUE ASTER	18"T	3'TX2'W	8
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	18"T	3'TX3'W	26
AL	ARUNCUS HYBRID	CHANTILLY LACE GOATSBEARD	18"T	2'TX4'W	18
AT	ASCLEPIAS TUBEROSA VAR. CLAY	ORANGE BUTTERFLY MILKWEED (CLAY)	18"T	2'TX2'W	8
PJ	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL	1'TX2'W	271
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	18"T	3'TX3'W	26
SB	SEDUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	1 GAL.	1'TX2'W	200
SR	SEDUM RUPESTRE 'ANGELINA'	ANGELINA SEDUM	1 GAL.	1'TX2'W	141

LANDSCAPE BOULDERS	INSTALLATION SIZE	QUANTITY	NOTES
(large)	3-3.5'(WIDE) X 2-3'(TALL)	18	BOULDERS ARE TO BE SALVAGED FROM ON SITE CONSTRUCTION LIMITS DURING DEMOLITION ACTIVITIES AS MUCH AS POSSIBLE. CONTRACTOR TO COORDINATE STORAGE LOCATION WITH OWNER. CONTRACTOR TO PROVIDE ADDITIONAL BOULDERS AS NEEDED TO MEET TOTAL QUANTITY.
(small)	2-2.5'(WIDE) X 2-3'(TALL)	21	BOULDERS ARE TO BE SALVAGED FROM ON SITE CONSTRUCTION LIMITS DURING DEMOLITION ACTIVITIES AS MUCH AS POSSIBLE. CONTRACTOR TO COORDINATE STORAGE LOCATION WITH OWNER. CONTRACTOR TO PROVIDE ADDITIONAL BOULDERS AS NEEDED TO MEET TOTAL QUANTITY.

LANDSCAPE REQUIREMENTS:

INTERIOR PARKING LOT REQUIREMENT: A MINIMUM OF 10% OF THE INTERIOR AREA OF THE PARKING LOT SHALL BE LANDSCAPED, WITH A MINIMUM TOTAL INTERIOR PLANTING AREA OF THREE HUNDRED SF

NORTH PARKING LOT INTERIOR AREA: 6,138 SF X 0.10 = 614 SF
SOUTH PARKING LOT INTERIOR AREA: 21,180 SF X 0.10 = 2,118 SF
EAST PARKING LOT INTERIOR AREA: 28,205 SF X 0.10 = 2,821 SF

PROPOSED: NORTH PARKING LOT 614 SF SOUTH PARKING LOT 2,148 SF EAST PARKING LOT 2,888 SF

MINIMUM LANDSCAPE REQUIREMENT, COMMERCIAL, OFFICE, INSTITUTIONAL AND SIMILAR USES:

TYPE	PLANTING SIZE	MINIMUM QUANTITY
CANOPY/SHADE TREE	3" CALIPER	1 PER 5 PARKING SPACES
EVERGREEN/ORNAMENTAL TREES	6' TALL/3" CALIPER	1 PER 5 PARKING SPACES
EVERGREEN/LARGE SHRUBS	18" WIDE/3' TALL	1 PER 5 PARKING SPACES
SMALL SHRUBS/PERENNIALS	18" TALL	1 PER 5 PARKING SPACES

TOTAL PARKING STALLS: 142 STALLS/5 = 31 CANOPY TREES, 31 EVERGREEN/DECORATIVE TREES, 31 EVERGREEN/LARGE SHRUBS & 31 PERENNIAL/SHRUBS REQUIRED (NORTH LOT 13/5 = 3, SOUTH LOT 62/5 = 13, EAST LOT 72/5 = 15)

PROPOSED: 31 PROPOSED CANOPY TREES, 11 PROPOSED AND 13 EXISTING EVERGREEN/DECORATIVE TREES, 49 PROPOSED LARGE SHRUBS/EVERGREENS AND 291 SMALL PROPOSED SHRUBS/PERENNIALS, 612 PROPOSED GROUNDCOVER

BUFFERYARD REQUIREMENT: WHEN DEVELOPMENT ABUTS OR IS ACROSS A STREET FROM A RESIDENTIAL ZONING DISTRICT OR EXISTING RESIDENTIAL USE, OR AN EXISTING, LESS INTENSIVE USE AS DETERMINED BY THE ZONING ADMINISTRATOR THE FOLLOWING BUFFERYARD REQUIREMENTS SHALL APPLY:
1. ADDITIONAL PLANTING DENSITY SHALL BE REQUIRED; FOR THE SITE AS A WHOLE THE MINIMUM DENSITY OF PLANTINGS REQUIRED IN TABLE 15-5.0302 SHALL BE INCREASED BY TWENTY (20) PERCENT
2. A COMBINATION OF EVERGREEN TREES (WHICH MAY INCLUDE ARBORVITAE), OTHER DECIDUOUS VEGETATION, AND FENCING ARE RECOMMENDED WITHIN THE BUFFER YARD. THE MINIMUM PLANTING HEIGHT OF EVERGREENS AND FENCING AT INSTALLATION SHALL BE SIX (6) FEET

MINIMUM PLANTINGS 20% INCREASE: 31 X 0.2 = 7 CANOPY TREES, 7 EVERGREEN/DECORATIVE TREES, 7 EVERGREEN/LARGE SHRUBS & 7 PERENNIAL/SMALL SHRUBS REQUIRED

PROPOSED: 4 PROPOSED AND 3 EXISTING CANOPY TREES, 7 PROPOSED EVERGREEN/DECORATIVE TREES, 7 PROPOSED LARGE SHRUBS/EVERGREENS AND 7 PROPOSED SMALL SHRUBS/PERENNIALS

SNOW STORAGE REQUIREMENT: A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFF-STREET PARKING OR LOADING AREA, INCLUSIVE OF ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA

EAST PARKING LOT AREA: 28,370 SF X 0.10 = 2,837 SF OF SNOW STORAGE REQ.
NORTH PARKING LOT AREA: 25,885 SF X 0.10 = 2,589 SF OF SNOW STORAGE REQ.
SOUTH PARKING LOT AREA: 25,583 SF X 0.10 = 2,558 SF OF SNOW STORAGE REQ.

PROPOSED: EAST PARKING LOT AREA = 2,644 SF NORTH PARKING LOT = 2,592 SF SOUTH PARKING LOT = 2,580 SF

LANDSCAPE RATIO:

PARCEL AREA: 3,106,789 SF OR 71.32 AC

EXISTING SITE:

TOTAL IMPERVIOUS: 1,145,126 SF OR 26.29 AC (36.86%)
TOTAL GREENSPACE: 1,961,663 SF OR 45.03 AC (63.14%)

PROPOSED SITE:

TOTAL IMPERVIOUS: 1,602,578 SF OR 36.79 AC (51.58%)
TOTAL GREENSPACE: 1,504,211 SF OR 34.53 AC (48.42%)

BENCHMARK:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE WEST LINE OF THE NE 1/4 OF SEC. 04, T. 4 N., RANGE 21 E. BEARING N 0?0 'S 'W

VERTICAL DATUM FOR THE PROJECT SURVEY IS NAVD88. [illegible] A BENCHMARK OF RR SPIKE IN THE FACE OF POWER POLE [illegible] LOCATED AT THE SE CORNER OF W. DREXEL AVE. AND ST [illegible]

DISCLAIMER:

THE TOPOGRAPHIC SURVEY USED AS THE BASIS FOR THE DRAWING WAS PREPARED BY [illegible] POINT OF BEGINNING ASSUME RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR OMISSION THE TOPOGRAPHIC SURVEY DATA.

(X) KEYNOTES:

1. LANDSCAPE EDGING SEE GENERAL NOTES
2. LANDSCAPE HARDWOOD MULCH SEE GENERAL NOTES
3. LANDSCAPE STONE MULCH SEE GENERAL NOTES
4. LANDSCAPE BOULDER (LARGE) - SEE PLANTING SCHEDULE
5. LANDSCAPE BOULDER (SMALL) - SEE PLANTING SCHEDULE
6. LANDSCAPE STONE MULCH MOW STRIP SEE DETAIL 1/L1.1

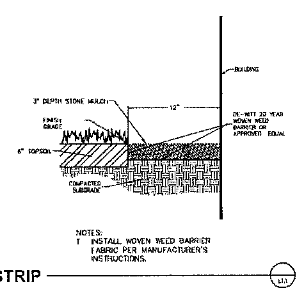
LEGEND:

- PROPOSED LANDSCAPE BED W/HARDWOOD BARK MULCH
- PROPOSED LANDSCAPE BED W/STONE MULCH
- PROPOSED LOW-MOW TURF GRASS MIX (SEE SPECIFICATIONS)
- PROPOSED STONE MULCH MOW STRIP
- PROPOSED STANDARD TURF GRASS MIX (SEE SPECIFICATIONS)

PLANT MATERIAL REQUIREMENTS:

REQUIREMENT: ALL LANDSCAPE PLANT MATERIALS SELECTED SHALL BE ADEQUATELY MIXED SO THAT NO SINGULAR SPECIES EXCEEDS FORTY (40) PERCENT OF THE TOTAL PLANTING REQUIREMENTS.

TOTAL PROPOSED TREES: (89) ~ 13/89 = 14.6%
TOTAL PROPOSED SHRUBS: (189) ~ 29/189 = 15.3%
TOTAL PROPOSED PERENNIALS/GROUNDCOVER: (781) ~ 271/781 = 35.0%



NOTES:
1. INSTALL WOVEN WEED BARRIER FABRIC PER MANUFACTURER'S INSTRUCTIONS.

MOW STRIP

PLUNKETT RAYSICH ARCHITECTS, LLP

ENGINEERING DESIGN ET. Civil Engineering, Land Surveying, Landscape Architecture

REVISIONS: CITY SUBMITTAL

CONSTRUCTION DOCUMENT
BP1 CITY SUBMITTAL
SHEET NO.
L1

© 2025 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: JHB 6/ 3/2025 2:30:10 PM

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Franklin Public Schools
Franklin High School – Building Addition and Site Improvements
6/16/2025

Property Legal Description:

The West 1/2 of the Northeast 1/4 of Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

EXCEPTING THEREFROM that portion of Land conveyed in instrument recorded on June 06, 1967 in Reel 362, Images 1062-1065 as Document No. 4321782; August 12, 1983, in Reel 1556, Image 914 as Document No. 5642797; August 07, 1986, in Reel 1932, Images 950-951 as Document No. 5947553; and December 01, 2009 as Document No. 09819502.

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Franklin Public Schools
Franklin High School – Building Addition and Site Improvements
7/2/2025

Engineering Submittal - Permit State Update

City of Franklin Permits

- NRSE – Currently applying for
- Site Plan Review – In process
- Public Water Main Review – Submitted
- Fill/Grading Permit – Submitted
- Stormwater Management / Erosion Control Review – Submitted
- Development Agreement – To be submitted
- Water Main Easement – To be submitted
- Stormwater Maintenance Easement – To be submitted
- Stormwater Management Agreement – To be submitted

State of Wisconsin Permits

- Exterior Plumbing Plan Review - To be submitted
- DNR Notice of Intent – To be submitted
- DNR Public Water Main Extension Permit – To be submitted
- Artificial Wetland Exemption – Approved
- Non-Federal Wetland Exemption – To be submitted
- Wetland Permit Application – Submitted

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Franklin High School Building Addition and Site Improvements
City of Franklin NRSE Application | 7/2/2025
Project Narrative

Project Introduction:

The FPS School Board, through an extensive master planning and community survey/feedback process voted on and approved the following ballot referendum question:

> *Shall the Franklin Public School District, Milwaukee County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed $145,000,000 for the public purpose of paying the cost of a school facility improvement project consisting of: Americans with Disabilities Act compliance updates, capital maintenance, building systems, safety, security and site improvements at the Elementary Schools and Franklin High School; construction of additions and renovations at Franklin High School, including for technical education space improvements, classroom and special education areas, science lab improvements, new indoor physical education spaces and a field house, a pool, and tennis courts; and acquisition of furnishings, fixtures and equipment?*

This ballot measure was approved by the Franklin Community on Tuesday, November 5, 2024. The proposed project must be constructed in accordance with this ballot referendum; therefore, the proposed high school facility updates and expansion must occur on the current FHS site. Therefore, Franklin Public Schools seeks approval of the proposed construction project, designed in accordance with the community approved referendum.

Franklin Public Schools (FPS) seeks a Natural Resource Special Exception for planned impacts to the woodlands, wetlands, and wetland buffers east of the existing Franklin High School (FHS) property, as part of the upcoming FHS building additions and site improvements construction project that was approved by referendum. Offsite mitigation is proposed due to the lack of remaining space on the High School property.

Proposed Facility Improvements:

The proposed FHS improvements include the demolition of approximately 70,000 sf of the existing Franklin High School building, portions of which were originally built in the 1960s, and replacing it with a new approximately 192,000 sf building addition. Proposed site improvements include new tennis court areas, athletic field areas, parking lot areas, paved driveways, sidewalks, stormwater management, and a concessions building. These community approved enhancements will improve onsite offerings for FHS students and help maintain a high level of instruction and co-curricular options for all students. A description of each of the proposed improvements follows, with commentary on the possibility of scope reduction to reduce natural resource impact.

Building Addition

The new building addition includes a new fieldhouse, technical education areas, classroom and special education areas, science lab improvements, and a new pool house. All of these improvements were explicitly named in the referendum and therefore are mandated to be constructed by the approved ballet measure. Additional floors could be added to the proposed building addition to limit natural resource impact. However, construction of a taller building presents safety and accessibility concerns. Evacuation of students during emergencies, e.g. fires and tornados becomes more challenging as the number of building stories increases. Limited mobility students will also need to change floors more often, increasing the need for elevators, substantially reducing their quality of life moving from classroom to classroom. Additionally, the financial cost of adding additional floors to the proposed building to reduce the footprint would be very substantial and is not accounted for in the referendum budget.

Constructing a soccer field on top of the proposed fieldhouse roof in lieu of the proposed natural grass field on the southeast corner of the site may be technically feasible. However, the cost of doing so would be substantial and very likely would exceed the currently

approved referendum bonding. Furthermore, this field would be less accessible for the community generally and more challenging to access from an handicap access standpoint.

High View Drive Connection

A new connection from the school facility to High View Drive is proposed. The area immediately adjacent to this connection point is wooded, so woodland clearing is required to make this connection. This connection point is vital for safety purposes to ensure that the school can be accessed by the police and fire department if 51st Street were to become blocked or damaged during an emergency. Looking at historical aerial imagery, High View Drive was stubbed towards the school back when the subdivision was first built, back in 1995 – clearly the intent at the time was this connection to eventually be tied into the High School site.

Tennis Facility

10 new tennis courts are proposed, along with an associated parking lot, plaza, and concessions/restroom building. New tennis courts were explicitly named in the referendum and therefore are mandated to be constructed by the approved ballet measure. Additionally, please note tennis courts were explicitly established as desired by the local community during the Franklin Forward April 2024 community survey. FPS has determined that 10 courts are minimum needed to meet the needs of the school's tennis team. Note these courts will also be available for community use on weekends and off-days. The proposed restroom/concessions building is required to provide restroom access for tennis players and fans. The number of proposed parking stalls could be reduced, but this would limit on-site parking for tennis and school events, potentially leading to parents or students parking on local streets, which is undesirable by neighbors.

Soccer Field

A new soccer field is proposed on the southeast corner of the property. While not explicitly addressed in the ballet measure, the new soccer field, proposed at the southeast corner of the property, is needed to make up for the loss of an existing soccer field that will be removed to make room for the proposed building addition. Eliminating this field or reducing its size could help reduce natural resource impact, but please note that natural grass fields are tough to maintain and very limited on the total hours of use they can sustain without turning to mud, not to mention scheduling conflicts when different activities happen at the same time. The district has operated with 4 fields at the FHS site for the last 10 years, and reducing this back down to 3 fields is likely not a sustainable option. Earlier in the project, an option to reduce the size of the soccer field to a partial field was discussed to decrease impact to Wetland 5. However, please note that Wetland 5 consists primarily of a buckthorn thicket with dead ash. Therefore, this wetland is likely to be considered low-quality with limited functional value due to the ongoing invasive species infestation. The district believes that a full-size soccer field will best meet the needs of its students.

Staff Parking Lot

An expanded staff parking lot is proposed directly east of the existing high school facility. While not explicitly addressed in the ballet measure, expanded parking has been promised to the community in multiple community handouts and meetings. The added staff parking at the back of the building will open more room in the front of the building for student use and moving staff parking to the back of the building combined with the new access drive to High View Drive will reduce the number of vehicles using 51st Street.

Access Drives / Sidewalks

A number of proposed drives and sidewalks are proposed to increase site accessibility and safe operation. Notably, the drive connection to High View Drive is very desirable from a safety standpoint, as it allows emergency vehicles to access the school site from a street other than 51st Street, in case of emergency. Furthermore, the proposed fire lane along the east side of the school is needed to ensure a fire truck can access the backside of the school.

Constructability

Logistically, the construction team needs a temporary construction laydown area for storage of construction materials and equipment, as well as to locate a couple construction trailers in order to safely construct the proposed building and site improvements. The best location and realistically the only good location for this construction laydown area is the wooded area south of the proposed High View Drive connection. Other areas of the school site are either located within the proposed building footprint or will be needed for students and faculty use while construction is ongoing during the 2026-2029 school years.

Natural Resource Disturbance

Both wetland and woodland impact are anticipated as a result of the proposed project.

Woodland

A tree survey of the planned disturbance area was completed on April 32, 2025 by Kimberly Destree, Consulting Forester, of Quast Forestry Consulting LLC. In this report, the woodlands located on the parcel were described as Central Hardwoods timber, consisting of a mixture of mid-shade tolerant to shade intolerant species including oak, hickory, elms, black cherry, red maple, ash, basswood, hackberry and sugar maple.

Basswood is the most common tree species, making up 56% of the total trees tallied. Shagbark hickory is the next most commonly occurring species being 16% of all trees tallied and American elm is another 11%. Associated species include sugar maple, white oak, bur oak, black cherry and black walnut. All ash trees on this property are dead because of Emerald Ash Borer infestation. Dead trees were not tallied.

Invasive plants such as buckthorn and honeysuckle are prevalent in areas. Buckthorn and honeysuckle are non-native invasive shrubs introduced from Europe that invade the understory of native woodlands, aggressively seeding in and creating a shrub layer that prohibits native perennials, shrubs and trees from becoming established. Phragmites are an invasive grass that occupies wetlands. Phragmites were also noted along the stretches of wetland on the northern portion of the site.

In total, 683 healthy trees were located within the limits of the tree survey. All trees being at least 8" in diameter at breast height (DBH) (4.5' above the ground) were recorded by tree species and tree diameter. See the tree survey for more information.

Wetland

A wetland delineation of the planned disturbance area was completed on May 2 and May 9, 2025 by Chad Fradette, a Wisconsin Department of Natural Resources (WDNR) Professionally Assured Wetland Delineator with assistance from Shyann Banker, Sara Marcinkus, and Ashley Poehls, of Evergreen Consultants, LLC. Five distinct wetland areas were delineated and are described as follows:

- Wetland 1 is 0.230-acres of wet meadow with cattails a few trees and some brush within an excavated storm ditch. Part of the drainage ditch is located between athletic fields. The wetland continues beyond the study area to the north.
- Wetland 2 is 0.137-acres of ruderal shrub swamp in an excavated drainage ditch around an athletic field. The wetland continues beyond the study area to the north.
- Wetland 3 is 0.049-acres of a ruderal shrub swamp within a small closed depression in a basswood forest. A running trail passes along the side of the wetland. The wetland is entirely within the study area.
- Wetland 4 is 0.156-acres of ruderal shrub swamp within a small closed depression in a buckthorn thicket. A running trail bisects the wetland. The wetland is entirely within the study area.
- Wetland 5 is 0.249-acres of ruderal shrub swamp within a small closed depression in a buckthorn thicket with dead ash. The wetland extends beyond the study area slightly to the east.

Natural Resource Compensation

To compensate for the loss of wetlands and woodlands, mitigation areas are proposed as follows:

Natural Resource Mitigation Area Requirements			
Existing Natural Resource Type	**Total Area of Resource Impact**	**Req. Mitigation Ratio**	**Total Mitigation Req.**
Woodlands	10.16 ac. (442,418 sf.)	0.75	7.62 ac. (331,814 sf.)
Wetlands	0.64 ac. (28,005 sf.)	1.5	0.96 ac. (42,008 sf.)
Wetland Buffers	1.98 ac. (86,223 sf.)	1.5	2.97 ac. (129,335 sf.)

The objective of the proposed mitigation plan is to compensate for the loss of the existing woodlands and wetlands per the proposed project scope through the restoration and creation of new woodland and wetland habitats within the Franklin High School property and the Hilltop Lane property.

Woodland

More specifically, the goals of the woodland restoration and creation are to:

1) Allow the establishment of native woodland species to replace what is being removed
2) Expand and enhance existing woodlands within both properties through the use of native species

3) Promote removal/control of existing non-native species observed

Approximately 7.60 acres of woodland restoration is proposed, with four individual mitigation areas. Woodland mitigation areas 1 & 2 are proposed at the northwest corner of the Franklin High School property. Area 1 includes 2.07 acres of woodland mitigation area and area 2 includes 0.42 acres of mitigation area. Both areas 1 & 2 will expand the existing woodland area running along the northern side of the Franklin High School property. Woodland mitigation areas 3 & 4 are located at the off-site Hilltop property with area 3 located along the north side and area 4 located in the southeast corner. Both of these woodland areas will expand upon existing woodland areas. Area 3 includes 4.11 acres of woodland mitigation area and area 4 includes 1.0 acre of mitigation area. Proposed woodland mitigation areas are comprised of existing agricultural areas, mowed lawn areas, and shrub/meadow areas.

Utilizing the consulting forester's tree survey, the selected tree and shrub species in the proposed woodland restoration plan were selected to match the existing conditions of the existing high school woodland, which primarily consist of Central Hardwood Forest. Invasive species such as buckthorn will be eradicated within the woodland mitigation areas throughout the three-year maintenance period utilizing the best available methods, minimizing their spread into the mitigation areas and therefore helping to improve the overall quality of Franklin's natural resources.

In total, the new woodland areas will consist of 7.62 acres of mitigation area. In total, (78) 4" caliper canopy trees, (191) 2.5" caliper canopy trees, (762) 5' tall canopy tree whips, (229) 5' tall understory tree whips, and (229) 12" tall shrubs will be planted within the proposed mitigation areas.

Wetland

Wetland mitigation is proposed at the Hilltop property to minimize disruptions to the existing wetlands, floodplain, and environmental corridor at the existing Franklin High School site. Note that the Hilltop property is located within the same Ryan Creek-Root River watershed as the high school site, so the proposed wetland mitigation area will maintain hydrologic and habitat benefits for the overall watershed.

The proposed wetland mitigation will occur through grading of the existing Hilltop Lane property, creating a shallow isolated area where stormwater runoff will collect and pond following storm events, mimicking a natural depression. Wetland tolerant trees and shrubs will be planted in this area in accordance with the proposed mitigation planting plan, and two different wet-tolerant wetland seed mixes will be utilized to promote native plant growth. Invasive species such as buckthorn and reed canary grass will be eradicated within the woodland mitigation areas throughout the three-year maintenance period utilizing the best available methods, minimizing their spread into the mitigation areas and therefore helping to improve the overall quality of Franklin's natural resources.

Ryan Road Property (Second High School)

In 2020, the district purchased 220 acres of land in the south area of Franklin for future district growth. This purchase from the Archdiocese came about as an opportunity for the District to secure land for future needs as a single contiguous and versatile property that was centrally located. The thought at the time was to secure land for needs such as replacing existing elementary building(s), a possible second middle school depending on community growth or an additional high school.

As part of Franklin Forward work, the district reviewed past survey data where the community was asked about the feasibility of adding a second high school. The results from the survey leaned in favor of not adding a second high school. In addition, based on the most recent population studies from MD Roffers, the Franklin community is not in need of a second high school through 2040. Based off this determination, the School Board opted to proceed with improvements to the current FHS facility in lieu of constructing a second high school at the Ryan Road site. Notably, the Ryan Road site also contains natural resources that would likely need to be modified if a new high school or other large facility was constructed at the site.

Hill Top Lane (Possible Roadway Connection)

Notably, following the 6-9-2025 Parks Community meeting, City staff asked the School District about the feasibility of redesigning the Hilltop Lane compensation area to allow for a future road connection through the parcel to connect to Hilltop Lane.

Given that the parcel is currently roughly 75% woodland, and that the remaining open area is planned to be used for mitigation, the school district feels that the parcel cannot be designed to have a road go through it.

Conclusion

The proposed woodland and wetland mitigation areas are intended to replace, expand, and enhance the overall quality of natural resources within the City of Franklin and the Root River watershed. In addition to ecological benefits, the project will provide a net positive impact to the Franklin community through the development of new and expanded educational facilities, supporting both environmental stewardship and educational advancement.

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

Franklin
WISCONSIN

(414) 425-4024
generalplanning@franklinwi.gov

Natural Resource Special Exception (NRSE)

Question and Answer Form

Date: 7/2/25
Property Owner: Franklin Public Schools
Property Address: 8222 S 51st St, Franklin, WI 53132

SECTION 15-9-08.d NRSE REVIEW CRITERIA

The applicant shall have the burden of proof to present evidence sufficient to support the findings required.

Criteria for Approval. A Special Exception may be granted only upon a finding by the Plan Commission:

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

Applicant Response:

See attached.

ii. Compliance with the strict provisions of this Article will:

a. Be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives; or,

b. Unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives; and

c. The Special Exception, including the specific compensation measures in the Natural Resource Protection Plan and physical modifications to the site to protect other Natural Resources, including any conditions imposed under this Section will:

i. Enhance the overall character of the resulting development in a manner consistent with the planned character of the area and site; and

ii. Not effectively undermine the ability to apply or enforce the requirement with respect to other properties; and

iii. Be in harmony with the general purpose and intent of the provisions of this Article; and

iv. Incorporate sufficient monitoring, conditions, and financial sureties to ensure preservation and enhancement of Protected Areas and compensation areas; and

v. Preserve or enhance the quality of the natural resources affected.

Applicant Response:

See attached.

In making its recommendation, the Plan Commission shall consider factors such as:

i. The impact on physical characteristics of the property, including but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks;

Applicant Response:

See attached.

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

Applicant Response:

See attached.

iii. The proposed degree of noncompliance with the requirement of this Article to be allowed by the Special Exception;

Applicant Response:

See attached.

iv. The project's proximity to and character of surrounding property;

Applicant Response:

See attached.

v. Purpose of the zoning district of the area in which property is located and neighboring area;

Applicant Response:

See attached.

vi. Any potential for negative effects upon adjoining property from the Special Exception if authorized.

Applicant Response:

See attached.

Criteria for Approval.
A Special Exception may be granted only upon a finding by the Plan Commission:

i. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant:

The conditions giving rise to this request were not self-imposed. When the Franklin High School (FHS) property was originally purchased and later constructed in the 1960s, the natural resource requirements imposed now by the City of Franklin did not exist. The school district at the time reasonably believed that they would have the ability to develop this land as needed to meet the growing needs of students of the Franklin Community. Preventing the local school district from utilizing the remaining land located east of the high school is unreasonably burdensome.

The High View Drive stub road located east of FHS, which was constructed around 1995 and ties directly into the high school property, shows that the undeveloped land located east of the high school was meant to be developed, in order for this roadway connection to be made.

Special note should be made regarding the conservation easement that the school district signed in 2014. Conservation easements are meant to be permanent but can be modified if there is a substantial reason, such as public interest, community benefit, changed conditions, or unforeseen circumstances. In 2014, school district staff may have thought that the next reasonable step for the school district would be to construct a new school. However, the recent Franklin Forward long-range facility planning initiative, through community outreach and population studies, has determined that the Franklin Community does not currently need or want a second high school. Therefore, modifying the current conservation easement to allow for development on the land east of the high school makes the most sense for the community as a whole, as it allows the school district to address its needs without the financial and social costs of splitting the community through the creation of a second high school.

i) Compliance with the strict provisions of this Article will:
   a) Be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives; or,
   b) Unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives; and
   c) The Special Exception, including the specific compensation measures in the Natural Resource Protection Plan and physical modifications to the site to protect other Natural Resources, including any conditions imposed under this Section will:
      i) Enhance the overall character of the resulting development in a manner consistent with the planned character of the area and site; and
      ii) Not effectively undermine the ability to apply or enforce the requirement with respect to other properties; and
      iii) Be in harmony with the general purpose and intent of the provisions of this Article; and
      iv) Incorporate sufficient monitoring, conditions, and financial sureties to ensure preservation and enhancement of Protected Areas and compensation areas; and
      v) Preserve or enhance the quality of the natural resources affected.

When the high school property was originally purchased and later built in the 1960s, the natural resource requirements imposed now by the City of Franklin did not exist. The school district at the time reasonably believed that they would have the ability to develop this land as needed to meet the

growing needs of students of the Franklin Community. Preventing the District from utilizing the remaining land located east of the high school is unreasonably burdensome. Construction of a new high school would be substantially more expensive than the currently proposed project and may run into similar natural resources concerns.

FHS has existed on this property since the 1960s. The proposed site improvements and expansion of the existing facility are consistent with the current land use and the overall character of the surrounding neighborhood. Since the school has existed on this property for 60 plus years and has very unique responsibilities to the Franklin community, approval of this NRSE will not under undermine the city's ability to apply or enforce natural resources requirements with respect to other properties.

The proposed development and wetland/woodland mitigation areas shall be in harmony with the intent of the UDO Natural Protection Guidance Document. The UDO allows for natural resource special exceptions to allow for community driven needs such as this project.

The proposed mitigation plan incorporates sufficient monitoring, conditions, and financial sureties to ensure preservation and enhancement of Protected Areas and compensation areas. Proposed mitigation areas shall be constructed in accordance with City requirements and guidelines with measures taken to prevent the spread of invasive species such as buckthorn and reed canary grass, resulting in enhanced natural resources for the community.

The proposed development will avoid impact to the existing environmental corridor on the north side of the school property which contains an existing waterway, woodlands, wetlands, and floodplain area.

In making its recommendation, the Plan Commission shall consider factors such as:

i. The impact on physical characteristics of the property, including but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks;

The current high school property already has a fair amount of development, with undeveloped areas lying to north and east of the current facilities. The area to north is quite likely undevelopable, as there is a myriad number of environmental concerns – wetlands, woodlands, floodplains, two minor waterways, an environmental corridor, etc.

The only realistically developable land, substantial enough in size to host the proposed improvements, lies east of the current high school facility. This area is wooded with three small, isolated wetland areas and a series of drainage swales which have been delineated as wetland. The cost of building a new high school would be excessive, so it is in the community's best interest to further develop the current FHS property to allow for referendum approved improvements for the high school facility.

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

An exceptional amount of land is needed to construct and maintain a high school facility, given the needs for school buildings, athletic fields, student drop-of and pickup areas, parking, and community events. Given that the district's long-term planning and community feedback indicates that there is no current need or community desire for a second high school, it only makes sense that the needed facility

improvements occur at the current high school property.

iii. The proposed degree of noncompliance with the requirement of this Article to be allowed by the Special Exception;

Per the newly approved UDO, woodland and nonfederal jurisdiction wetland disturbance with compensatory mitigation is allowed without a special exception. Offsite compensation requires approval of a special exception.

iv. The project's proximity to and character of surrounding property;

The proposed building and site improvements will match the character of the existing high school facility. The proposed building will be aesthetically pleasing modern construction. Substantial landscaping is proposed to enhance the beauty of the proposed development, in accordance with local requirements.

Locating schools near residential homes offers numerous benefits, including improved student safety, reduced transportation costs, and increased opportunities for walking or biking. It strengthens community ties, boosts attendance and punctuality, and allows for greater parental involvement. Proximity also supports neighborhood development, promotes environmental sustainability, and ensures more equitable access to education for all families.

v. Purpose of the zoning district of the area in which property is located and neighboring area;

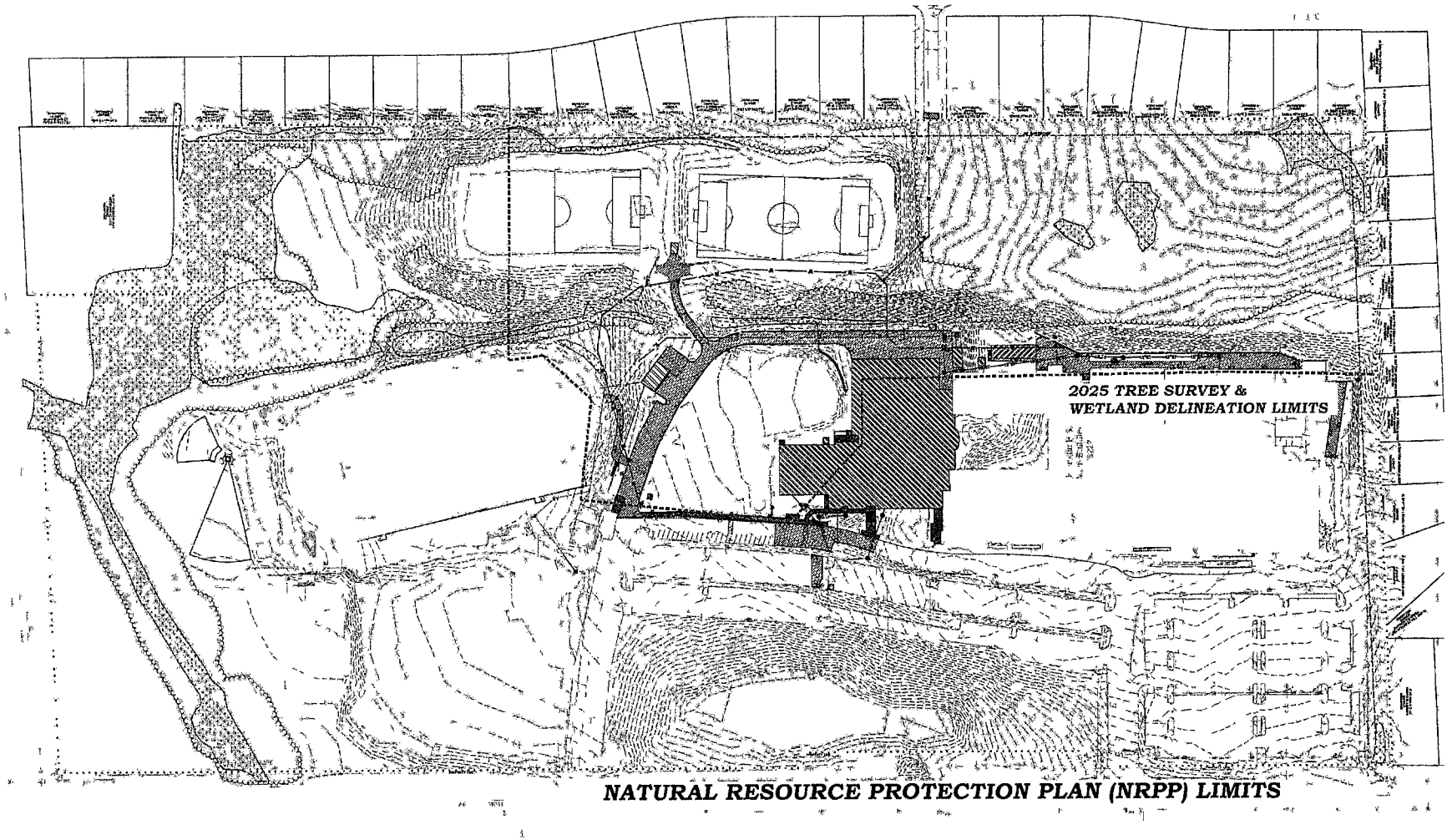
The purpose of the institutional zoning district in which this property is located is to allow for the development of institutional facilities to educate the youth of the City of Franklin. This proposed development aligns with this purpose.

Furthermore, locating school development near residential centers offers numerous benefits, including improved student safety, reduced transportation costs, and increased opportunities for walking or biking. It strengthens community ties and allows for greater parental involvement. Proximity also supports neighborhood development and promotes environmental sustainability through improved access.

vi. Any potential for negative effects upon adjoining property from the Special Exception if authorized.

As mentioned above, schools should generally be located near residential properties. The proposed development has been designed with substantial landscape buffer and the proposed tennis courts have been shifted away from neighboring residences as much as possible to minimize any negative impact upon adjoining properties

Erosion control measures are proposed in accordance with WDNR technical standards to protect local waterways from construction sediment throughout the duration of construction. Additionally, a new wet detention pond and adjustments to an existing wet detention pond are also proposed in accordance with WDNR Technical Standard 1001 to provide long-term stormwater rate control and treatment of stormwater discharge from the proposed development, protecting local waterways post-construction. Furthermore, new wetland area will be constructed as required by state and local mitigation requirements.



LEGEND:

EXISTING WOODLAND

EXISTING WOODLAND BUFFER

EXISTING WETLAND

WETLAND BUFFER

CONTACT INFORMATION

DEVELOPER.
FRANKLIN PUBLIC SCHOOLS
8255 WEST FOREST HILL AVE
FRANKLIN WI 53132
414-529-8220

PLAN PREPARER
JESSE BECKER, P E
POINT OF BEGINNING INC
4941 KIRSCHLING COURT
STEVENS POINT WI 54481
715-344-9999

SITE STATISTICS

SITE AREA.
3,106,789 SF = 71.32206 ACRES

TOTAL SITE WOODLAND AREA.
706,226 SF = 16.21 ACRES

TOTAL SITE WETLAND AREA.
242,912 SF = 5.58 ACRES

TOTAL SITE WETLAND BUFFER AREA.
281,186 SF = 6.46 ACRES

GENERAL NOTES

1. THIS NATURAL RESOURCE PROTECTION PLAN, AS WELL AS THE ASSOCIATED MITIGATION PLAN AND DRAFT CONSERVATION EASEMENT EXHIBIT HAVE BEEN DEVELOPED IN ACCORDANCE WITH UPCOMING CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE (UDO) CHANGES.
2. STEEP SLOPES WILL NO LONGER BE CONSIDERED A NATURAL RESOURCES WITH THE UPCOMING CHANGES TO FRANKLIN'S UNIFIED DEVELOPMENT ORDINANCE. THEREFORE, STEEP SLOPE LOCATIONS ARE NOT SHOWN ON THIS NRPP
3. WETLANDS LOCATED WITHIN THE INDICATED "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" WERE LOCATED BY ASSURED DELINEATOR CHAD FRADETTE WITH EVERGREEN CONSULTANTS.
4. WETLANDS LOCATED OUTSIDE THE INDICATED "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" WERE LOCATED PER GIS DATA FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES'S "SURFACE WATER DATA VIEWER" THESE WETLANDS ARE LOCATED OUTSIDE OF THE PLANNED DISTURBANCE LIMITS FOR THE PROPOSED PROJECT
5. NOTE THAT WETLANDS LOCATED WITHIN THE "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" HAVE BEEN CONFIRMED FINAL BY EVERGREEN CONSULTANTS, BUT THE WETLAND DELINEATION REPORT IS STILL A WORK IN PROGRESS AS OF 6/1/2025. THE FINAL WETLAND DELINEATION REPORT WILL BE PROVIDED TO THE CITY OF FRANKLIN WHEN AVAILABLE

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REVISIONS	
06-02-2025	WETLAND REVISIONS
06-30-2025	RESUBMITTAL
08-08-2025	REVISION

CHECKED	JB
DRAWN	JB
DATE	5/6/2025
PROJECT NO	25.0022

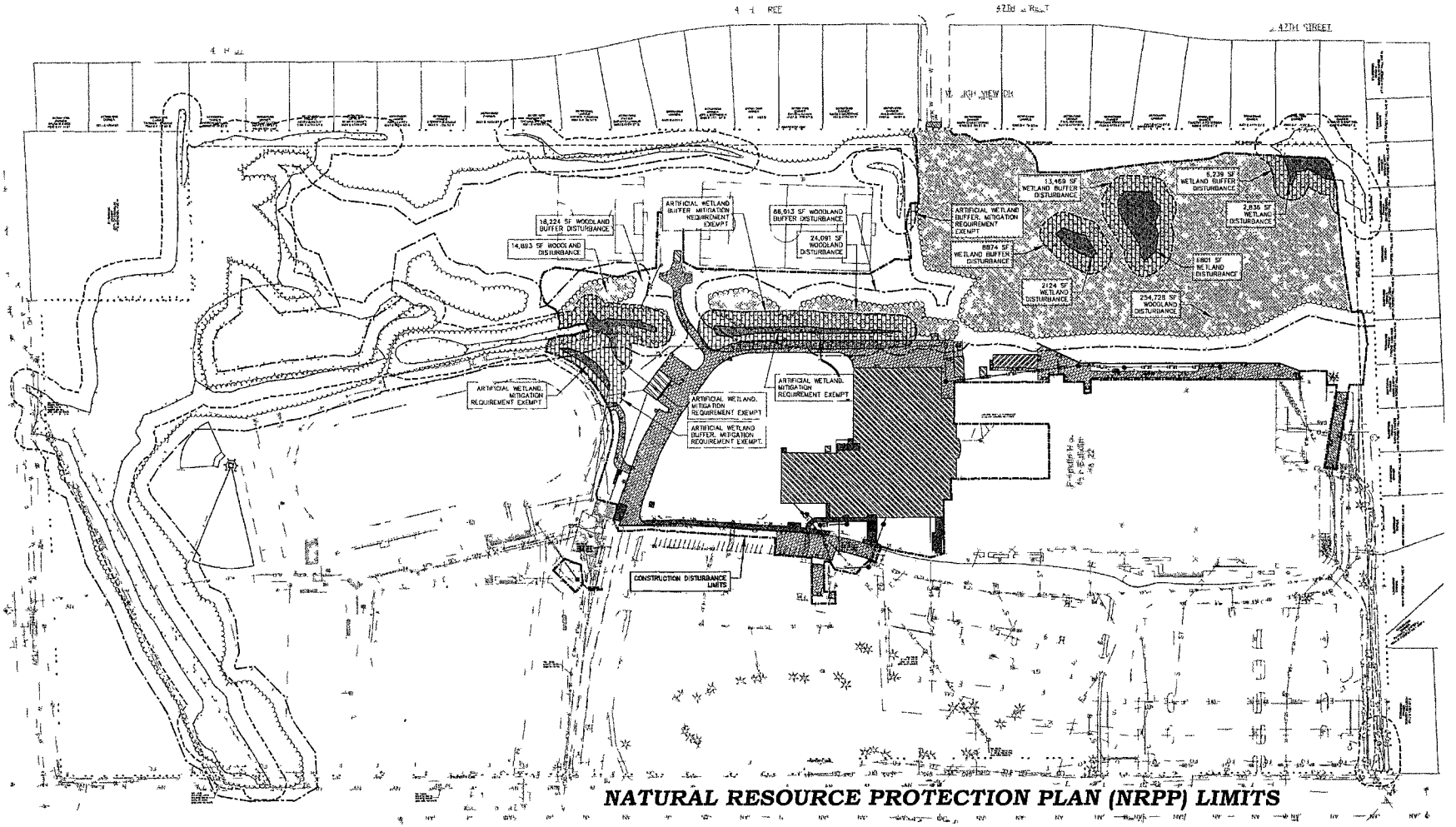
EXISTING CONDITIONS PLAN

FRANKLIN HIGH SCHOOL BUILDING + SITE IMPROVEMTNS CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point WI 54481
P 5.344.9999 PH| 715.344.9922 FX

Point of Beginning

SHEET
NRPP - 1



NATURAL RESOURCE PROTECTION PLAN (NRPP) LIMITS

LEGEND:

- EXISTING WOODLANDS
- EXISTING WOODLAND BUFFER
- EXISTING WETLANDS
- EXISTING WET AND BUFFER
- PROPOSED WOODLAND DISTURBANCE
- PROPOSED WETLAND DISTURBANCE
- PROPOSED WOODLAND BUFFER DISTURBANCE
- PROPOSED WETLAND AND BUFFER STURBANCE
- PROPOSED CONSTRUCTION LIMITS

NATURAL RESOURCE DISTURBANCE

WOODLAND DISTURBED AREA	= 293,712 SF	= 6.74 ACRES
WOODLAND BUFFER DISTURBED AREA	85,137 SF	= 1.95 ACRES
WETLAND DISTURBED AREA	11,761 SF	= 0.27 ACRES
WETLAND BUFFER DISTURBED AREA	= 28,582 SF	0.66 ACRES

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REVISIONS	
04-03-2026	WETLAND REVISIONS
04-30-2026	RESTRICTIVE
05-06-2026	RESTRICTIVE

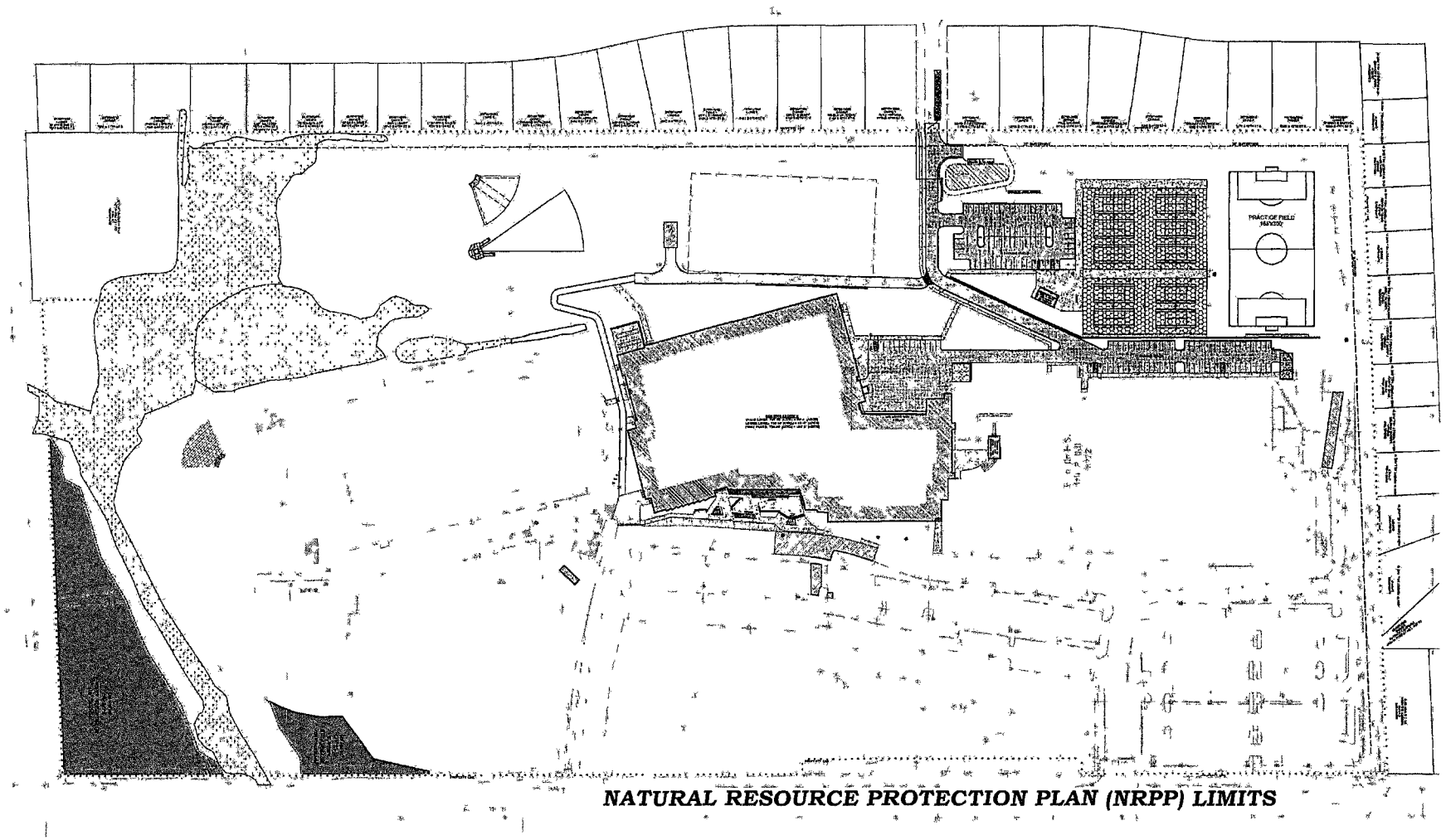
CREATED: AR
DRAWN: AR
DATE: 3/5/2026
PROJECT NO: 25.0022

PROPOSED CONSTRUCTION DISTURBANCE

FRANKLIN HIGH SCHOOL BUILDING + SITE IMPROVEMTNS CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4141 Kinsting Court
Shorewood, WI 53211
715.344.9999 (PH) 715.344.9922 (FX)
Point of Beginning

SHEET
NRPP - 2



NATURAL RESOURCE PROTECTION PLAN (NRPP) LIMITS

LEGEND:

- UNDISTURBED WOODLAND
- PROPOSED WOODLAND BUFFER
- UNDISTURBED WETLAND
- PROPOSED WOODLAND MITIGATION AREA

GENERAL NOTES

1 THE PROPOSED SITE IMPROVEMENTS SHOWN ON THIS DOCUMENT ARE CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE PRIOR TO CONSTRUCTION

REVISIONS	
06-02-2025	WETLAND REVISIONS
06-30-2025	RESUBMITTAL
08-08-2025	REVISION

CHECKED:	JB
DRAWN:	JB
DATE	5/5/2025
PROJECT NO.	25.0022

PROPOSED FINAL CONDITIONS

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4841 Kestrel Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
NRPP - 3

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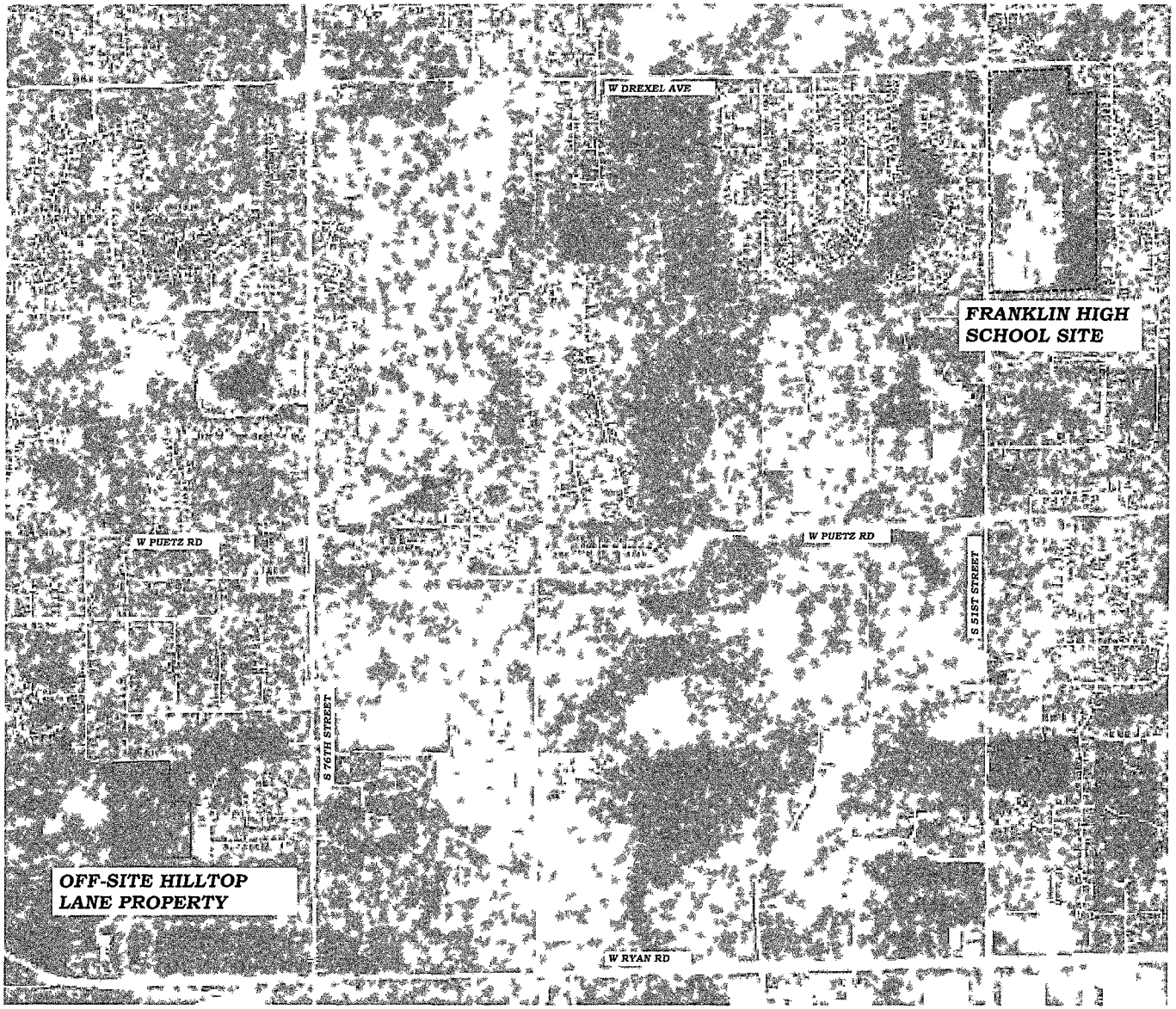

MITIGATION REQUIREMENTS:

REQUIRED COMPENSATION RATIO:

WOODLAND COMPENSATION: 0.75 RESTORATION RATIO REQUIRED FOR WOODLAND RESOURCE TYPES.
WETLAND COMPENSATION: 1.5 RESTORATION RATIO REQUIRED FOR FEDERAL JURISDICTION WETLAND RESOURCE TYPES.
WETLAND BUFFER COMPENSATION: 1.5 RESTORATION RATIO REQUIRED FOR FEDERAL JURISDICTION WETLAND BUFFER RESOURCE TYPE

TOTAL WOODLAND REMOVAL: 8.69 ACRES
TOTAL WOODLAND COMPENSATION: 8.69 X 0.75 = 8.52 ACRES
TOTAL WETLAND REMOVAL: 0.27 ACRES
TOTAL WETLAND COMPENSATION: 0.27 X 1.5 = 0.41 ACRES
TOTAL WETLAND BUFFER REMOVAL: 0.66 ACRES
TOTAL WETLAND BUFFER COMPENSATION: 0.66 X 1.50 = 0.99 ACRES

PROPOSED:

WOODLAND COMPENSATION: 8.52 ACRES OF WOODLAND COMPENSATION AREA PROPOSED BROKEN OUT INTO 3 MITIGATION AREAS. MITIGATION AREAS 1 & 2 ARE LOCATED ON THE FRANKLIN HIGH SCHOOL SITE. MITIGATION AREA 3 IS LOCATED AT THE OFFSITE HILLTOP LANE PROPERTY

- WOODLAND MITIGATION AREA 1: 2.08 ACRES
- WOODLAND MITIGATION AREA 2: 0.43 ACRES
- WOODLAND MITIGATION AREA 3: 4.01 ACRES

WETLAND COMPENSATION: 0.41 ACRES OF COMPENSATION AREA PROPOSED. WETLAND MITIGATION AREA IS LOCATED ON THE OFF-SITE HILLTOP LANE PROPERTY

- WETLAND MITIGATION AREA: 0.41 ACRES

WETLAND BUFFER COMPENSATION: 0.99 ACRES OF COMPENSATION AREA PROPOSED. WETLAND BUFFER MITIGATION AREA IS LOCATED ON THE OFF-SITE HILLTOP LANE PROPERTY

- WETLAND BUFFER MITIGATION AREA: 0.99 ACRES

WOODLAND MITIGATION PLANTING REQUIREMENT: THE FOLLOWING PLANTS SHALL BE PLANTED PER 1 ACRE OF MITIGATION AREA.

- 10 CANOPY TREES AT 4" MIN. CALIPER
- 25 CANOPY TREES AT 2.5" MIN. CALIPER
- 100 CANOPY TREES AT 5FT HIGH WHIPS
- 35 UNDERSTORY TREES AT 5FT HIGH WHIPS
- 30 SHRUBS AT MINIMUM 12" HIGHT

PROPOSED:

4" CAL. CANOPY TREES: 66 TREES
2.5" CAL. CANOPY TREES: 163 TREES
5FT HIGH CANOPY TREE WHIPS: 653 TREES
5FT HIGH UNDERSTORY TREE WHIPS: 229 TREES
12" HIGH SHRUBS: 196 SHRUBS

OVERALL MITIGATION PLANTING SCHEDULE:

CANOPY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AS	ACER SACCHARUM	SUGAR MAPLE	4" CAL.	75'T X 50'W	10
			2-1/2" CAL.	75'T X 50'W	20
			5'T WHIPS	75'T X 50'W	81
AN	ACER NEGUNDO	BOX ELDER	4" CAL.	50'T X 50'W	8
			2-1/2" CAL.	50'T X 50'W	22
			5'T WHIPS	50'T X 50'W	81
CC	CELTIS OCCIDENTALIS	HACKBERRY	4" CAL.	60'T X 60'W	9
			2-1/2" CAL.	60'T X 60'W	22
			5'T WHIPS	60'T X 60'W	81
CO	CARYA OVATA	SHAGBARK HICKORY	4" CAL.	80'T X 50'W	9
			2-1/2" CAL.	80'T X 50'W	19
			5'T WHIPS	80'T X 50'W	83
JN	JUGLANS NIGRA	BLACK WALNUT	4" CAL.	75'T X 50'W	24
			2-1/2" CAL.	75'T X 50'W	18
			5'T WHIPS	75'T X 50'W	81
PD	POPULUS DELTOIDES	COTTONWOOD	4" CAL.	100'T X 75'W	7
			2-1/2" CAL.	100'T X 75'W	18
			5'T WHIPS	100'T X 75'W	81
QA	QUERCUS ALBA	WHITE OAK	4" CAL.	100'T X 80'W	8
			2-1/2" CAL.	100'T X 80'W	22
			5'T WHIPS	100'T X 80'W	81
TA	TILIA AMERICANA	AMERICAN BASSWOOD	4" CAL.	80'T X 60'W	8
			2-1/2" CAL.	80'T X 60'W	22
			5'T WHIPS	80'T X 60'W	82

UNDERSTORY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	5'T WHIPS	25'T X 25'W	58
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5'T WHIPS	25'T X 30'W	58
MR	MORUS RUBRA	RED MULBERRY	5'T WHIPS	70'T X 50'W	58
OV	OSTRYA VIRGINIANA	IRONWOOD	5'T WHIPS	40'T X 40'W	57

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CO	CEPHALANTHUS OCCIDENTALIS	COMMON BUTTONBUSH	12"T	15'T X 10'W	23
CL	CORNUS ALBA	RED OSIER	12"T	10'T X 10'W	23
CM	CORYLUS AMERICANA	AMERICAN HAZELNUT	12"	15'T X 10'W	26
HV	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	12"	20'T X 15'W	26
PV	PRUNUS VIRGINIANA	CHOKE CHERRY	12"T	30'T X 20'W	23
SD	SALIX DISCOLOR	PUSSY WILLOW	12"T	20'T X 10'W	26
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	12"T	2'T X 2'W	22
VL	VIBURNUM LENTAGO	NANNY BERRY	12"T	20'T X10'W	27

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REVISIONS

08-22-2025	WETLAND REVISIONS
08-22-2025	RESUBMITTAL
09-08-2025	REVISION

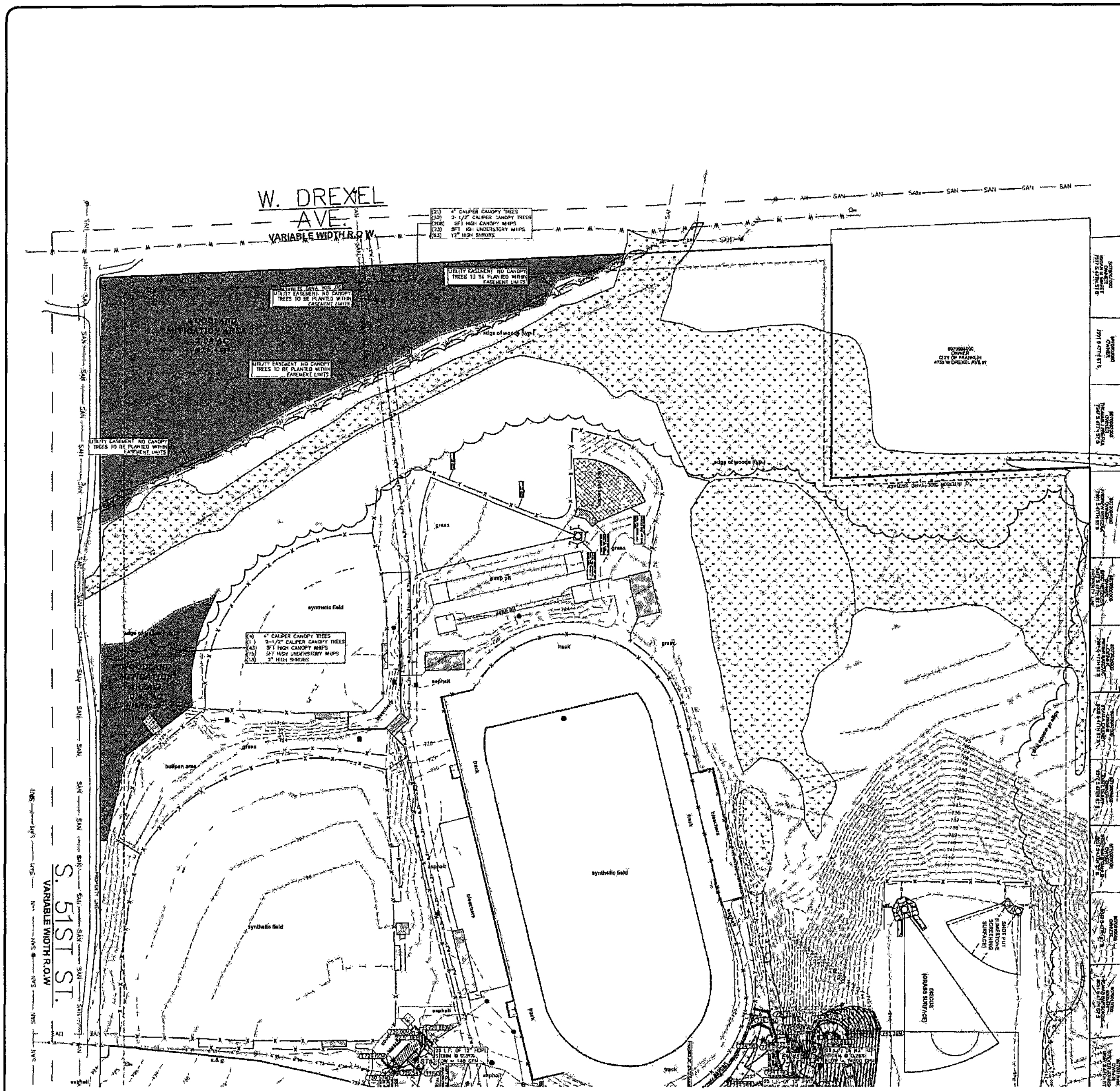
CHECKED:	JB
DRAWN:	JB
DATE	8/8/2025
PROJECT NO	25.0032

MITIGATION PLAN 1

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4841 Kinzie Cour
Stevens Point, WI 54481
T. 5.344.9999 (PH) 715.344.9922 (FX)
Point of Beginning

SHEET
MP-1



FRANKLIN HIGH SCHOOL SITE

LEGEND:

PROPOSED WOODLAND MITIGATION AREA

MITIGATION AREA (1) PLANTING SCHEDULE:

CANOPY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AS	ACER SACCHARUM	SUGAR MAPLE	4" CAL. 2-1/2" CAL. 5'T WHIPS	75'T X 50'W 75'T X 50'W 75'T X 50'W	5 7 26
AU	ACER NEGUNDO	BOX ELDER	4" CAL. 2-1/2" CAL. 5'T WHIPS	50'T X 50'W 50'T X 50'W 50'T X 50'W	3 6 26
CC	CELTIS OCCIDENTALIS	HACKBERRY	4" CAL. 2-1/2" CAL. 5'T WHIPS	60'T X 60'W 60'T X 60'W 60'T X 60'W	2 7 26
CO	CARYA OVATA	SHAGBARK HICKORY	4" CAL. 2-1/2" CAL. 5'T WHIPS	80'T X 50'W 80'T X 50'W 80'T X 50'W	3 7 26
JN	JUGLANS NIGRA	BLACK WALNUT	4" CAL. 2-1/2" CAL. 5'T WHIPS	75'T X 50'W 75'T X 50'W 75'T X 50'W	2 6 26
PD	POPULUS DELTOIDES	COTTONWOOD	4" CAL. 2-1/2" CAL. 5'T WHIPS	100'T X 75'W 100'T X 75'W 100'T X 75'W	2 6 26
QA	QUERCUS ALBA	WHITE OAK	4" CAL. 2 1/2" CAL. 5'T WHIPS	100'T X 80'W 100'T X 80'W 100'T X 80'W	3 6 26
TA	TILIA AMERICANA	AMERICAN BASSWOOD	4" CAL. 2 1/2" CAL. 5'T WHIPS	80'T X 60'W 80'T X 60'W 80'T X 60'W	3 7 26

UNDERSTORY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	5'T WHIPS	25'T X 25'W	19
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5'T WHIPS	25'T X 30'W	18
MR	MORUS RUBRA	RED MULBERRY	5'T WHIPS	70'T X 50'W	18
OV	OSTRYA VIRGINIANA	IRONWOOD	5'T WHIPS	40'T X 40'W	18

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CO	CEPHALANTHUS OCCIDENTALIS	COMMON BUTTONBUSH	12"T	15'T X 10'W	8
CL	CORNUS ALBA	RED OSIER	12"T	10'T X 10'W	8
CM	CORYLUS AMERICANA	AMERICAN HAZELNUT	12"T	15'T X 10'W	8
HV	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	12"T	20'T X 10'W	8
PV	PRUNUS VIRGINIANA	CHOKE CHERRY	2"T	30'T X 20'W	8
SD	SALIX DISCOLOR	PUSSY WILLOW	12"T	20'T X 10'W	8
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	12"T	2'T X 2'W	7
VL	VIBURNUM LENTAGO	NANNY BERRY	12"T	20'T X10'W	8

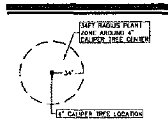
MITIGATION AREA (2) PLANTING SCHEDULE:

CANOPY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AS	ACER SACCHARUM	SUGAR MAPLE	4" CAL. 5'T WHIPS	75'T X 50'W 75'T X 50'W	2 5
AU	ACER NEGUNDO	BOX ELDER	5'T WHIPS 2-1/2" CAL.	50'T X 50'W 50'T X 50'W	5 3
CC	CELTIS OCCIDENTALIS	HACKBERRY	4" CAL. 2-1/2" CAL. 5'T WHIPS	60'T X 60'W 60'T X 60'W 60'T X 60'W	2 3 5
CO	CARYA OVATA	SHAGBARK HICKORY	5'T WHIPS	80'T X 50'W	6
JN	JUGLANS NIGRA	BLACK WALNUT	5'T WHIPS	75'T X 50'W	5
PD	POPULUS DELTOIDES	COTTONWOOD	5'T WHIPS	100'T X 75'W	5
QA	QUERCUS ALBA	WHITE OAK	5'T WHIPS 2-1/2" CAL.	100'T X 80'W 100'T X 80'W	6 3
TA	TILIA AMERICANA	AMERICAN BASSWOOD	2-1/2" CAL. 5'T WHIPS	80'T X 60'W 80'T X 60'W	2 5

UNDERSTORY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	5'T WHIPS	25'T X 25'W	4
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5'T WHIPS	25'T X 30'W	4
MR	MORUS RUBRA	RED MULBERRY	5'T WHIPS	70'T X 50'W	3
OV	OSTRYA VIRGINIANA	IRONWOOD	5'T WHIPS	40'T X 40'W	4

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CM	CORYLUS AMERICANA	AMERICAN HAZELNUT	12"T	15'T X 10'W	3
HV	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	12"T	20'T X 10'W	3
SD	SALIX DISCOLOR	PUSSY WILLOW	12"T	20'T X 10'W	3
VL	VIBURNUM LENTAGO	NANNY BERRY	12"T	20'T X10'W	4

TREE PLANTING DISTRIBUTION:



PLANTING METHOD:
4" CALIPER TREES TO BE EVENLY PLANTED THROUGHOUT MITIGATION AREA APPROXIMATELY 68FT ON CENTER WITHIN A 34FT RADIUS PLANTING ZONE, EACH 4" CALIPER TREE PLANT ZONE TO CONTAIN THE FOLLOWING APPROXIMATE DISTRIBUTION OF PLANTS:

(2-3) 2 1/2" CALIPER TREES
(10) 5FT HIGH CANOPY WHIPS
(3-4) 5FT HIGH UNDERSTORY WHIPS
(3) 12" HIGH SHRUBS

NOTE: ALL PLANT QUANTITIES SPECIFIED FOR EACH AREA TO BE UTILIZED AND PLANTED

REVISIONS	
06-02-2025	WETLAND REVISIONS
06-30-2025	RESUBMITTAL
08-06-2025	REVISION

CHECKED: JB
DRAWN: JB
DATE 8/5/2025
PROJECT NO. 25.0023

MITIGATION PLAN 2

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
494 Kirschling Cou.
Stevens Point WI 54481
715.344.9999 (PH) 715.344.9922 (FX)
POB Point of Beginning

SHEET MP-2

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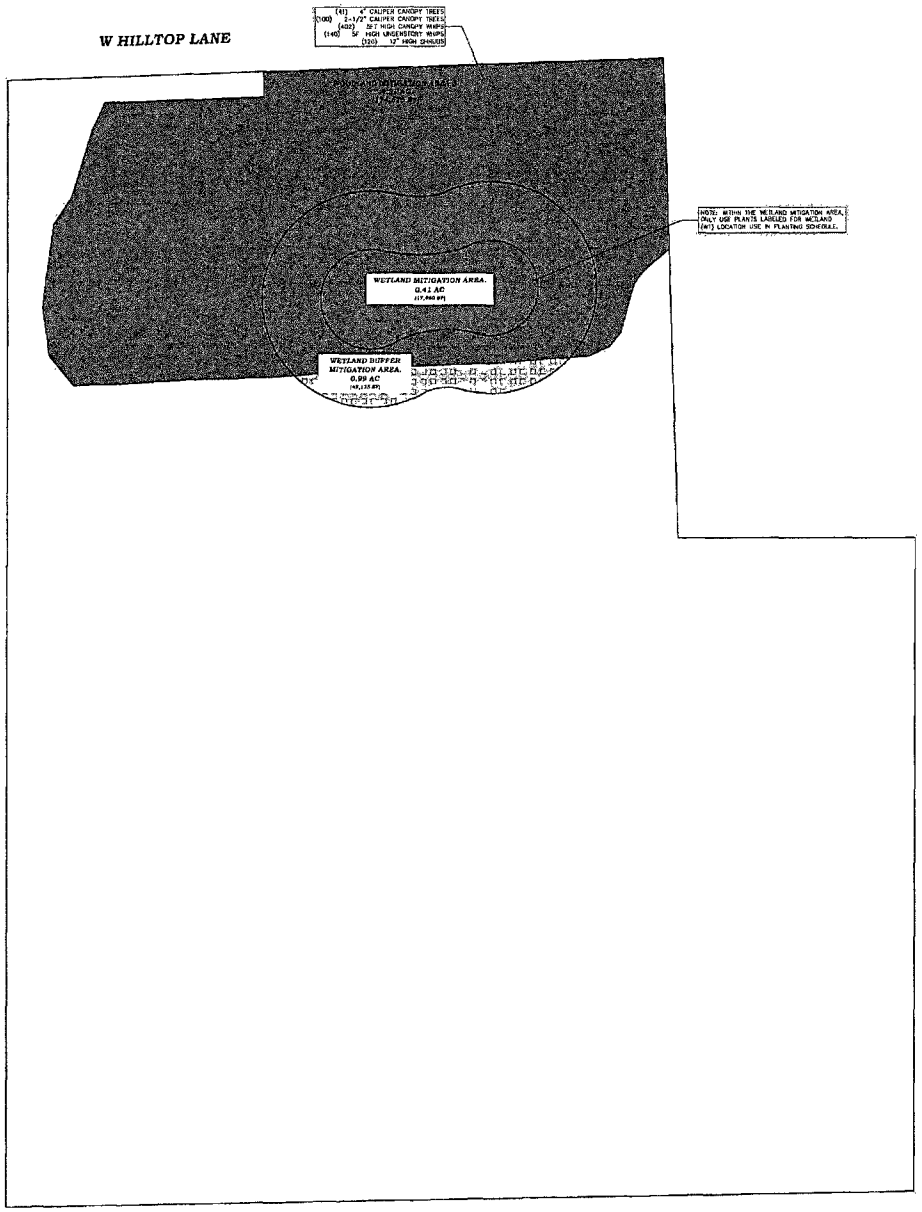


LEGEND:

PROPOSED WOODLAND MITIGATION AREA

PROPOSED WETLAND MITIGATION AREA

PROPOSED WETLAND BUFFER MITIGATION AREA

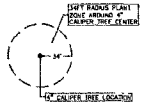
MITIGATION AREA (3) PLANTING SCHEDULE:

CANOPY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	LOCATION
AS	ACER SACCHARUUM	SUGAR MAPLE	4" CAL. 2-1/2" CAL. 5FT WHIPS	75'T X 50'W 75'T X 50'W 75'T X 50'W	5 13 51	WD
AU	ACER UEGUNDO	BOX ELDER	4 CAL. 2-1/2" CAL. 5FT WHIPS	50'T X 50'W 50'T X 50'W 50'T X 50'W	5 13 50	WD/WT
CC	CELTIS OCCIDENTALIS	HACKBERRY	4 CAL. 2-1/2" CAL. 5FT WHIPS	60'T X 60'W 60'T X 60'W 60'T X 60'W	5 12 50	WD
CO	CARYA OVATA	SHAGBARK HICKORY	4 CAL. 2-1/2" CAL. 5FT WHIPS	80'T X 50'W 80'T X 50'W 80'T X 50'W	6 12 51	WD
JN	JUGLAUS NIGRA	BLACK WALNUT	4" CAL. 2-1/2" CAL. 5FT WHIPS	75'T X 50'W 75'T X 50'W 75'T X 50'W	5 12 50	WD
PD	POPULUS DELTOIDES	COTTONWOOD	4 CAL. 2-1/2" CAL. 5FT WHIPS	100'T X 75'W 100'T X 75'W 100'T X 75'W	5 12 50	WD/WT
QA	QUERCUS ALBA (NOTE: USE QUERCUS BICOLOR/SWAMP WHITE OAK IN WETLAND AREAS)	WHITE OAK	4" CAL. 2-1/2" CAL. 5FT WHIPS	100'T X 80'W 100'T X 80'W 100'T X 80'W	6 13 50	WD/WT
TA	TILIA AMERICANA	AMERICAN BASSWOOD	4 CAL. 2-1/2" CAL. 5FT WHIPS	80'T X 60'W 80'T X 60'W 80'T X 60'W	5 13 50	WD

UNDERSTORY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	LOCATION
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	5T WHIPS	25'T X 25'W	35	WD/WT
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5T WHIPS	25'T X 30'W	35	WD/WT
MR	MORUS RUBRA	RED MULBERRY	5T WHIPS	70'T X 50'W	35	WD
OV	OSTRYA VIRGINIANA	IRONWOOD	5T WHIPS	40'T X 40'W	35	WD

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	LOCATION
CO	CEPHALANTHUS OCCIDENTALIS	COMMON BUTTONBUSH	12"T	15'T X 10'W	15	WD/WT
CL	CORNUS ALBA	RED OSIER	12"T	10'T X 10'W	5	WD/WT
CM	CORYLUS AMERICANA	AMERICAN HAZELNUT	12"T	15'T X 10'W	15	WD
HV	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	12"T	20'T X 10'W	15	WD/WT
PV	PRUNUS VIRGINIANA	CHOKE CHERRY	12"T	30'T X 20'W	15	WD
SD	SALIX DISCOLOR	PUSSY WILLOW	12"T	20'T X 10'W	15	WD/WT
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	12"T	2'T X 2'W	15	WD
VL	VIBURNUM LENTAGO	NANNY BERRY	12"T	20'T X10'W	15	WD/WT

TREE PLANTING DISTRIBUTION:



PLANTING METHOD:
4" CALIPER TREES TO BE EVENLY PLANTED THROUGHOUT MITIGATION AREA APPROXIMATELY 68FT ON CENTER. WITHIN A 34FT RADIUS PLANTING ZONE, EACH 4" CALIPER TREE PLANT ZONE TO CONTAIN THE FOLLOWING APPROXIMATE DISTRIBUTION OF PLANTS:

(2-3) 2 1/2" CALIPER TREES
(10) 5FT HIGH CANOPY WHIPS
(3-4) 5FT HIGH UNDERSTORY WHIPS
(3) 12" HIGH SHRUBS

NOTE: ALL PLANT QUANTITIES SPECIFIED FOR EACH AREA TO BE UTILIZED AND PLANTED

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REVISIONS

06-03-2025	WETLAND REVISIONS
08-20-2025	RESUBMITTAL
09-08-2025	RESUBMIT

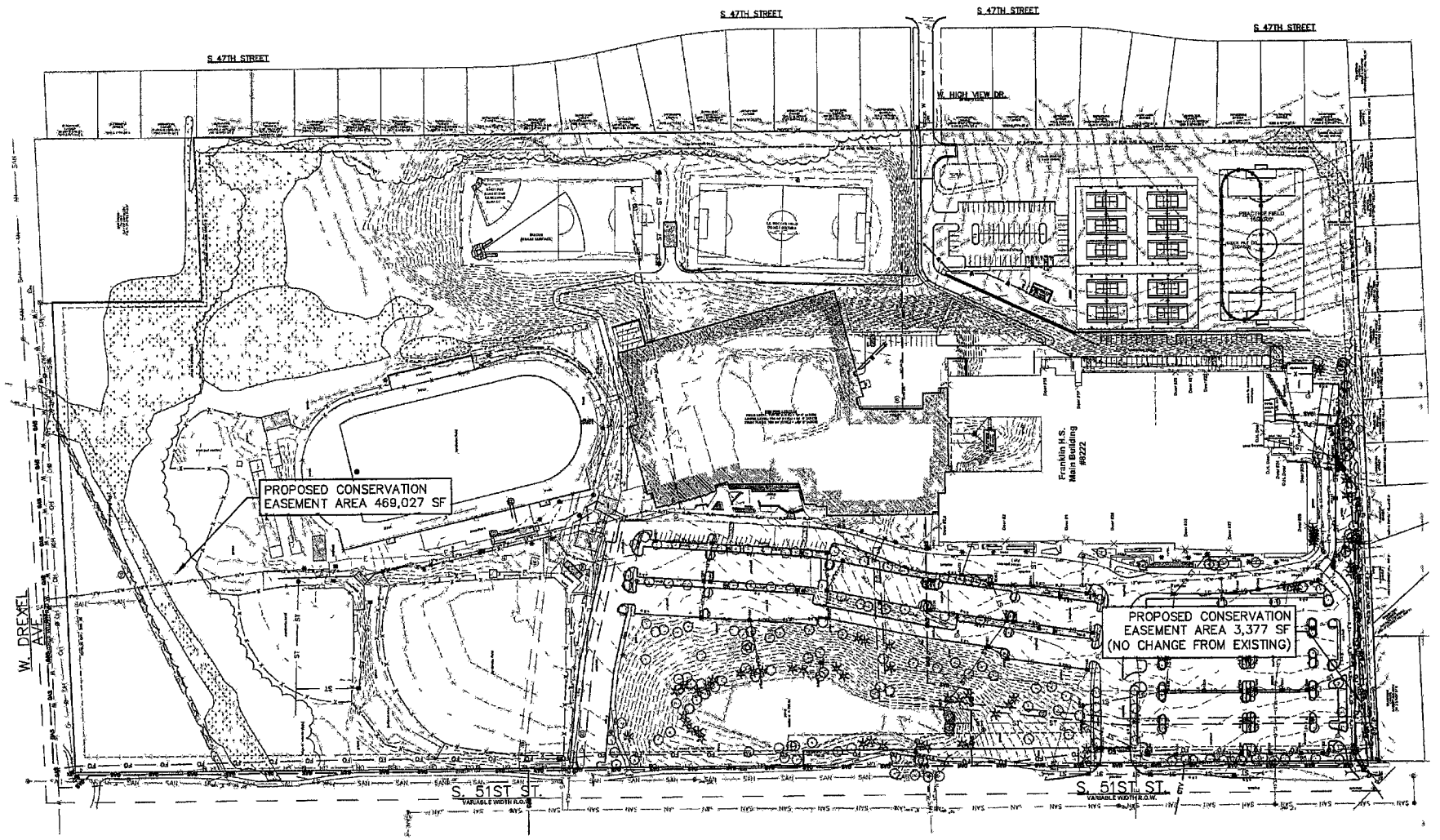
CHECKED: JG
DRAWN: JS
DATE: 5/5/2025
PROJECT NO: 25.0025

MITIGATION PLAN 3

FRANKLIN HIGH SCHOOL BUILDING + SITE IMPROVEMTNS CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4841 Kinsling Court
Racine, Wisconsin 53406
P: 262.554.9999 (PH) 715.344.9922 (FX)
Point of Beginning

SHEET
MP-3



LEGEND:

PROPOSED CONSERVATION EASEMENT

GENERAL NOTES

1 THE PROPOSED SITE IMPROVEMENTS SHOWN ON THIS DOCUMENT ARE CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE PRIOR TO CONSTRUCTION

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REVISIONS

06-02-2025	WETLAND REVISIONS
08-30-2025	RESUBMITTAL
09-08-2025	REVISION

CHECKED: JTB
DRAWN: JTB
DATE 5/5/2025
PROJECT NO. 25.0002

CONSERVATION EASEMENT EXHIBIT - 1

FRANKLIN HIGH SCHOOL BUILDING + SITE IMPROVEMTNS CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
474 Krueneng Court
Stevens Point WI 54481
T 5.344.9999 (PH) T 5.344.9922 (FX)

POB Point of Beginning

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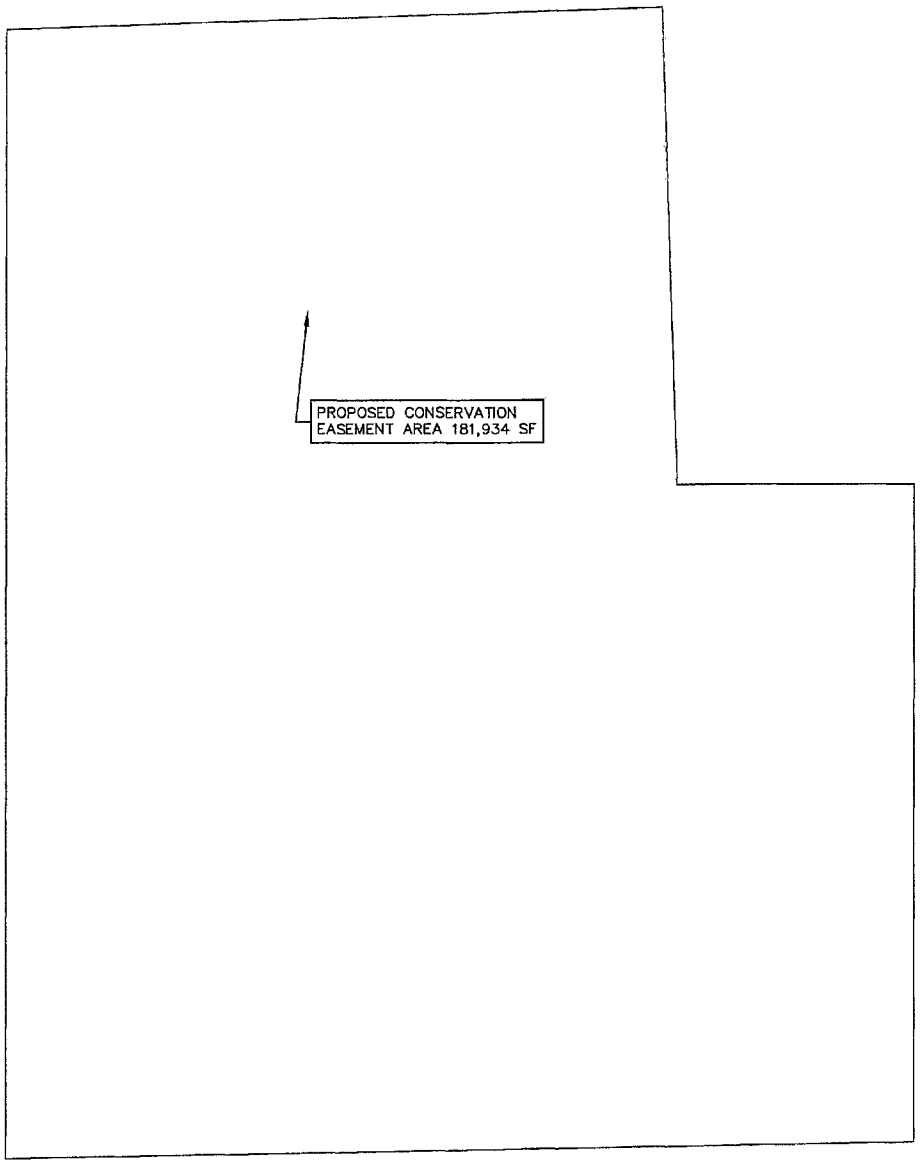
CE-1

LEGEND:

PROPOSED CONSERVATION EASEMENT



OFFSITE HILLTOP LANE PROPERTY

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REVISIONS	
04-03-2025	WETLAND REVISIONS
04-30-2025	RESUBMITTAL
05-05-2025	REVISION

CHECKED:	JW
DRAWN:	JW
DATE	5/5/2025
PROJECT NO.	23-0022

CONSERVATION EASEMENT EXHIBIT - 2

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
474 Ksching Court
Stevens Point WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB Point of Beginning

SHEET
CE-2

Quast Forestry Consulting LLC
Kimberly Destree, Consulting Forester
1773 Creek View Dr., N. Fond du Lac, WI 54937
Phone: 920-860-0374
E:mail: kquastforestry@charter.net

City of Franklin, Milwaukee County
Franklin Public Schools – 8222 S. 51st St., Franklin, WI
Woodlot Assessment Results

On April 21, 2025, 14 acres of woodland, tree lines and open grassland owned by Franklin Public Schools were assessed within the City of Franklin, Milwaukee County, located at 8222 S. 51st St. The following is a summary of field observations.

GENERAL OVERVIEW:

The species mixture within this woodlot is referred to as a Central Hardwoods timber type. This is an upland timber type located south of the tension zone and consisting of a mixture of mid-shade tolerant to shade intolerant species including oak, hickory, elms, black cherry, red maple, ash, basswood, hackberry and sugar maple. Though not all the species representative of this timber type are found in this woodland, most are.

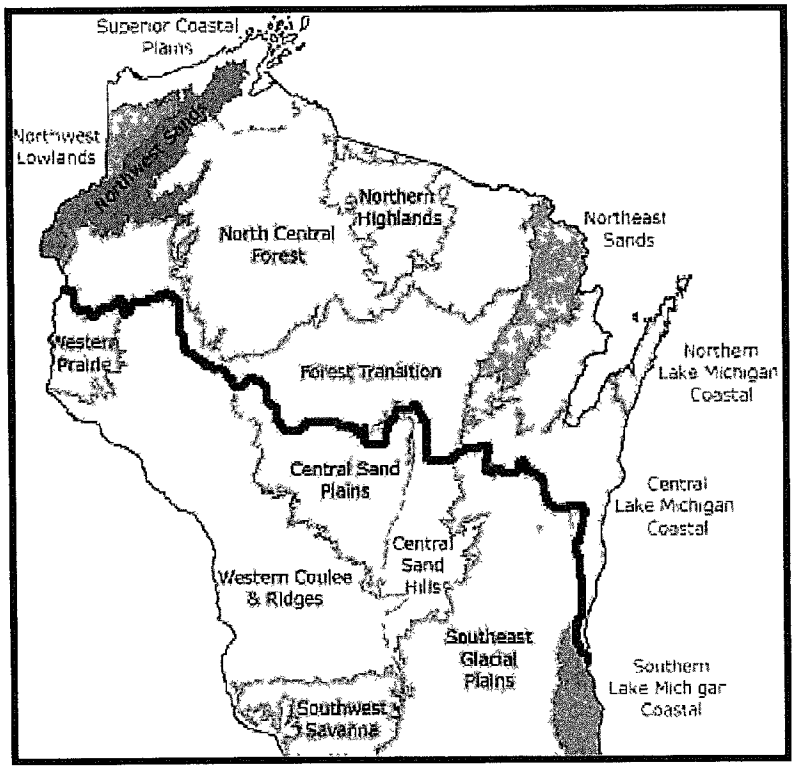

Figure 1 Dark line is the tension zone Central hardwoods occur south of this line.

Basswood is the most common tree species, making up 56% of the total trees tallied. Shagbark hickory is the next most commonly occurring species being 16% of all trees tallied and American elm is another 11%. Associated species include sugar maple, white oak, bur oak, black cherry and black walnut. A small pocket of aspen was also found in the northeast corner of Area 3.

All ash throughout this property are dead because of Emerald Ash Borer infestation. Dead trees were not tallied.

Along the east and west tree lines are narrow wetlands whereby wet site species such as willow, box elder and cottonwood were noted. Some of these species are also found in upland areas.

This property has several age classes of trees. Larger diameter hickory and oak originated in the early 1900's. The site was likely pastured in the past. A secondary age class of trees emerged in the 1980's, this is the dominant size class of 6-10" trees most prevalent in Areas 3, 4 and the west

side of 5. When reviewing historical aerial photos, it appears the east side of Areas 5 and 6 may have been mowed until the 1990's, after which trees and brush began to fill in.

Invasive plants such as buckthorn and honeysuckle are prevalent in areas. Buckthorn and honeysuckle are non-native invasive shrubs introduced from Europe that invade the understory of native woodlands, aggressively seeding in and creating a shrub layer that prohibits native perennials, shrubs and trees to become established. Phragmites is an invasive grass that occupies wetlands. Phragmites was noted in areas 1 and 2 along the stretches of wetland.

A **Mature Woodland** is defined as: An area or stand of trees whose total combined canopy covers an area of one acre or more and at least 50% of which is composed of canopies of trees having a diameter at breast height (DBH) of at least 10 inches; or any grove consisting of eight or more individual trees having a DBH of at least 12 inches whose combined canopies cover at least 50% of the area encompassed by the grove. However, no trees planted and grown for commercial purposes should be considered a mature woodland.

A **Young Woodland** is defined as: An area or stand of trees whose total combined canopy covers an area of 0.50 acres or more and at least 50% of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three inches. However, no trees planted and grown for commercial purposes shall be considered a young woodland.

Patches of Areas 4 and 5 would fall under Mature Woodland, though most of this property qualifies as a Young Woodland.

DATA COLLECTION SPECIFICATIONS:

- All trees being at least 8" in diameter at breast height (DBH) (4.5' above the ground) were recorded by tree species and tree diameter. In addition, observations were made on the overall timber and vegetative condition.

- Many clump basswood are present in addition to other clump trees. A clump is when multiple stems emerge from the same base. In forestry applications, if the clump splits below 4.5' above the ground, each stem is considered a separate tree. If the clump splits above 4.5' above the ground, the tree is singular. This application was used in data collection and individual tree counts reflect this system.

- Diameters are recorded in even numbers. If the DBH of the tree ranged between 7.0-8.9", the tree is tallied as an 8" tree. If the diameter range was 9.0-10.9", the tree was tallied as a 10" tree and so on.

- Trees included within the tally were marked with a blue dot. Every 5th tree was marked with a number. Should it be necessary to track individual trees within the tally in the future, the general location of those trees can be found from the recorded number.

- Tree number groupings were lumped based on obvious site delineations. These areas and a brief description of ground conditions are found below.

- The south and east boundaries of the work unit are residential development with some encroachment occurring onto school property. The best property line evidence available was used to determine whether a tree was considered on public school property or private. Fencelines and survey markers were the best on the ground evidence of property boundary location. Where these delineations were not present, gps technology was used to estimate where the approximate property boundary lay, and trees were tallied accordingly.

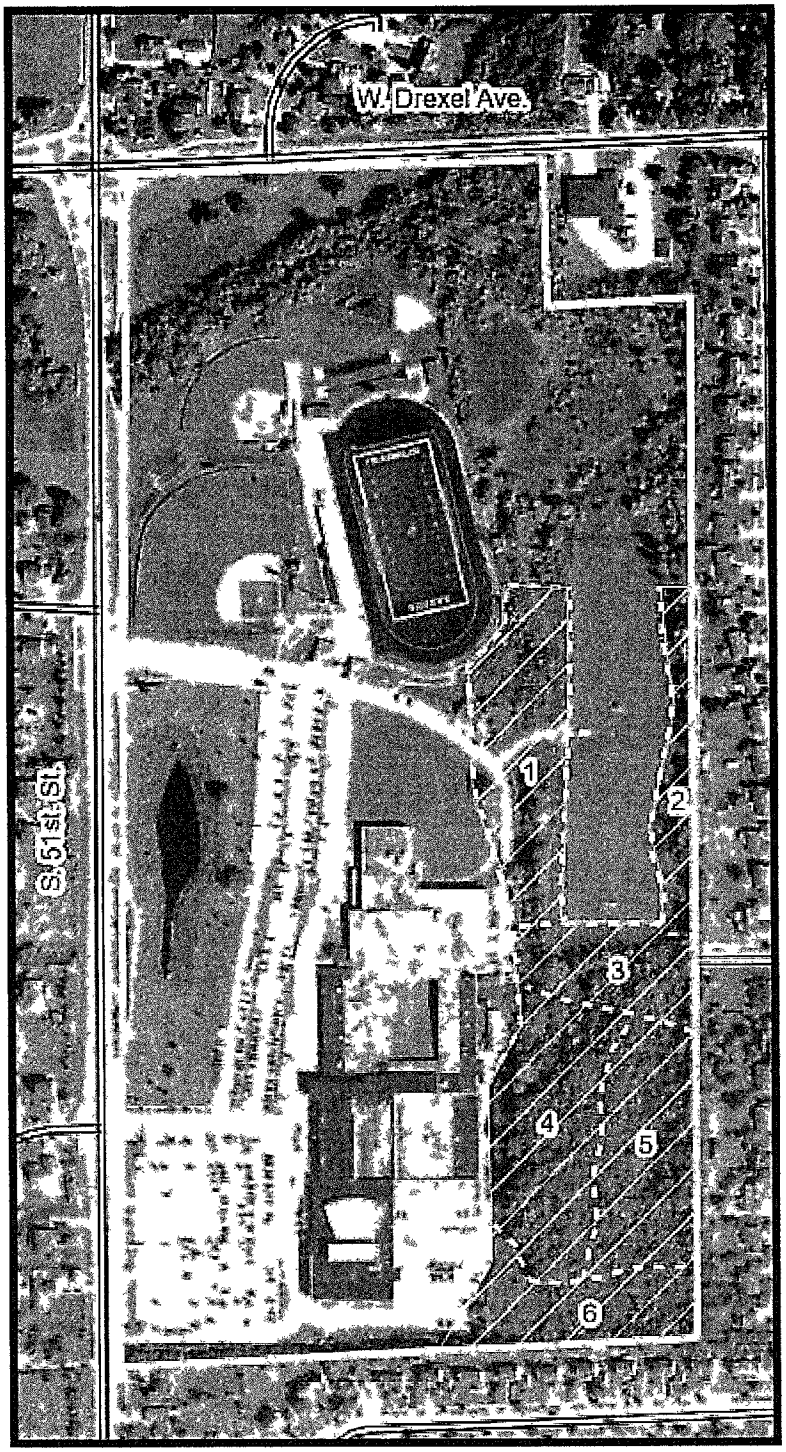

Figure 2· Map of Area locations and approximate delineation lines.

The following is a breakdown of the tree species and diameters found within this woodlot by Area:

Area 1 (Tree #605-631) : This unit is the west tree line. A drainage ditch runs north to south through the unit and clumps of both willow and box elder can be found along the ditch. Upland species such as white oak, basswood and red cedar are found atop the hill and along the west facing sidehill. One large oak found west of the school ground access road was included within the tally.

Area 1	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
White Oak (*quercus alba*):	0	0	0	0	0	0	0	0	0	0	1	1	2
Basswood (*tilia americana*):	1	2	1	1	0	0	0	0	0	0	0	0	5
Red Cedar (*juniperus virginiana*):	1	0	1	0	0	0	0	0	0	0	0	0	2
Willow (*salix*):	2	5	2	1	2	1	0	0	0	0	0	0	13
Box Elder (*acer negundo*):	3	0	0	0	1	1	0	0	0	0	0	1	6
TOTALS:	7	7	4	2	3	2	0	0	0	0	1	2	28

Area 2 (#632 to end): Area 2 contains the east tree line. A drainage ditch runs north to south through this area and is bordered by mostly wetland grass and brush. East of the ditch the terrain rises and trees switch to a mix of upland species such as basswood, sugar maple and oak.

The east edge of this unit is residential development with some personal encroachment occurring. Several lots appear to include a small strip of woodland. Fenceline and lot line evidence were not immediately available along this line under all circumstances.

Tally trees were marked in blue paint on the far north end, then marking ceased due to lack of property boundary evidence and to avoid potentially painting privately owned trees. All trees determined to be owned by the public school system, using the best property boundary evidence available, were tallied.

Area 2	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Cottonwood (*populus deltoides*):	0	0	1	0	0	0	0	0	0	0	0	0	1
Basswood (*tilia americana*):	11	7	4	3	0	0	0	0	0	0	0	0	25
Box Elder (*acer negundo*):	0	1	0	0	0	0	0	0	0	0	0	0	1
Sugar Maple (*acer saccharum*):	6	4	0	0	0	0	0	0	0	0	0	0	10
Shagbark Hickory (*carya ovata*):	2	2	1	0	0	0	0	0	0	0	0	0	5
Bur oak (*quercus macrocarpa*):	1	0	0	0	2	0	0	0	0	0	0	0	3
American elm (*ulmus americana*):	1	0	0	0	0	0	0	0	0	0	0	0	1
White Oak (*quercus alba*):	0	1	0	0	0	0	0	0	0	0	0	0	1
TOTALS:	21	15	6	3	2	0	0	0	0	0	0	0	47

Area 3 (#507-604): This area is located north of the east-west trail and stretches to both the east and west boundaries of the study unit. Basswood is the dominant species with a small aspen pocket on the east end. White spruce were border trees located along the west side.

Area 3	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	43	12	4	1	0	0	0	0	0	0	0	0	60
American elm (*ulmus americana*):	3	3	0	0	0	1	1	0	0	0	0	0	8
Shagbark Hickory (*carya ovata*):	3	0	2	3	2	0	0	0	0	0	0	0	10
White Spruce (*picea glauca*):	1	0	2	0	1	0	0	0	0	0	0	0	4
Black Walnut (*juglans nigra*):	0	1	0	0	0	0	0	0	0	0	0	0	1
Box Elder (*acer negundo*):	7	0	1	1	1	0	1	0	0	0	0	0	11
Quaking Aspen (*populus tremuloides*):	4	3	0	1	0	0	0	0	0	0	0	0	8
TOTALS:	61	19	9	6	4	1	2	0	0	0	0	0	102

Area 4 (#86-319): Area 4 is the most heavily stocked unit and is bordered to the south, east and north by trail. This area has abundant small diameter basswood that barely meet the 8" size class. Many borderline trees were excluded from tally. Only those trees with blue dots were included within the tree tally.

Area 4	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	104	25	9	3	1	0	0	0	0	0	0	0	142
American elm (*ulmus americana*):	6	7	3	1	1	0	0	0	0	0	0	0	18
Shagbark Hickory (*carya ovata*):	7	6	10	13	12	8	2	1	0	0	0		59
Box Elder (*acer negundo*):	0	1	0	0	0	0	0	0	0	0	0	0	1
Cottonwood (*populus deltoides*):	1	0	0	0	0	0	0	0	0	0	0	0	1
Sugar Maple (*acer saccharum*):	9	1	0	0	0	0	0	0	0	0	0	0	10
White Oak (*quercus alba*):	1	0	0	0	0	0	0	0	0	1	0	0	2
Black Cherry (*prunus serotina*):	1	0	0	0	0	0	0	0	0	0	0	0	1
TOTALS:	129	40	22	17	14	8	2	1	0	1	0	0	234

Area 5 (#320-506): Area 5 is bordered to the south, west and north by the trail. The east line is residential development. The east half of this area has abundant brush with scattered trees, many being dead ash.

Area 5	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	63	23	10	3	2	0	0	1	0	0	0	0	102
American elm (*ulmus americana*):	25	11	6	0	0	0	0	0	0	0	0	0	42
Shagbark Hickory (*carya ovata*):	19	3	3	0	6	4	0	1	0	0	0	0	36
Black Walnut (*juglans nigra*):	1	0	1	2	0	0	0	0	0	0	0	0	4
Sugar Maple (*acer saccharum*):	2	0	0	0	0	0	0	0	0	0	0	0	2
Bur oak (*quercus macrocarpa*):	0	1	0	0	0	0	0	0	0	0	0	0	1
TOTALS:	110	38	20	5	8	4	0	2	0	0	0	0	187

Area 6 (#1-85): This unit is located south of the south trail and runs up to residential development to the south. Conifers were generally located along the south boundary in the southwest corner. Centrally, this area consisted of brush and grass. The best property line evidence available was used to determine whether trees fell on public land. The south line was more identifiable than the east line.

Area 6	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	31	10	4	3	2	0	0	0	1	1	0	0	52
American elm (*ulmus americana*):	3	0	1	0	0	1	0	0	0	0	0	0	5
Shagbark Hickory (*carya ovata*):	1	0	0	0	0	0	0	0	0	0	0	0	1
White Spruce (*picea glauca*):	1	3	1	0	0	0	0	0	0	0	0	0	5
Red Pine (*pinus resinosa*):	0	0	3	3	0	0	0	0	0	0	0	0	6
Black Walnut (*juglans nigra*):	3	6	3	0	0	0	0	0	0	0	0	0	12
Box Elder (*acer negundo*):	1	0	0	0	0	0	0	0	0	0	0	0	1
Plum (*prunus domestica*):	1	0	0	0	0	0	0	0	0	0	0	0	1
Willow (*salix*):	2	0	0	0	0	0	0	0	0	0	0	0	2
TOTALS:	43	19	12	6	2	1	0	0	1	1	0	0	85

Natural Resource Woodland & Wetland Mitigation Plan

For:

Franklin HS 2024 Referendum Project

PREPARED BY:

Point of Beginning

4941 KIRSCHLING COURT
STEVENS POINT, WI 54481
(715) 344-9999 ■ (715) 344-9922

Project Number: 25.0022

Located in:

City of Franklin
Milwaukee County, Wisconsin

Dated:

July 1st, 2025

Revised:

August 8, 2025

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Franklin HS 2024 Referendum Project
City of Franklin, Wisconsin

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1.0 INTRODUCTION & GENERAL INFORMATION

1.1 Project Introduction

Point of Beginning, Inc. has been retained by Plunkett Raysich Architects (PRA) to develop a natural resource management mitigation plan per City of Franklin's Unified Development Ordinance Article (7) for the proposed Franklin HS 2024 Referendum Project. The project site is located in the West Half of the Northeast 1/4, Section 14, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

Project Contacts:

Designation	Name	Address	Phone Number
Land Owner & Developer *Franklin Public Schools*	Andrew Chromy	8255 West Forest Hill Ave, Franklin, WI 53132	(414) 529-8220

1.2 Project Description

The proposed project consists of developing new building additions to the existing school building, new exterior athletic facilities, new drives, and parking. Water and sewer services will be installed and connect the proposed building to public utilities. Additionally, the site will be graded for storm water management best management practices.

The proposed referendum project and corresponding construction activities will impact 8.69 acres (378,849 sq.ft.) of protected woodlands and 0.27 acres (11,761 sq.ft.) of protected wetlands within the north central and northeast corner of the Franklin High School site. To compensate for the woodlands, woodland buffer, wetlands, and wetland buffer loss and to comply with the City of Franklin Unified Development Ordinance, a mitigation and restoration plan has been developed. The proposed mitigation plan includes sections identifying current conditions, proposed design features, performance standards, mitigation management and monitoring, and scheduling.

Additionally, tree survey and wetland delineation reports have been conducted for the site.

1.3 Project Requirements

The City of Franklin Unified Development Ordinance Article 7 Table 15-7-03 requires that woodland loss be compensated at a ratio of 0.75 per square foot of impacted woodland and wetland loss be compensated at a ratio of 1.5 per square foot of impacted wetland. Additionally, wetland buffer area loss is to be compensated at a ratio of 1.5 per square foot of impacted wetland buffer area. See below table for natural resource mitigation area requirement calculations.

Natural Resource Mitigation Area Requirements			
Existing Natural Resource Type	**Total Area of Resource Impact**	**Req. Mitigation Ratio**	**Total Mitigation Req.**
Woodlands	8.69 ac. (378,849 sf.)	0.75	6.52 ac. (284,137 sf.)
Wetlands	0.27 ac. (11,761 sf.)	1.5	0.41 ac. (17,860 sf.)
Wetland Buffers	0.66 ac. (28,582 sf.)	1.5	0.99 ac. (43,125 sf.)

1.4 Mitigation Site Location

Due to existing natural resource features, existing development and proposed development at the project site, two mitigation property locations are being proposed. Woodland mitigation areas are being proposed at the Franklin High School site. Additionally, woodland, wetland, and wetland buffer off-site mitigation area is being proposed at the Hilltop Lane property owned by the Franklin School District. The off-site mitigation site is located at parcel number 8859995003. See Mitigation Site Location Map in **Appendix A.**

2.0 EXISTING CONDITIONS

2.1 Mitigation Site Description

The proposed mitigation sites include the Franklin High School property and an off-site property located along Hilltop Lane. The Franklin High School property includes existing woodland and wetland areas. The woodland species mixture within the woodlot is referred to as a Central Hardwoods timber type. This is an upland timber type and consisting of a mixture of mid-shade tolerant to shade intolerant species including oak, hickory, elms, black cherry, red maple, ash, basswood, hackberry and sugar maple. Though not all the species representative of this woodland type are found in this woodland, most are. According to the tree survey, basswood is the most common tree species, making up 56% of the total trees tallied. Shagbark hickory is the next most commonly occurring species being 16% of all trees tallied and American elm is another 11%. Associated species include sugar maple, white oak, bur oak, black cherry and black walnut. A small pocket of aspen was also found in the northeast corner. All ash throughout this property are dead because of Emerald Ash Borer infestation. Along wetlands wet site species such as willow, box elder and cottonwood were noted. Some of these species are also found in upland areas.

Additionally, there are 5 wetland areas, as delineated by Professionally Assured Wetland Delineator Chad Fradette with Evergreen Consultants. The northernmost wetland areas (Wetlands 1 & 2) consist of manmade drainage swales. Wetlands 3 and 4, located near the center of the proposed development, are isolated ruderal shrub swamps containing both native species and invasive buckthorn. Wetland 5 is an isolated ruderal shrub swamp containing primarily invasive buckthorn and dead ash trees. An artificial wetland determination was completed for wetlands 1-5 with wetlands 1 & 2 determined as artificial. Therefore, wetland disturbance within wetlands 1 & 2 are exempt from mitigation requirements.

Wetland 1 is 0.230-acres of wet meadow with cattails, a few trees and some brush within an excavated storm ditch. Part of the drainage ditch is located between athletic fields. The wetland continues beyond the study area to the north. Wetland 2 is 0.137-acres of ruderal shrub swamp in an excavated drainage ditch around an athletic field. The wetland continues beyond the study area to the north. Wetland 3 is 0.049-acres of a ruderal shrub swamp within a small, closed depression in a basswood forest. A running trail passes along the side of the wetland. The wetland is entirely within the study area. Wetland 4 is 0.156-acres of ruderal shrub swamp within a small, closed depression in a buckthorn thicket. A running trail bisects the wetland. The wetland is entirely within the study area. Wetland 5 is 0.249-acres of ruderal shrub swamp within a small, closed depression in a buckthorn thicket with dead ash. The wetland extends beyond the study area slightly to the east. Existing conditions reports can be found in **Appendix C & D.**

2.2 Existing Non-Native Species

According to the tree and wetland surveys conducted, non-native species were found to be present. Within the woodland area buckthorn, honeysuckle and phragmites were found in areas. The tree survey noted phragmites along stretches of the wetlands. Additionally, the wetland delineation made note of the presence of buckthorn and phragmites in several areas.

3.0 PROPOSED DESIGN FEATURES

3.1 Goals & Objectives

The objective of this mitigation plan is to compensate for the loss and damage to the existing woodlands and wetlands per the proposed project scope through the restoration and creation of new woodland and wetland habitats within the Franklin High School property and the Hilltop Lane property. More specifically, the goals of the woodland restoration and creation are to:

1) allow the establishment of native woodland species to replace what is being removed and
2) expand and enhance existing protected natural resource woodlands within both properties through the use of native species and
3) promote removal/control of existing non-native species observed.

The goals of the wetland restoration and creation are to:

1) create suitable hydrologic conditions that will support wetland vegetation and
2) allow the establishment of native wetland species and
3) promote removal/control of existing non-native species observed.

3.2 Woodland Restoration

Approximately 6.52 acres of woodland restoration are being proposed broken out into three mitigation areas. Woodland mitigation areas 1 & 2 are being proposed for the Franklin High School property at the northwest corner. Area 1 includes 2.08 acres of woodland mitigation area and area 2 includes 0.43 acres of mitigation area. Both areas 1 & 2 will expand the existing woodland area running along the western side of the Franklin High School property which is part of the secondary environmental corridor.

Woodland mitigation area 3 is located at the off-site Hilltop property along the north side and includes 4.01 acres of woodland mitigation area.

Proposed woodland mitigation areas are comprised of existing agricultural areas, mowed lawn areas, and shrub/meadow areas. Woodland mitigation area 1 includes both mowed lawn and shrub/meadow areas, area 2 includes mowed lawn, and area 3 is currently agricultural area.

To prepare the site for species planting, a combination of hand installation and machine work is being proposed. The agricultural and mowed lawn areas should be disk trenched to reduce soil compaction, improve aeration of soil to improve survival and growth of young trees. Cultivation should improve rooting depth and crop stability. Any existing native tree species present within the woodland mitigation areas is to be left in place and cultivated around. Timing of soil cultivation should be undertaken during drier periods of the season for spring, summer or fall. Cultivation should be avoided during very wet weather conditions, this can increase erosion, water run-off and damage soil structure. Additionally, cultivation should be avoided during very dry or drought conditions. Sites with potential weed problems should be cultivated in autumn to minimize colonization prior to tree planting. Cultivated areas should be left at least 2 months before planting to allow cultivation areas to settle.

Several non-native species were identified at the Franklin High School site including buckthorn, reed canary grass and giant reed canary grass. Due to the ability of these non-native species to spread prolifically and prevalence in nearby areas, management activities prior to native seeding/planting should be aimed at eradicating them from the woodland mitigation area to mitigate further invasion. Several approaches will be used to reduce non-native species cover and to promote native plant establishment. Depending on the timing of the site preparation during the growing season, it may be beneficial to apply glyphosate herbicide once prior to site preparation preferably at the first sign of emergence of new plants in spring. This will also ease the planting process by reducing the existing vegetative mat. Herbicide should be applied at an appropriate rate as specified on the label.

After the cultivation has been performed, a full season of herbicide application is essential to reducing the cover of non-native species. The spraying schedule will be dependent on the timing of the cultivation, but a full season of herbicide application is typically two to three spraying events. Glyphosate herbicide should be used and applied at a rate as specified on the label. Ideally the first application will occur in late spring after plant emergence but before seed heads form. The second application should be applied as necessary in mid-summer on any re-sprouted, missed, or newly emerged plants. Lastly the third application will occur in early fall, several weeks prior to planting the woodland area. If cultivation occurs in mid-summer, then the first application should be immediately following the disking of soil or the first sign of the emergence of new plants.

After cultivation area has been treated with herbicide for one full growing season, oats (avena sativa) will be seeded at a rate of 64 lbs. per acre as a cover crop to limit erosion and weed growth and to increase

shade on the soil surface. The area should be seeded several weeks following the last herbicide application. Fall planting should occur from November 1 to January 1. Fall planting is preferable but if the schedule does not allow, then the area should be seeded as early as possible in spring between March 1 and June 1. Tree planting shall take place in fall or early spring when trees are dormant with species appropriate in establishing a central hardwood timber woodland community. Bareroot plants are susceptible to root damage when planting, critical factors are dryness and frost damage. Trees should not be planted in snowy or hard frost conditions and roots should remain covered to prevent drying. To protect plants from wildlife spiral guards and stock fencing should be utilized as a deterrent to small mammals and protect young trees from wildlife grazing after planting is completed. See **Attachment A** for planting details.

3.3 Wetland Restoration

Approximately 0.41 acres of wetland restoration and 0.99 acres of wetland buffer area are proposed within the Hilltop Lane site. Wetland mitigation is proposed at the Hilltop property to minimize disruptions to the existing wetlands, floodplain, and environmental corridor at the existing Franklin High School site. Note that the Hilltop property is located within the same Ryan Creek-Root River watershed as the high school site, maintaining hydrologic and habitat benefits within the same watershed.

Hydrological enhancement of the proposed wetland mitigation area will be obtained through shallow grading. The shallow grading will be an essential component of restoration and designed to increase the duration and frequency of soil saturation and to diversify the hydrology and topography of the site.

The shallow grading is designed based on analysis of soils, topography and vegetation on-site. Soils within the site are mapped primarily as Ashkum silty clay loam, which are classified as hydrologic class "D" and "C," Blount silt loam, which are classified as hydrologic class "D" and "C", and Ozaukee silt loam, which is classified as hydrologic class "C", respectively. Because of the clay content of the soil, wide-track, low-impact excavation equipment should be used to avoid possible compaction of soils. Approximately 6-18 inches of soil will be removed from the designated wetland area. Sub-surface soils are projected to possess texture and structure conductive to successful restoration and establishment of native wetland communities. See **Appendix B** for Soil Map.

Shallow grading will occur per the proposed grading/seeding plan. More soil will be removed from the center portion of the grading area with embankments gradually sloped to the edges to provide a transitional zone from shallow marsh to wet/sedge meadow within the wetland area itself and a transitional zone from wetland to upland along the margins of grading. Approximately 18 inches of soil material will be removed from the central portion of the wetland and gradually sloped to the removal of 12 inches of soil and then to 6 inches along the margins. The grading is projected to result in increased soil saturation duration and frequency in the wetland area and seasonal inundation in the central portion of the wetland area, creating a hydrologic condition to support native wet/sedge meadow and shallow marsh communities. These conditions will allow for the establishment and persistence of diverse wetland species. Excavated soil will be deposited either on-site or disposed of off-site in a legal manner. See **Appendix E** for wetland grading plan.

After the wetland grading has been performed, a full season of herbicide application is essential to reducing the cover of non-native species. The spraying schedule will be dependent on the timing of the wetland grading, but a full season of herbicide application is typically two to three spraying events. Glyphosate herbicide should be used and applied at a rate as specified on the label. Ideally the first application will occur in late spring after plant emergence but before seed heads form. The second application should be applied as necessary in mid-summer on any re-sprouted, missed, or newly emerged plants. Lastly the third application will occur in early fall, several weeks prior to seeding/planting of wetland area. If grading occurs in mid-summer, then the first application should be immediately following excavation or the first sign of emergence of new plants.

After the grading area has been treated with herbicide for one growing season. A shallow marsh/sedge meadow seed mix comprised of aggressive native species will be applied at a rate of 226 live seeds per square foot within the central portion of the graded area where the 18 inches of soil was removed. A

wet/sedge meadow seed mix comprised of aggressive native species will be applied at a rate of 270 live seeds per square foot within the outer margins of the graded area in which 6-12 inches of soil was removed. Oats (avena sativa) will be seeded at a rate of 64 lbs. per acre in both seeding areas as a cover crop to limit erosion and weed growth and to increase shade on the soil surface. The area should be seeded several weeks following the last herbicide application. Fall planting should occur from November 1 to January 1. Fall planting is preferable but if the schedule does not allow, then the area should be seeded as early as possible in spring between March 1 and June 1. See **Attachment A and Appendix F** for planting details.

4.0 POST-DEVELOPMENT PERFORMANCE STANDARDS

4.1 Post-Development Wetland Delineation

The area proposed for wetland restoration/creation shall meet wetland criteria as established in the 1987 Wetland Delineation Manual and will be delineated 3 years following the completion of construction and restoration activities. The total area of established wetlands in the wetland delineation restoration area will be calculated and reported in the annual monitoring report. As the City of Franklin mandates, a ratio of 1.5 acres of wetland improved/created to 1 acre of wetland impacted, shall be considered successful from a wetland delineation standpoint if the size of the wetland is maintained at 0.41 acres.

Additionally, the total area of established woodland area will be calculated and reported in the annual monitoring report. As the City of Franklin mandates, a ratio of 0.75 acres of woodlands improved/created to 1 acre of woodland impacted, shall be considered successful if the area of woodland is maintained at 6.52 acres.

4.2 Native Species Establishment

The relative cover within the restored/created wetland and woodland areas by non-native invasive species shall not exceed 40% at the end of the three-year monitoring period including but not limited to buckthorn (Rhamnus cathartica), reed canary grass (Phalaris arundinacea), cattails (Typha spp.), giant reed grass (Phragmites australis) and purple loosestrife (Lythrum salicaria).

4.3 Native Species Community Characteristics

Vegetative cover shall exceed 70% at the end of the three-year monitoring period and at least two plant communities shall be present in the wetland mitigation area including wet meadow/sedge meadow and shallow marsh. Additionally, 70% of tree species observed shall be part of the central hardwood timber plant community. This number takes into account the potential for seasonal to semi-permanent inundation in the lowest portion of the mitigation area.

4.4 Mitigation Quality Assessment

A floristic quality assessment will be conducted during each monitoring period within the wetland and woodland mitigation areas. Both the floristic quality index and the mean coefficient will be calculated. The mean of the restored/created wetland community 3 years following construction completion must be maintained at or exceed the mean calculated during the first growing season following construction completion.

5.0 MANGEMENT & MONITORING PLAN

5.1 Mitigation Monitoring Plan

A qualified wetland and woodland ecologist will monitor construction activities to ensure that the restoration plan is followed. In addition, post-construction monitoring will be conducted 3 times per year for the first three years following the completion of construction activities. Results of the post-construction monitoring events will be written in an annual report, to be submitted to the City of Franklin.

Additionally, a qualified wetland and woodland ecologist will assist with coordinating the implementation and will provide constructive oversight during the construction phase of the project. Proper measures will be taken to ensure the following:

- Proposed grading is per plan details
- Potential hydrology issues are identified and resolved early during the construction phase
- Potential erosion and sediment issues are identified and resolved in a timely manner
- Adequate weed control is obtained prior to installing seed/plant material
- All seed material and plant material is properly installed
- Proper soil conditions are obtained and any issues identified and resolved in a timely manner.

In post-construction monitoring, the mitigation area will be monitored for proper establishment during the first three growing seasons. Monitoring will occur three times per growing season and results shall be summarized in an annual report. Monitoring activities may include the following:

- Documentation of construction inspection activities and as-built conditions for the first growing season
- Assessment of conformance to plans for the first growing season
- Ground photographs from fixed points to illustrate changes in plant growth and hydrology
- List of observed plant species present
- Floristic quality assessment of present plant communities
- Vegetation cover type map
- Description of the hydrologic conditions
- Evaluation of progress regarding achievement of each performance standard
- Identification of problems and corresponding corrective maintenance and/or remedial management actions as needed to improve performance toward achievement of goals and objectives.

5.2 Mitigation Maintenance & Management Plan

A qualified ecologist will assist in the development of adaptive management strategies to address lack of progress toward project goals, if any are identified. The persistence and growth of non-native species including but not limited to buckthorn (Rhamnus cathartica), reed canary grass (Phalaris arundinacea), cattails (Typha spp.), giant reed grass (Phragmites australis) and purple loosestrife (Lythrum salicaria) will be monitored in the restoration areas. If needed, continued management plans may be developed. A long-term adaptive management plan will be developed using data collected during the first three years of monitoring.

5.3 Short-term and Long-term Management Plan

Several techniques will be utilized to ensure that performance standards are met during the first three growing seasons within wetland areas. Mowing combined with herbicide treatment during the first few growing seasons will be important as it can significantly reduce weed production and promote native species establishment when conducted during appropriate periods of the growing season. Burning is an alternative management strategy that also results in reduced weed production however it is unlikely that enough vegetation will be produced to fuel an effective fire and more importantly fire should not be used in newly seeded/planted sites until species have reached reproductive maturity or approximately two to three years. Mowing is also an effective restoration tool when done during the establishment period of seeded/planted species and can help promote germination of native species effectively allowing more sunlight to filter to the ground. Herbicide spot treatments will be conducted utilizing a combination of grass-specific herbicide and a general glyphosate herbicide where appropriate. Vantage is a grass-specific herbicide that can be used to reduce invasive species with out affecting native forbs. This will likely be used in areas affected with reed canary grass or in other areas dominated by non-native invasive species. In areas with dense invasive species infestations the herbicide Rodeo may be utilized and reseeding/planting of required in treated areas.

Additionally, mowing combined with herbicide treatment during the first few growing seasons will be important as it can significantly reduce weed production and promote native species establishment when conducted during appropriate periods of the growing season within the woodland areas. Herbicide spot treatments will be conducted utilizing a combination of grass-specific herbicide and a general glyphosate herbicide where appropriate. Vantage is a grass-specific herbicide that can be used to reduce invasive species with out affecting native forbs. This will likely be used in areas affected with reed canary grass or in other areas dominated by non-native invasive species. In areas with dense invasive species infestations the herbicide Rodeo may be utilized and reseeding/planting of required in treated areas.

The long-term adaptive management plan will be developed following the first three years of post-construction monitoring. During post-construction monitoring, problems will be identified as they occur and management activities will address these problems as needed based on conformance to performance standards. Various methods may be used in long-management such as herbicide application, controlled burning, mowing, reseeding/planting and erosion control as needed.

5.4 Long-term Site Protection

Unaffected wetlands, wetland buffers, and woodland areas on the properties will all be protected in perpetuity by conservation easement. The application assumes that the mitigation sites will develop to the performance standards and qualify as a natural resource.

6.0 MITIGATION SCHEDULE

6.1 General Schedule Outline

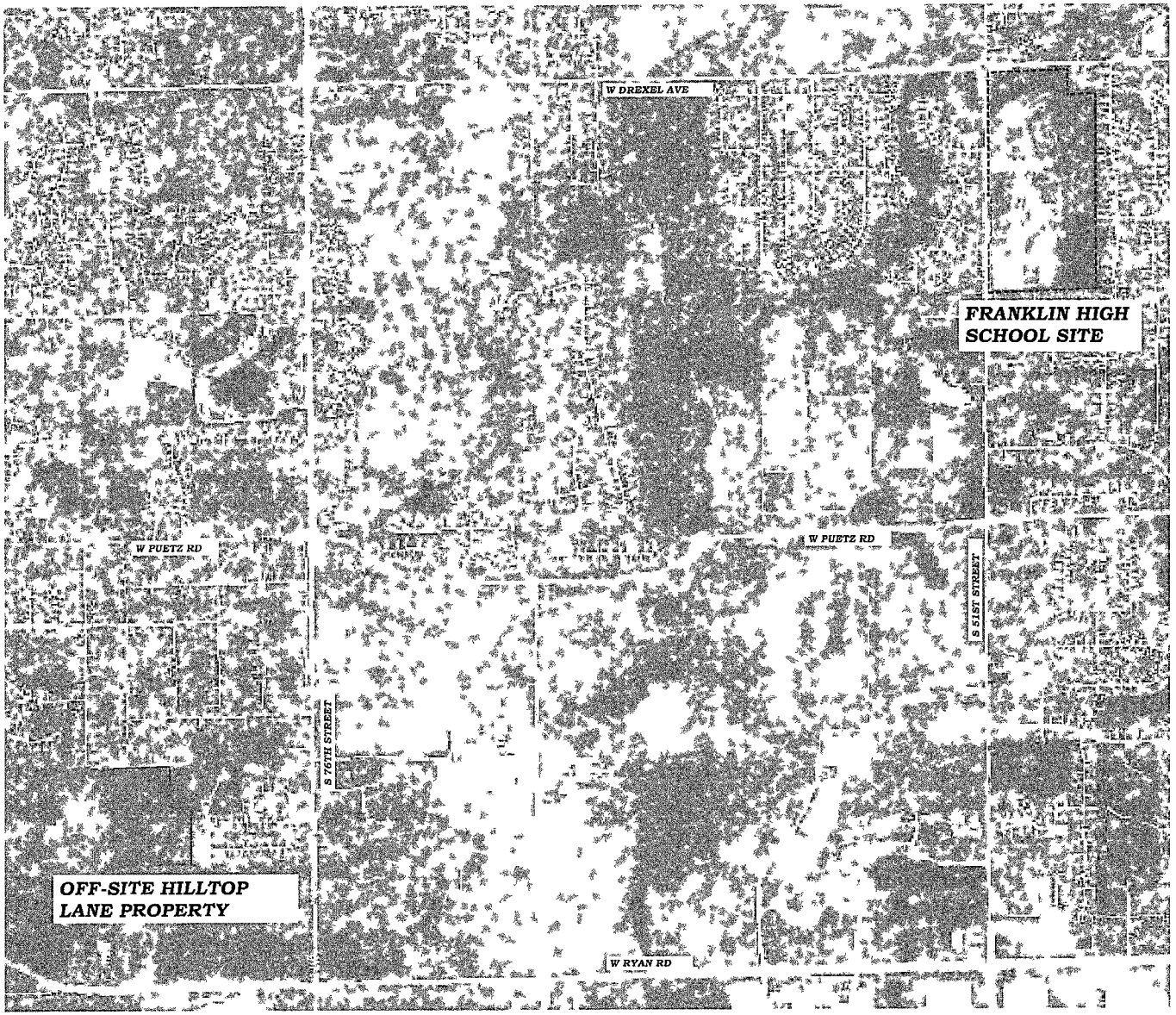
The proposed mitigation activities will begin following approval by the City of Franklin and following substantial completion of the proposed building addition and site improvements to the Franklin High School property or as determined by the City of Franklin. The following table outlines a schedule for the proposed mitigation construction, management, and monitoring activities over a four-year period including the construction year and three-year monitoring seasons. The schedule assumes that approval will be granted by summer of 2025 and mitigation work will begin in 2027. Mitigation construction may begin before 2027 if desired but all plantings are to be installed fall of 2027 or prior to the completion of the Frankling High School construction activities.

Year	Management Implementation	Notes
0 yr	- Grading of Wetland (2027) - Cultivation of woodland areas - Herbicide application three times per year for spring, summer and fall of 2027 - Native plant seeding/planting in fall of 2027	* Herbicide to be applied to restoration areas prior to grading, cultivation, and planting activities
1 yr	- Spot herbicide application three times per year for spring, summer and fall of 2028 - 1-2 mowing sessions per season where possible in summer and fall - Reseeding and/or planting as necessary in fall 2028	*Vantage and/or Rodeo herbicide used where necessary. *Mowing to be utilized low-impact equipment to avoid compaction. *Native seed/planting will be spread where necessary,

	- Treatment of any pests or diseases observed	depending on herbicide use and native plant establishment
2 yr	- Spot herbicide application two to three times per year in summer and fall and late spring, if necessary, in 2029 - 1 mowing session where possible in summer or fall - 1 burn if feasible in spring (wetland only) - Reseeding and/or planting as necessary in spring or late fall or 2029 - Treatment of any pests or diseases observed. - Thinning and pruning for trees as needed	*See year one notes *Burning to be utilized only of sufficient fuel accumulation and vegetation establishment are observed.
3 yr	-Spot herbicide application two times per year in early summer and fall of 2030 -1 mowing session where possible in summer or fall -Reseeding and/or planting as necessary in spring or late fall of 2030 - Thinning and pruning of trees as needed	*See year one notes

APPENDIX A

Site Location Map



MITIGATION REQUIREMENTS:

REQUIRED COMPENSATION RATIO:

WOODLAND COMPENSATION: 0.75 RESTORATION RATIO REQUIRED FOR WOODLAND RESOURCE TYPES.
WETLAND COMPENSATION: 1.5 RESTORATION RATIO REQUIRED FOR FEDERAL JURISDICTION WETLAND RESOURCE TYPES.
WETLAND BUFFER COMPENSATION: 1.5 RESTORATION RATIO REQUIRED FOR FEDERAL JURISDICTION WETLAND BUFFER RESOURCE TYPE.

TOTAL WOODLAND REMOVAL: 8.66 ACRES
TOTAL WOODLAND COMPENSATION: 8.69 X 0.75 = 6.52 ACRES
TOTAL WETLAND REMOVAL: 0.27 ACRES
TOTAL WETLAND COMPENSATION: 0.27 X 1.5 = 0.41 ACRES
TOTAL WETLAND BUFFER REMOVAL: 0.66 ACRES
TOTAL WETLAND BUFFER COMPENSATION: 0.66 X 1.50 = 0.99 ACRES

PROPOSED:

WOODLAND COMPENSATION: 6.53 ACRES OF WOODLAND COMPENSATION AREA PROPOSED. BROKEN OUT INTO 3 MITIGATION AREAS. MITIGATION AREAS 1 & 2 ARE LOCATED ON THE FRANKLIN HIGH SCHOOL SITE MITIGATION AREA 3 IS LOCATED AT THE OFFSITE HILLTOP LANE PROPERTY

- WOODLAND MITIGATION AREA 1: 2.08 ACRES
- WOODLAND MITIGATION AREA 2: 0.43 ACRES
- WOODLAND MITIGATION AREA 3: 4.01 ACRES

WETLAND COMPENSATION: 0.41 ACRES OF COMPENSATION AREA PROPOSED. WETLAND MITIGATION AREA IS LOCATED ON THE OFF-SITE HILLTOP LANE PROPERTY

- WETLAND MITIGATION AREA: 0.41 ACRES

WETLAND BUFFER COMPENSATION: 0.99 ACRES OF COMPENSATION AREA PROPOSED. WETLAND BUFFER MITIGATION AREA IS LOCATED ON THE OFF SITE HILLTOP LANE PROPERTY

- WETLAND BUFFER MITIGATION AREA: 0.99 ACRES

WOODLAND MITIGATION PLANTING REQUIREMENT: THE FOLLOWING PLANTS SHALL BE PLANTED PER 1 ACRE OF MITIGATION AREA:

- 10 CANOPY TREES AT 4" MIN. CALIPER
- 25 CANOPY TREES AT 2.5" MIN. CALIPER
- 100 CANOPY TREES AT 5FT HIGH WHIPS
- 35 UNDERSTORY TREES AT 5FT HIGH WHIPS
- 30 SHRUBS AT MINIMUM 12" HEIGHT

PROPOSED

- 4" CAL. CANOPY TREES: 66 TREES
- 2.5" CAL. CANOPY TREES: 163 TREES
- 5FT HIGH CANOPY TREE WHIPS: 652 TREES
- 5FT HIGH UNDERSTORY TREE WHIPS: 229 TREES
- 12" HIGH SHRUBS: 196 SHRUBS

OVERALL MITIGATION PLANTING SCHEDULE:

CANOPY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AS	ACER SACCHARUM	SUGAR MAPLE	4" CAL.	75'T X 50'W	0
			2-1/2" CAL.	75'T X 50'W	20
			5'T WHIPS	75'T X 50'W	81
AU	ACER LEGUNDO	BOX ELDER	4" CAL.	50'T X 50'W	8
			2-1/2" CAL.	50'T X 50'W	22
			5'T WHIPS	50'T X 50'W	81
CC	CELTIS OCCIDENTALIS	HACKBERRY	4" CAL.	60'T X 60'W	8
			2-1/2" CAL.	60'T X 60'W	22
			5'T WHIPS	60'T X 60'W	81
CO	CARYA OVATA	SHAGBARK HICKORY	4" CAL.	80'T X 50'W	9
			2-1/2" CAL.	80'T X 50'W	19
			5'T WHIPS	80'T X 50'W	83
JN	JUGLANS NIGRA	BLACK WALNUT	4" CAL.	75'T X 50'W	24
			2-1/2" CAL.	75'T X 50'W	18
			5'T WHIPS	75'T X 50'W	81
PD	POPULUS DELTOIDES	COTTONWOOD	4" CAL.	100'T X 75'W	7
			2-1/2" CAL.	100'T X 75'W	18
			5'T WHIPS	100'T X 75'W	81
QA	QUERCUS ALBA	WHITE OAK	4" CAL.	100'T X 80'W	8
			2-1/2" CAL.	100'T X 80'W	22
			5'T WHIPS	100'T X 80'W	81
TA	TILIA AMERICANA	AMERICAN BASSWOOD	4" CAL.	60'T X 60'W	8
			2 1/2" CAL.	60'T X 60'W	22
			5'T WHIPS	60'T X 60'W	82

UNDERSTORY TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	5'T WHIPS	25'T X 25'W	58
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5'T WHIPS	25'T X 20'W	58
MR	MORUS RUBRA	RED MULBERRY	5'T WHIPS	70'T X 50'W	56
OV	OSTRYA VIRGINIANA	IRONWOOD	5'T WHIPS	40'T X 40'W	57

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CO	CEPHALANTHUS OCCIDENTALIS	COMMON BUTTONBUSH	12"I	15'T X 10'W	23
CL	CORNUS ALBA	RED OSIER	12"I	10'T X 10'W	23
CH	CORYLUS AMERICANA	AMERICAN HAZELNUT	12"I	15'T X 10'W	26
HV	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	12"I	20'T X 10'W	26
PV	PRUNUS VIRGINIANA	CHOKE CHERRY	12"I	30'T X 20'W	23
SD	SALIX DISCOLOR	PUSSY WILLOW	12"I	20'T X 10'W	26
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	12"I	2'T X 2'W	22
VL	VIBURNUM LENTAGO	NANNY BERRY	12"I	20'I X10'W	27

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REVISIONS	
06-03-2025	WETLAND REVISIONS
08-20-2025	RESUBMITTAL

CHECKED:	JB
DRAWN:	JB
DATE:	8/8/2025
PROJECT NO.	25.0022

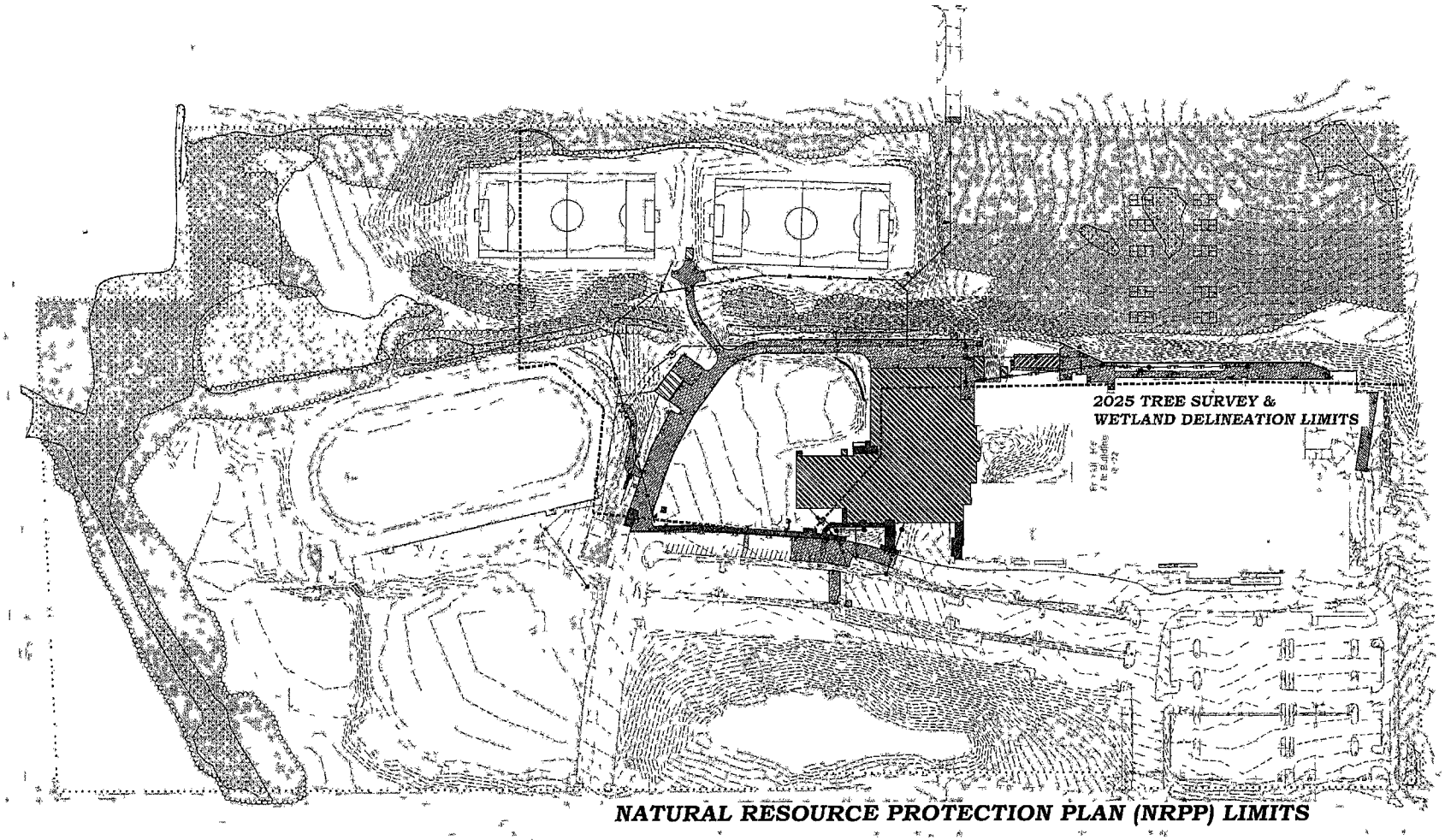
MITIGATION PLAN 1

FRANKLIN HIGH SCHOOL BUILDING + SITE IMPROVEMTNS CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4841 Kinsching Court
Stevens Point WI 54481
P 5.344.9999 (PH) F 5.344.9922 (FX)

Point of Beginning

SHEET
MP-1



NATURAL RESOURCE PROTECTION PLAN (NRPP) LIMITS

LEGEND:

EXISTING WOODLAND

EXISTING WOODLAND BUFFER

EXISTING WETLAND

WETLAND BUFFER

CONTACT INFORMATION

DEVELOPER:
FRANKLIN PUBLIC SCHOOLS
6255 WEST FOREST HILL AVE
FRANKLIN WI 53132
414-529-8220

PLAN PREPARER
JESSE BECKER, P E
POINT OF BEGINNING INC
4941 KIRSCHLING COURT
STEVENS POINT WI 54481
715-344-9999

SITE STATISTICS

SITE AREA:
3 106,789 SF = 71.32206 ACRES

TOTAL SITE WOODLAND AREA
706,226 SF = 16.21 ACRES

TOTAL SITE WETLAND AREA:
242,912 SF = 5.58 ACRES

TOTAL SITE WETLAND BUFFER AREA:
281,186 SF = 6.46 ACRES

GENERAL NOTES

1. THIS NATURAL RESOURCE PROTECTION PLAN, AS WELL AS THE ASSOCIATED MITIGATION PLAN AND DRAFT CONSERVATION EASEMENT EXHIBIT HAVE BEEN DEVELOPED IN ACCORDANCE WITH UPCOMING CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE (UDO) CHANGES.
2. STEEP SLOPES WILL NO LONGER BE CONSIDERED A NATURAL RESOURCES WITH THE UPCOMING CHANGES TO FRANKLIN'S UNIFIED DEVELOPMENT ORDINANCE. THEREFORE, STEEP SLOPE LOCATIONS ARE NOT SHOWN ON THIS NRPP
3. WETLANDS LOCATED WITHIN THE INDICATED "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" WERE LOCATED BY ASSURED DELINEATOR CHAD FRADETTE WITH EVERGREEN CONSULTANTS.
4. WETLANDS LOCATED OUTSIDE THE INDICATED "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" WERE LOCATED PER GIS DATA FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES'S "SURFACE WATER DATA VIEWER" THESE WETLANDS ARE LOCATED OUTSIDE OF THE PLANNED DISTURBANCE LIMITS FOR THE PROPOSED PROJECT
5. NOTE THAT WETLANDS LOCATED WITHIN THE "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" HAVE BEEN CONFIRMED FINAL BY EVERGREEN CONSULTANTS, BUT THE WETLAND DELINEATION REPORT IS STILL A WORK IN PROGRESS AS OF 6/1/2025. THE FINAL WETLAND DELINEATION REPORT WILL BE PROVIDED TO THE CITY OF FRANKLIN WHEN AVAILABLE.

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REVISIONS	
06-02-2025	WETLAND ADDITIONS
06-20-2025	RESUBMITTAL

CHECKED:	JB
DRAWN:	JB
DATE:	6/5/2025
PROJECT NO.	25.0023

EXISTING CONDITIONS PLAN

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

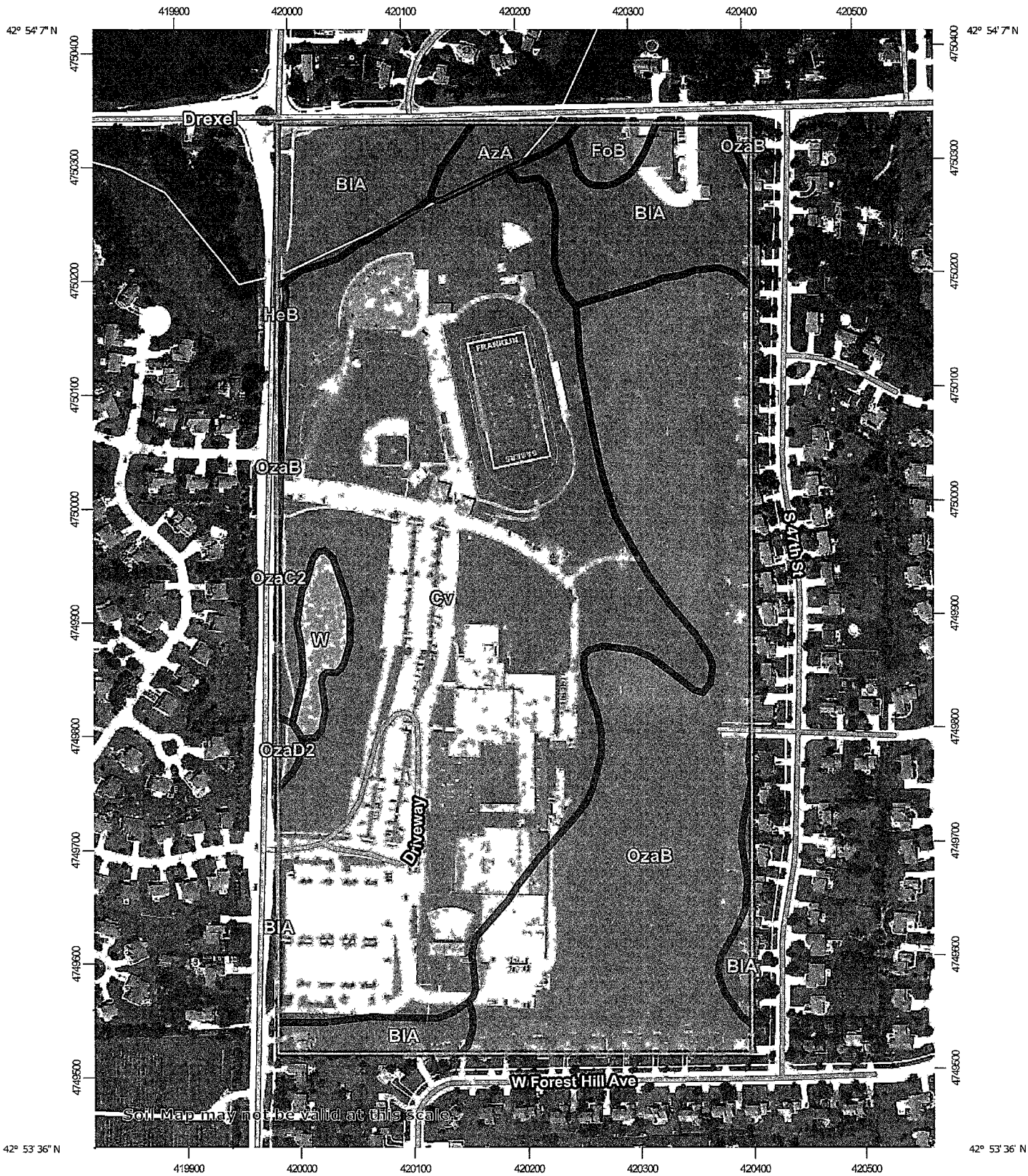
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point WI 54481
715.344.9999 (PH) | 5.344.9922 (FX)

Point of Beginning

SHEET
NRPP - 1

APPENDIX B

Hydrological Soil Map



Map Scale: 1:4,790 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning. Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Aug 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AzA	Aztalan loam, 0 to 2 percent slopes	C/D	1.1	1.3%
BlA	Blount silt loam, 1 to 3 percent slopes	C/D	11.2	13.2%
Cv	Clayey land	D	44.5	52.5%
FoB	Fox loam, 2 to 6 percent slopes	C	0.8	0.9%
HeB	Hebron loam, 2 to 6 percent slopes	C	0.1	0.1%
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	C	25.6	30.2%
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	C	0.0	0.0%
OzaD2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	C	0.2	0.3%
W	Water		1.3	1.5%
Totals for Area of Interest			**84.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

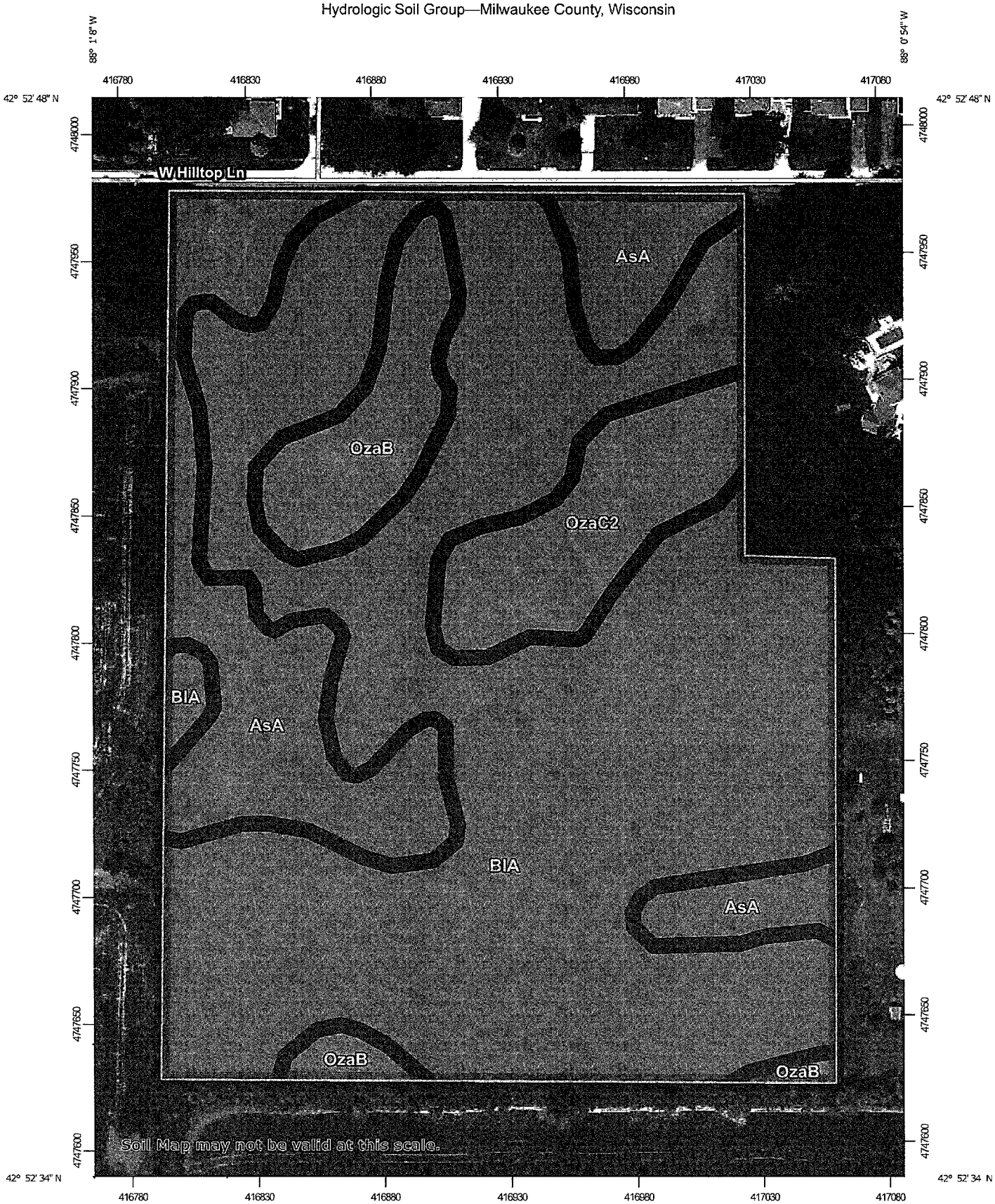
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Map Scale 1:2,070 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Aug 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsA	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	4.0	18.5%
BlA	Blount silt loam, 1 to 3 percent slopes	C/D	14.5	66.8%
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	C	1.5	7.1%
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	C	1.7	7.6%
Totals for Area of Interest			**21.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C

Existing Tree Survey Report

Quast Forestry Consulting LLC
Kimberly Destree, Consulting Forester
1773 Creek View Dr., N. Fond du Lac, WI 54937
Phone: 920-860-0374
E:mail: kquastforestry@charter.net

City of Franklin, Milwaukee County
Franklin Public Schools – 8222 S. 51st St., Franklin, WI
Woodlot Assessment Results

On April 21, 2025, 14 acres of woodland, tree lines and open grassland owned by Franklin Public Schools were assessed within the City of Franklin, Milwaukee County, located at 8222 S. 51st St. The following is a summary of field observations.

GENERAL OVERVIEW:

The species mixture within this woodlot is referred to as a Central Hardwoods timber type. This is an upland timber type located south of the tension zone and consisting of a mixture of mid-shade tolerant to shade intolerant species including oak, hickory, elms, black cherry, red maple, ash, basswood, hackberry and sugar maple. Though not all the species representative of this timber type are found in this woodland, most are.

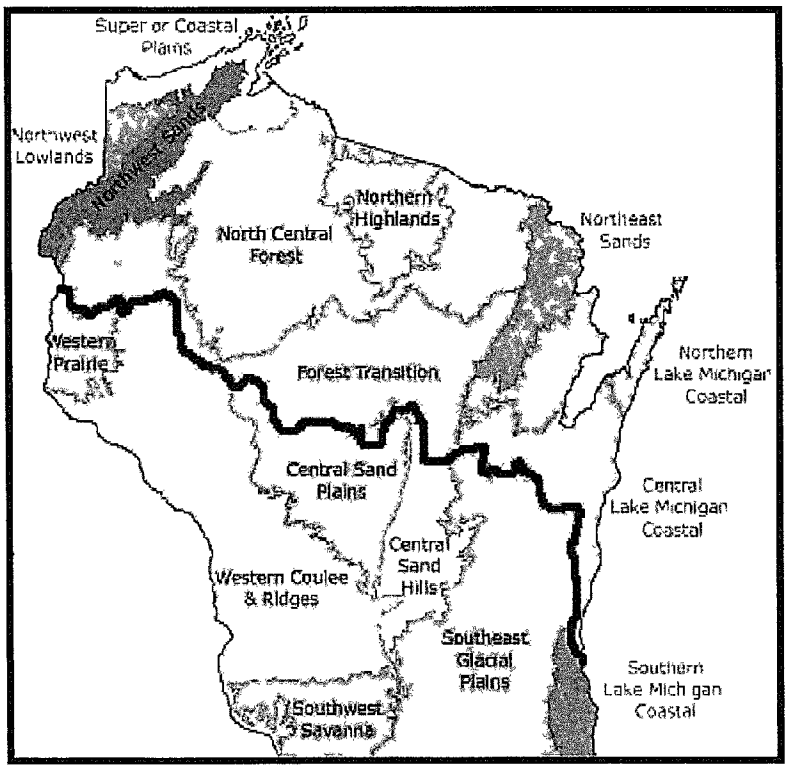


Figure 1 Dark line is the tension zone. Central hardwoods occur south of this line

Basswood is the most common tree species, making up 56% of the total trees tallied. Shagbark hickory is the next most commonly occurring species being 16% of all trees tallied and American elm is another 11%. Associated species include sugar maple, white oak, bur oak, black cherry and black walnut. A small pocket of aspen was also found in the northeast corner of Area 3.

All ash throughout this property are dead because of Emerald Ash Borer infestation. Dead trees were not tallied.

Along the east and west tree lines are narrow wetlands whereby wet site species such as willow, box elder and cottonwood were noted. Some of these species are also found in upland areas.

This property has several age classes of trees. Larger diameter hickory and oak originated in the early 1900's. The site was likely pastured in the past. A secondary age class of trees emerged in the 1980's, this is the dominant size class of 6-10" trees most prevalent in Areas 3, 4 and the west

side of 5. When reviewing historical aerial photos, it appears the east side of Areas 5 and 6 may have been mowed until the 1990's, after which trees and brush began to fill in.

Invasive plants such as buckthorn and honeysuckle are prevalent in areas. Buckthorn and honeysuckle are non-native invasive shrubs introduced from Europe that invade the understory of native woodlands, aggressively seeding in and creating a shrub layer that prohibits native perennials, shrubs and trees to become established. Phragmites is an invasive grass that occupies wetlands. Phragmites was noted in areas 1 and 2 along the stretches of wetland.

A **Mature Woodland** is defined as: An area or stand of trees whose total combined canopy covers an area of one acre or more and at least 50% of which is composed of canopies of trees having a diameter at breast height (DBH) of at least 10 inches; or any grove consisting of eight or more individual trees having a DBH of at least 12 inches whose combined canopies cover at least 50% of the area encompassed by the grove. However, no trees planted and grown for commercial purposes should be considered a mature woodland.

A **Young Woodland** is defined as: An area or stand of trees whose total combined canopy covers an area of 0.50 acres or more and at least 50% of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three inches. However, no trees planted and grown for commercial purposes shall be considered a young woodland.

Patches of Areas 4 and 5 would fall under Mature Woodland, though most of this property qualifies as a Young Woodland.

DATA COLLECTION SPECIFICATIONS:

- All trees being at least 8" in diameter at breast height (DBH) (4.5' above the ground) were recorded by tree species and tree diameter. In addition, observations were made on the overall timber and vegetative condition.

- Many clump basswood are present in addition to other clump trees. A clump is when multiple stems emerge from the same base. In forestry applications, if the clump splits below 4.5' above the ground, each stem is considered a separate tree. If the clump splits above 4.5' above the ground, the tree is singular. This application was used in data collection and individual tree counts reflect this system.

- Diameters are recorded in even numbers. If the DBH of the tree ranged between 7.0-8.9", the tree is tallied as an 8" tree. If the diameter range was 9.0-10.9", the tree was tallied as a 10" tree and so on.

- Trees included within the tally were marked with a blue dot. Every 5th tree was marked with a number. Should it be necessary to track individual trees within the tally in the future, the general location of those trees can be found from the recorded number.

- Tree number groupings were lumped based on obvious site delineations. These areas and a brief description of ground conditions are found below.

- The south and east boundaries of the work unit are residential development with some encroachment occurring onto school property. The best property line evidence available was used to determine whether a tree was considered on public school property or private. Fencelines and survey markers were the best on the ground evidence of property boundary location. Where these delineations were not present, gps technology was used to estimate where the approximate property boundary lay, and trees were tallied accordingly.

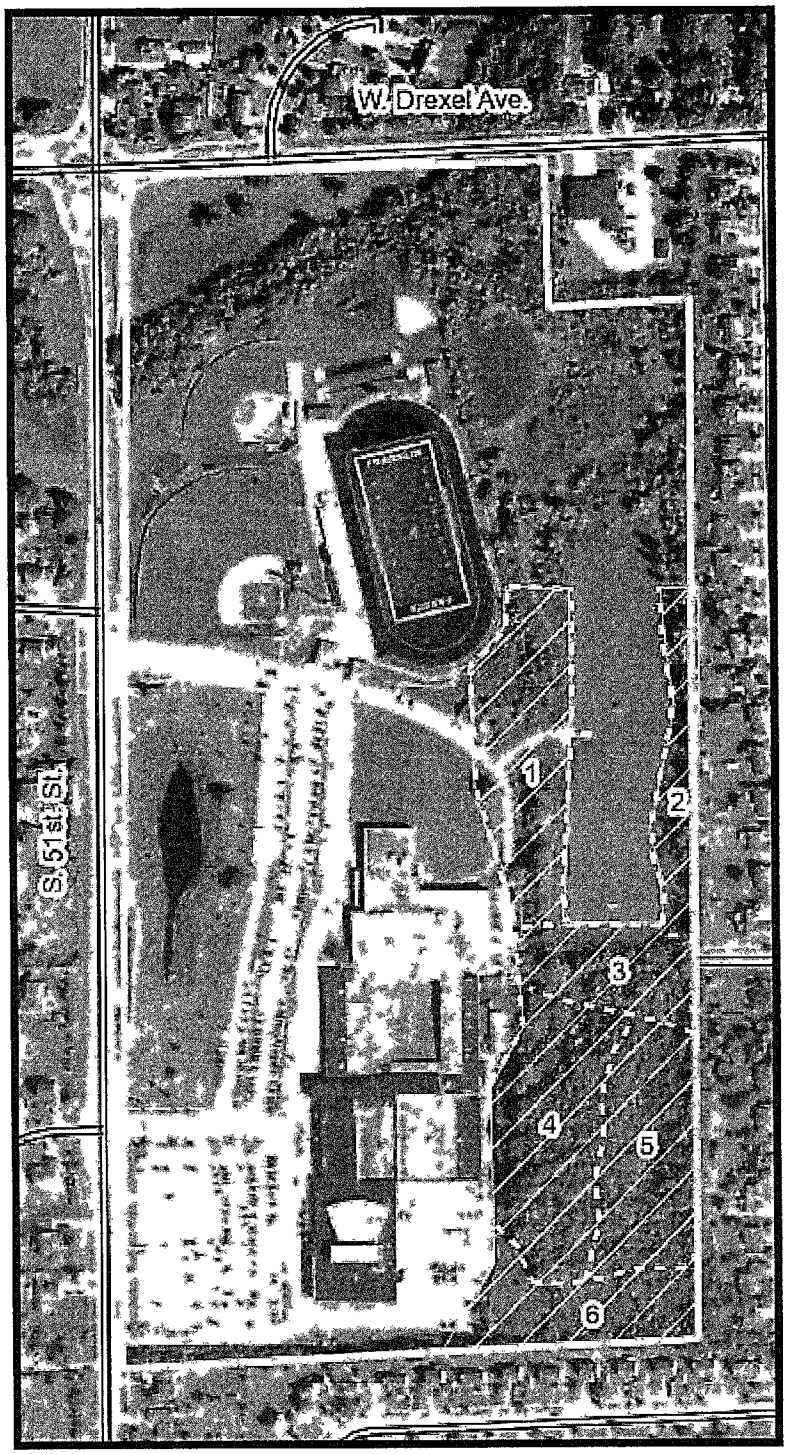


Figure 2: Map of Area locations and approximate delineation lines.

The following is a breakdown of the tree species and diameters found within this woodlot by Area:

Area 1 (Tree #605-631) : This unit is the west tree line. A drainage ditch runs north to south through the unit and clumps of both willow and box elder can be found along the ditch. Upland species such as white oak, basswood and red cedar are found atop the hill and along the west facing sidehill. One large oak found west of the school ground access road was included within the tally.

Area 1	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
White Oak (*quercus alba*):	0	0	0	0	0	0	0	0	0	0	1	1	2
Basswood (*tilia americana*):	1	2	1	1	0	0	0	0	0	0	0	0	5
Red Cedar (*juniperus virginiana*):	1	0	1	0	0	0	0	0	0	0	0	0	2
Willow (*salix*):	2	5	2	1	2	1	0	0	0	0	0	0	13
Box Elder (*acer negundo*):	3	0	0	0	1	1	0	0	0	0	0	1	6
TOTALS:	7	7	4	2	3	2	0	0	0	0	1	2	28

Area 2 (#632 to end): Area 2 contains the east tree line. A drainage ditch runs north to south through this area and is bordered by mostly wetland grass and brush. East of the ditch the terrain rises and trees switch to a mix of upland species such as basswood, sugar maple and oak.

The east edge of this unit is residential development with some personal encroachment occurring. Several lots appear to include a small strip of woodland. Fenceline and lot line evidence were not immediately available along this line under all circumstances.

Tally trees were marked in blue paint on the far north end, then marking ceased due to lack of property boundary evidence and to avoid potentially painting privately owned trees. All trees determined to be owned by the public school system, using the best property boundary evidence available, were tallied.

Area 2	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Cottonwood (*populus deltoides*):	0	0	1	0	0	0	0	0	0	0	0	0	1
Basswood (*tilia americana*):	11	7	4	3	0	0	0	0	0	0	0	0	25
Box Elder (*acer negundo*):	0	1	0	0	0	0	0	0	0	0	0	0	1
Sugar Maple (*acer saccharum*):	6	4	0	0	0	0	0	0	0	0	0	0	10
Shagbark Hickory (*carya ovata*):	2	2	1	0	0	0	0	0	0	0	0	0	5
Bur oak (*quercus macrocarpa*):	1	0	0	0	2	0	0	0	0	0	0	0	3
American elm (*ulmus americana*):	1	0	0	0	0	0	0	0	0	0	0	0	1
White Oak (*quercus alba*):	0	1	0	0	0	0	0	0	0	0	0	0	1
TOTALS:	21	15	6	3	2	0	0	0	0	0	0	0	47

Area 3 (#507-604): This area is located north of the east-west trail and stretches to both the east and west boundaries of the study unit. Basswood is the dominant species with a small aspen pocket on the east end. White spruce were border trees located along the west side.

Area 3	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	43	12	4	1	0	0	0	0	0	0	0	0	60
American elm (*ulmus americana*):	3	3	0	0	0	1	1	0	0	0	0	0	8
Shagbark Hickory (*carya ovata*):	3	0	2	3	2	0	0	0	0	0	0	0	10
White Spruce (*picea glauca*):	1	0	2	0	1	0	0	0	0	0	0	0	4
Black Walnut (*juglans nigra*):	0	1	0	0	0	0	0	0	0	0	0	0	1
Box Elder (*acer negundo*):	7	0	1	1	1	0	1	0	0	0	0	0	11
Quaking Aspen (*populus tremuloides*):	4	3	0	1	0	0	0	0	0	0	0	0	8
TOTALS:	61	19	9	6	4	1	2	0	0	0	0	0	102

Area 4 (#86-319): Area 4 is the most heavily stocked unit and is bordered to the south, east and north by trail. This area has abundant small diameter basswood that barely meet the 8" size class. Many borderline trees were excluded from tally. Only those trees with blue dots were included within the tree tally.

Area 4	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	104	25	9	3	1	0	0	0	0	0	0	0	142
American elm (*ulmus americana*):	6	7	3	1	1	0	0	0	0	0	0	0	18
Shagbark Hickory (*carya ovata*):	7	6	10	13	12	8	2	1	0	0	0		59
Box Elder (*acer negundo*):	0	1	0	0	0	0	0	0	0	0	0	0	1
Cottonwood (*populus deltoides*):	1	0	0	0	0	0	0	0	0	0	0	0	1
Sugar Maple (*acer saccharum*):	9	1	0	0	0	0	0	0	0	0	0	0	10
White Oak (*quercus alba*):	1	0	0	0	0	0	0	0	0	1	0	0	2
Black Cherry (*prunus serotina*):	1	0	0	0	0	0	0	0	0	0	0	0	1
TOTALS:	129	40	22	17	14	8	2	1	0	1	0	0	234

Area 5 (#320-506): Area 5 is bordered to the south, west and north by the trail. The east line is residential development. The east half of this area has abundant brush with scattered trees, many being dead ash.

Area 5	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	63	23	10	3	2	0	0	1	0	0	0	0	102
American elm (*ulmus americana*):	25	11	6	0	0	0	0	0	0	0	0	0	42
Shagbark Hickory (*carya ovata*):	19	3	3	0	6	4	0	1	0	0	0	0	36
Black Walnut (*juglans nigra*):	1	0	1	2	0	0	0	0	0	0	0	0	4
Sugar Maple (*acer saccharum*):	2	0	0	0	0	0	0	0	0	0	0	0	2
Bur oak (*quercus macrocarpa*):	0	1	0	0	0	0	0	0	0	0	0	0	1
TOTALS:	110	38	20	5	8	4	0	2	0	0	0	0	187

Area 6 (#1-85): This unit is located south of the south trail and runs up to residential development to the south. Conifers were generally located along the south boundary in the southwest corner. Centrally, this area consisted of brush and grass. The best property line evidence available was used to determine whether trees fell on public land. The south line was more identifiable than the east line.

Area 6	8	10	12	14	16	18	20	22	24	26	28	30	TOTALS
Basswood (*tilia americana*):	31	10	4	3	2	0	0	0	1	1	0	0	52
American elm (*ulmus americana*):	3	0	1	0	0	1	0	0	0	0	0	0	5
Shagbark Hickory (*carya ovata*):	1	0	0	0	0	0	0	0	0	0	0	0	1
White Spruce (*picea glauca*):	1	3	1	0	0	0	0	0	0	0	0	0	5
Red Pine (*pinus resinosa*):	0	0	3	3	0	0	0	0	0	0	0	0	6
Black Walnut *(juglans nigra)*:	3	6	3	0	0	0	0	0	0	0	0	0	12
Box Elder (*acer negundo*):	1	0	0	0	0	0	0	0	0	0	0	0	1
Plum (*prunus domestica*):	1	0	0	0	0	0	0	0	0	0	0	0	1
Willow (*salix*):	2	0	0	0	0	0	0	0	0	0	0	0	2
TOTALS:	43	19	12	6	2	1	0	0	1	1	0	0	85

APPENDIX D

Wetland Delineation Report

evergreen consultants LLC

PO Box 680 • Pulaski, WI 54162

Phone 920 615 0019 • Website www evergreenwis com

Franklin High School

Professionally Assured Wetland Delineation Report

Project Number: MIL25-040-01

Property Address: 8222 S 51st Street, City of Franklin, Milwaukee County, Wisconsin

Part of Parcel ID: 8079999001

May 9, 2025

Report Request by

Point of Beginning

4941 Kirschling Court

Stevens Point, Wisconsin 54481

evergreen consultants LLC

PO Box 680 • Pulaski, WI 54162
Phone 920 615 0019 • Website www.evergreenwis.com

Field Work Certification:

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

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
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Toll Free 1-888-936-7463
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□o comply □ith □hapter □□ □□□□State Statutes□please supply the department □ith a polygon shape□ile o□the □etland boundaries delineated □ithin the project area. □lease do not include data such as parcel boundaries□project limits□□etland graphic representation symbols□etc. □□internal upland polygons are □ound □ithin a □etland polygon□□hen please label as □□□□N□. □he shape□ile should utili□e a State □lane □rojection and be overlain onto recent aerial photography. □□a di□□erent projection system is used□please indicate in □hich system the data are projected. □n the correspondence sent □ith the shape□ile□please supply a brie□description o□each □etland's plant community □eg: □et meado□ □loodplain □orest□etc.□ □lease send these data to □alvin □a□rence □□□□□□□□□□□□□or email at calvin.la□rence□ □isconsin.gov□

□□you or any client has a □uestion regarding your status in the □ etland □elineation □ro□essional □ssurance □rogram□contact me by email at □ara.broo□s□ □isconsin.gov or phone at □□□□□□□□□□ □han□you □or all your hard □or□and best □ishes □or the upcoming □ield season.

Sincerely□

□ara □roo□s
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PRINTED ON RECYCLED PAPER

evergreen consultants LLC

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Introduction

Evergreen was retained by Point of Beginning to perform a professionally assured wetland delineation. The property is located at 8222 S 51st Street, City of Franklin, Milwaukee County, Wisconsin. The study area is approximately 21.62 acres in size and is in part of the West ½ of the Northeast ¼ of Section 14, Township 05 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Site Maps can be found in Appendix A.

The wetland delineation was conducted on May 2 and 9, 2025, by Chad Fradette, a Wisconsin Department of Natural Resources (WDNR) Professionally Assured Wetland Delineator with assistance from Shyann Banker, Sara Marcinkus, and Ashley Poehls. The delineation was conducted for school facility expansion. The study area consists of sports complexes, school buildings and roads, and a shrub/scrub forested area. The school was constructed in the 1960s. Expansion in 1975 led to the creation of drainage ditches that today contain wetlands. In 2015, an additional athletic field expansion led to the creation of additional ditches that contain wetland today. The woodland area of the site was partially disturbed in the past, but has been left fallow for decedes.

The WDNR Wisconsin Wetland Inventory (WWI) Map was reviewed and indicates the presence of scrub/shrub and emergent wetlands in the northwest ¼ of the study area, forested wetlands in the northeast ¼, and small forested wetlands within the south half of the study area. The WWI wetland indicator soils layer was also reviewed and indicates the absence of indicator soils within the study area. The study area is mapped as having Predominantly Non-Hydric soils. Indicator soils are soils which are commonly found in wetlands or have inclusions of soils that are commonly found in wetlands. The WDNR Surface Water Data Viewer (SWDV) was also reviewed and indicates the absence of waterways within the study area, but an unnamed Order 3 stream is located to the northwest of the site and unnamed Order 1 streams located to the northeast and southwest of the site.

Five wetlands were delineated during the site visit. The Wetland Data Sheets classify the wetland according to the Cowardin classification system[1].

Wetland ID	Wetland Description[2]	Cowardin Classification[3]	*Surface Water Connections	*NR151 Protective Area	Acreage On-site
Wetland 1	Ruderal Wet Meadow and Marsh in a storm treatment ditch/swale	PEM1Bx	Potential connection via ditching	Less susceptible, 10 feet	10,026 sf 0.230 acres

[1] Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.

[2] WI Department of Natural Resources, *Natural Heritage Conservation Key to Wetland Natural Communities,* Version 1.3, 4/8/2022

[3] Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.

Wetland 2	Ruderal wet meadow, Shrub Swamp in a storm treatment ditch/swale	PEM1Bx PSS1/5Bx	Potential connection via ditching	Less susceptible, 10 feet	5,973 sf 0.137 acres
Wetland 3	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	2,124 sf 0.049 acres
Wetland 4	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	6,801 sf 0.156 acres
Wetland 5	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	10,841 sf 0.249 acres
**These are based on professional opinion. Local zoning ordinances may have additional restrictions. US Army Corps of Engineers has authority for determining federal jurisdiction of wetlands and waterways.*					**0.821 ac**

An antecedent precipitation evaluation was conducted for the three months prior to the site visit. It was determined climatic conditions were normal at the time of the site visit during the wet season. The antecedent precipitation evaluation, WETS data and Palmer Drought Index reports for the area at the time of the site visit are included in Appendix F.

The areas identified as wetland were identified based on transitions from wetland to upland vegetation, hydrology indicators and hydric soil indicators, or lack thereof, in wetland areas versus upland areas, topographical position and best professional judgment. See Appendix A for the Wetland Determination Map. Wetland data sheets are included in Appendix G.

Personnel

Mr. Fradette is an Environmental Professional, Analytical Chemist, WDNR Professionally Assured Wetland Delineator and has over twenty years of experience working on public and private infrastructure, community development, and industrial projects throughout the entire Midwest and Northeast, including Wisconsin. His expertise is in completing wetland delineations, reports, permit applications, exemptions, compliance cases, compensatory wetland mitigation plans, endangered species assessments, and floristic habitat assessments. Mr. Fradette is professionally trained and experienced in the practice of wetland delineation.

Mrs. Shyann Banker, Environmental Scientist and WDNR Professionally Assured Wetland Delineator and has nine years of experience conducting wetland delineations for utility, municipal, residential, and industrial projects in Wisconsin. Her expertise is in completing wetland delineations, reports, and exemption applications.

Ms. Ashley Poehls, Biologist, has two years of professional experience in working on utility, municipal, residential, and industrial projects in Wisconsin.

Methodology

Available topographic maps, survey maps, WWI and NWI maps, County Soil Survey maps, wetland indicator and hydric soil maps and all available aerial photos were reviewed prior to visiting the property to identify potential wetland areas. These figures are included in Appendix A.

Antecedent precipitation information was evaluated through use of available local WETS data for the three months prior to the delineation to determine if conditions were within normal, wetter than normal or drier than normal at the time of the site visit. The Antecedent Precipitation Evaluation, WETS Data and the Palmer Drought Index reports are included in Appendix F.

Aerial images on cultivated or previously cultivated sites were reviewed for wet signatures following the Minnesota Board of Water and Soil Resources (BWSR) and St Paul District Corps of Engineers *Guidance for Offsite Hydrology/Wetland Determinations.*[4]

Examination of vegetation, soils, and hydrology, as outlined in the Corps of Engineers Wetlands Delineation Manual[5] and the Northcentral and Northeast Regional Supplement[6], were used to characterize, and determine wetland boundaries. The Natural Resources Conservation Service (NRCS) Field Indicators of Hydric Soils in the United States Guide[7] was also utilized to help identify hydric soils at the site and the Wetland Training Institute field guide[8]. All available information including transitions in vegetation, soils and hydrology, review of aerial photos, antecedent precipitation analysis, topographic position, along with best professional judgment was applied.

Sample transects were established in a representative wetland to upland transition zone. The transects were comprised of two or more sample points located along a line running perpendicular to the wetland edge, with at least one point in obvious wetland and one point in obvious upland. A field data form was completed for each of the upland and wetland sample points. The sample locations were also located with a GPS and are indicated on Wetland Delineation Map within Appendix A. Field data forms are included in Appendix G.

Wetland classification was performed according to Cowardin Classification. Vegetation was identified using suitable keys (Eggers[9]; Chadde[10]) and a plant's hydrophytic status was determined using the most recent Northcentral and Northeast Region – National Wetland Plant List[11]. Wetland boundaries were

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[4] USACE, MN Board of Water & Soil Resources, *Guidance for Offsite Hydrology/Wetland Determinations,* 2016

[5] USACE, Waterways Experiment Station, Wetlands Research Program Technical Report Y-87-1

[6] *Regional Supplement to the 1987 Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions,* 2012

[7] USDA, Natural Resources Conservation Service (NRCS), *Field Indicators of Hydric Soils in the United States, Guide for Identifying and delineating Hydric Soils,* Version 9.0, 2024

[8] Wetland Training Institute, Inc., *2013 Pocket Guide to Hydric Soil Field Indicators,* Wetland Training Institute, Inc., Glenwood, NM, 2013

[9] *Eggers, Steve D., and Reed, Donald M., U.S. Army Corps of Engineers, St. Paul District, Wetland Plants and Plant Communities of Minnesota & Wisconsin, Version 3.2, July 2015*

[10] Chadde, Steve W., *Wetland Plants of Wisconsin, Second Edition,* Steve Chadde, United States, 2013

[11] U.S. Army Corps of Engineers. (2023). 2022 National Wetland Plant List, version 3.6. U.S. Army Engineer Research and Development Center, Vicksburg, MS. http://wetland-plants.usace.army.mil/

determined based on the comprehensive wetland delineation method as defined in the Corps of Engineers Wetlands Delineation Manual and the Northcentral and Northeast Regional Supplement.

Mapping

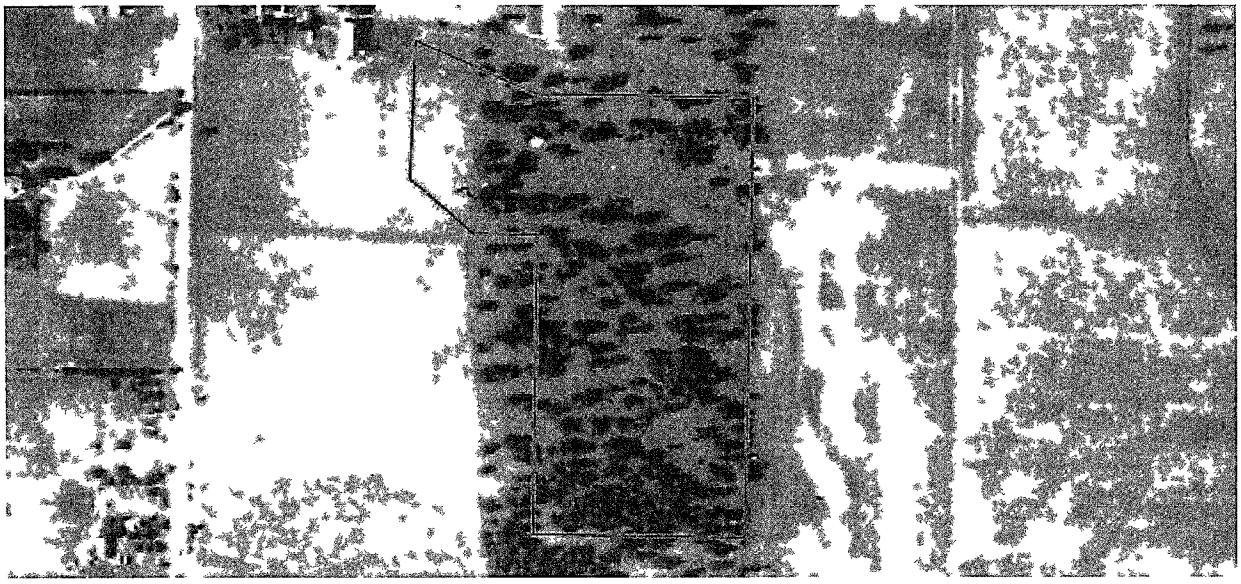
The Wetland boundaries and Wetland edges were flagged with pink "Wetland Delineation" flags and/or ribbon. Boundary and sample plot locations were located with a Leica Zeno GG04 Global Positioning System (GPS) with sub-inch accuracy and are shown on the Wetland Delineation Map, located in Appendix A, Site Maps.

Results

Off Site Analysis

Land Use

Aerial photographs from 1937 through 2024 were reviewed. The study area was mostly forested with cleared cropland in the northwest corner. The 1951 aerial photograph shows some clearing within the center of the site. The 1963 photograph shows grading within the north and west portions of the site with a school building constructed to the west of the site. The Historic Aerial Photographs are in Appendix D.[12] [13] [14]

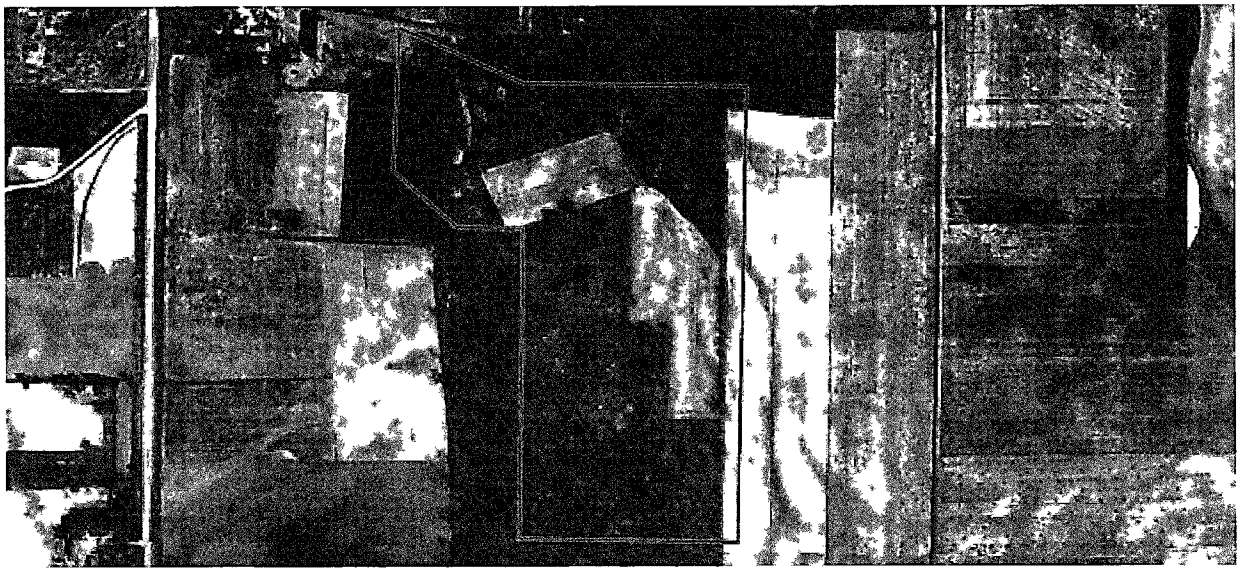


1937 Aerial photograph

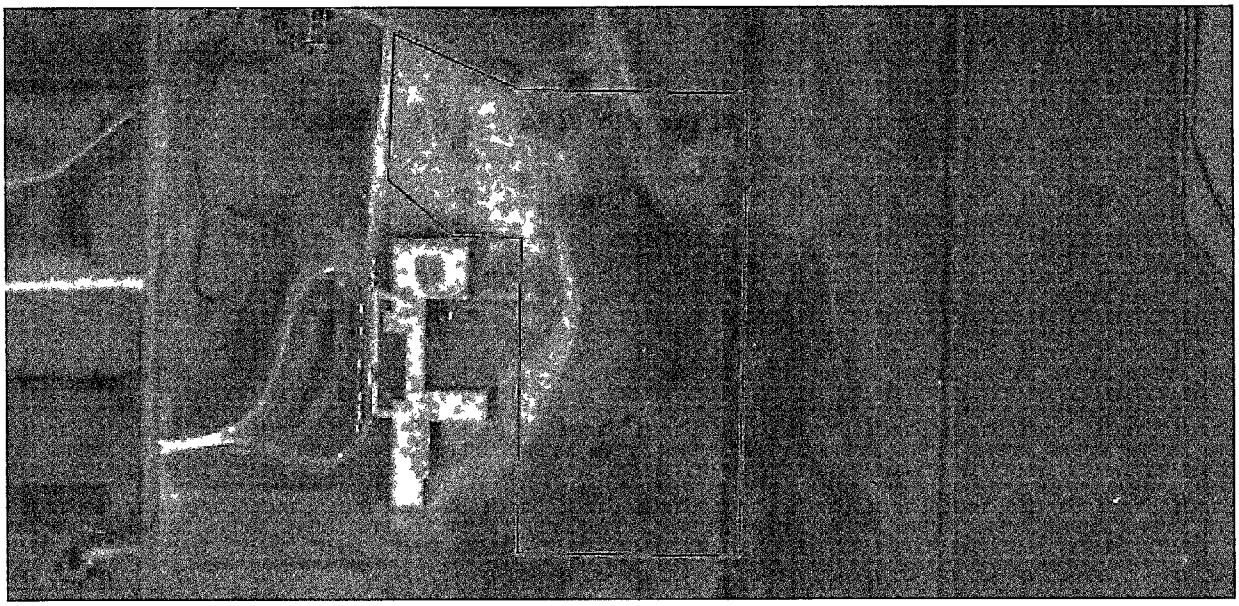
[12] Milwaukee County, GIS, *aerial photographs, topography*, Milwaukee County, WI

[13] USDA, FSA, Service Center, *FSA Slides for years 1981 through 2002*. Milwaukee County, WI

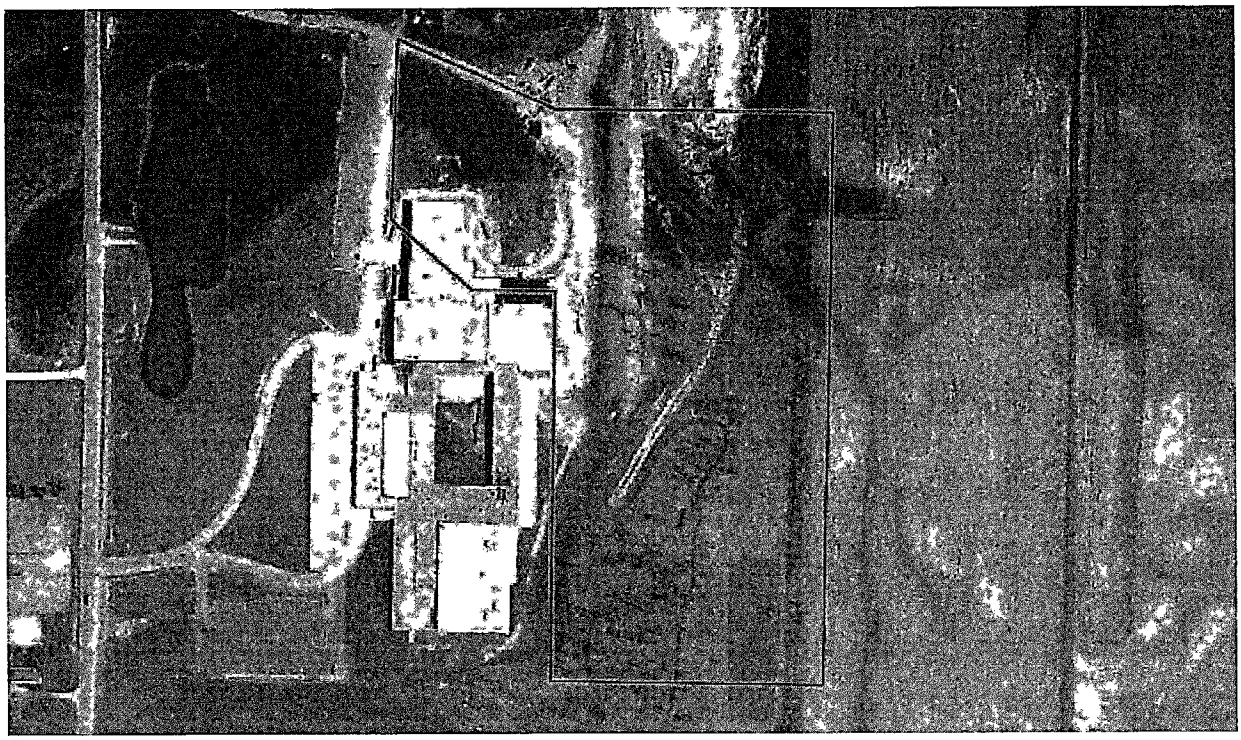
[14] University of Wisconsin, *Wisconsin Historic Aerial Image Finder,* 2025



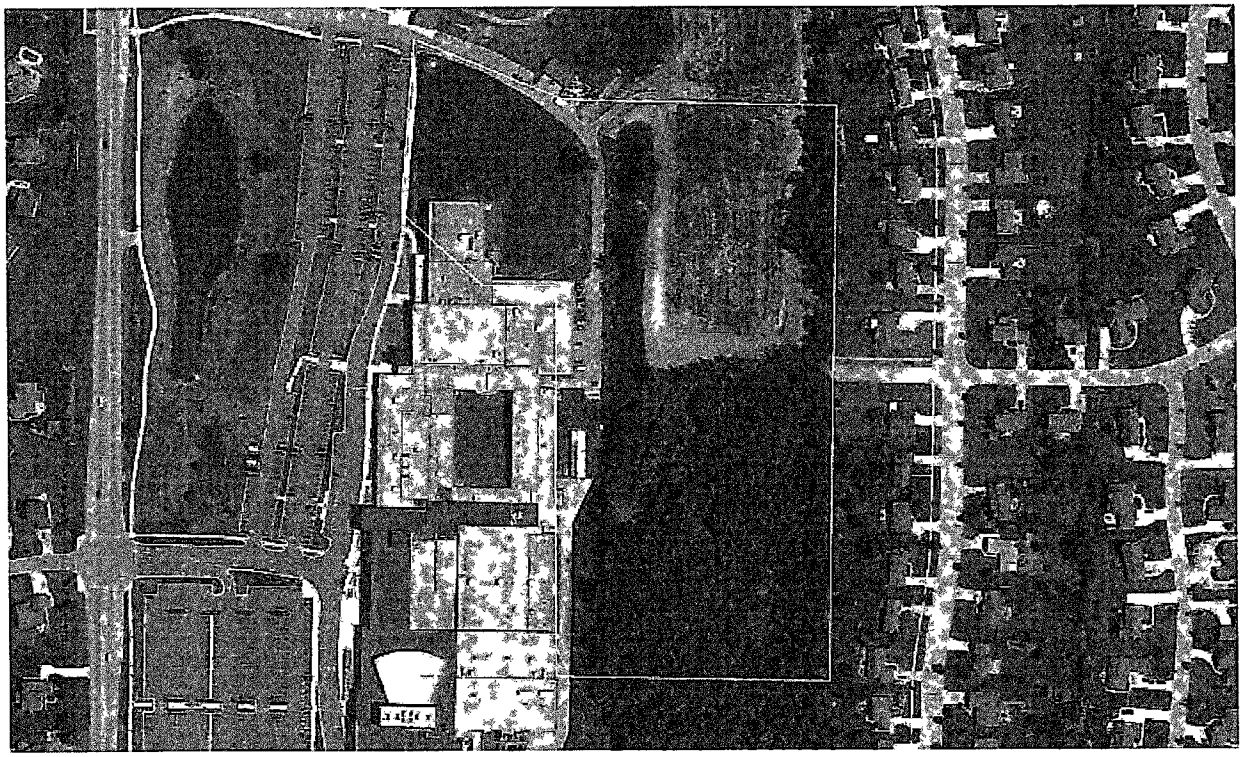
1951 Aerial Photograph



1963 Aerial Photograph



1975 Aerial Photograph



2015 Aerial Photograph

Original Land and Bordner Surveys

The Original Survey shows the Site within the West ½ of the Northeast ¼ of Section 14. The Original Survey Notes describe the vegetation in this area as sugar maple, white ash, basswood, red oak, white oak, and ironwood.[15] The Original Survey Map and Original Survey Notes are in Appendix C.

No Bordner Survey is available for Milwaukee County[16].

Topography

The topography at the Site ranges from an elevation of 780 feet down to 731 feet. The topography of the Site slopes down towards the Northwest corner of the study area.[17] The Topographic Map is in Appendix A.

Precipitation

An antecedent precipitation evaluation was conducted for the three months prior to the site visit. Precipitation data from the Milwaukee Mitchell Airport WETS station indicates climatic conditions were normal at the time of the site visit during the wet season. The drought index indicated a mild drought. The Palmer Drought Index also indicates conditions were normal (Mid-Range, -1.99 to +1.99) for this location at the time of the site visit. Based on evaluation of both sources of data, it was determined climatic conditions were normal at the time of the site visit. The antecedent precipitation evaluation, WETS data and Palmer Drought Index reports for the area at the time of the site visit are included in Appendix F.

Wetland Mapping

The WDNR Wisconsin Wetland Inventory (WWI) Map was reviewed and indicates the presence of scrub/shrub and emergent wetlands in the northwest ¼ of the study area, forested wetlands in the northeast ¼, and small forested wetlands within the south half of the study area.[18] The WWI wetland indicator soils layer was also reviewed and indicates the absence of indicator soils within the study area. The study area is mapped as having Predominantly Non-Hydric soils. Indicator soils are soils which are commonly found in wetlands or have inclusions of soils that are commonly found in wetlands. The WDNR Surface Water Data Viewer (SWDV) was also reviewed and indicates the absence of waterways within the study area, but an unnamed Order 3 stream is located to the northwest of the site and unnamed Order 1 streams located to the northeast and southwest of the site.

The NWI Map was reviewed and indicates a small emergent wetland within the northwest ¼ of the study area.[19] The WWI, SWDV, and NWI Maps are in Appendix A.

---

[15] Board of Commissioners of Public Lands, *Wisconsin Public Land Survey Records: Original Field Notes and Plat Maps*, Madison, Wisconsin, 2025

[16] University of Wisconsin Digital Collections Center, *Wisconsin Land Economic Inventory Maps (Bordner Survey)*, Madison, WI, 2025

[17] Milwaukee County GIS

[18] WDNR, *Surface Water Data LiDAR Viewer*, 2025

[19] U.S. Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, 2025

Mapped Soils

The NRCS Web Soil Survey indicates the presence of the following soil types[20]:

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)–Milwaukee County, Wisconsin				
Map Unit Symbol	**Map Unit Name**	**Hydric Percent of Map Unit**	**Hydric Category**	**Landform Hydric Minor Components**
BlA	Blount silt loam, 1 to 3 percent slopes	10	WI Predominantly Nonhydric	Depressions
Cv	Clayey land	10	WI Predominantly Nonhydric	Depressions
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	6	WI Predominantly Nonhydric	Ground moraines

NRCS County Soil Survey Report is in Appendix E.

[20] USDA, NRCS, *Web Soil Survey*, 2025

Field Investigation

Five wetlands were identified and delineated within the Study Area. Wetland determination data sheets (Appendix G) were completed at 12 sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix B provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Wetland Delineation Map within Appendix A and the wetlands are summarized in Table 1 and detailed in the following section.

Wetland 1

Wetland 1 is 0.230-acres of wet meadow with cattails a few trees and some brush within an excavated storm ditch. Part of the drainage ditch is located between athletic fields. The wetland continues beyond the study area to the north.

All three wetland parameters were met. The wetland boundary followed a well-defined topographic break and change in vegetation, hydric soil, and wetland hydrology indicators.

Dominant vegetation observed included black willow (*Salix nigra*, OBL), common buckthorn (*Rhamnus cathartica*, FAC), silky dogwood (*Cornus amomum*, FACW), sandbar willow (*Salix interior*, FACW), reed canary grass (*Phalaris arundinacea*, FACW), and hybrid cattail (*Typha x glauca*, OBL).

Depleted Below Dark Surface (A11) and Redox Dark Surface (F6) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), High Water Table (A2), Saturation (A3), and Presence of Reduced Iron (C4). The secondary indicators that were observed include Saturation Visible on Aerial Images (C9), Geomorphic Position (D2), and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1 inch. The water table was observed at the soil surface to a depth of 6 inches from the soil surface and the soil was saturated at the soil surface to a depth of 6 inches in depth from the soil surface.

View of drainage ditch within Wetland 1.

View of drainage ditch within Wetland 1.

Wetland 2

Wetland 2 is 0.137-acres of ruderal shrub swamp in an excavated drainage ditch around an athletic field. The wetland continues beyond the study area to the north.

All three wetland parameters were met. The wetland boundary followed a well-defined topographic break and change in vegetation, hydric soil, and wetland hydrology indicators.

Dominant vegetation observed included sandbar willow (*Salix interior*, FACW), woolly sedge (*Carex pellita*, OBL), common horsetail (*Equisetum arvense*, FAC) meadow willow (*Salix petiolaris,* OBL), common reed (*Phragmites australis*, FACW), and orange jewelweed (*Impatiens capensis*, FACW).

Depleted Matrix (F3) hydric soil indicator and Red Parent Material (F21) indicator for problematic hydric soils were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1) and Inundation Visible on Aerial Imagery (B7). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 0-3 inches.

View of Phragmites infestation within Wetland 2.

Wetland 3

Wetland 3 is 0.049-acres of a ruderal shrub swamp within a small closed depression in a basswood forest. A running trail passes along the side of the wetland. The wetland is entirely within the study area.

The wetland boundary was determined by probing soils to determine where redox features started. The wetland vegetation changed from basswood forest in the uplands to buckthorn in the wetland to areas of surface water. The wetland boundary was marked near the toe slope of the depression. All three wetland parameters were met.

Dominant vegetation observed included basswood (*Tilia americana*, FACU), silky dogwood (*Cornus amomum*, FACW), common buckthorn (*Rhamnus cathartica*, FAC), and woolly sedge (*Carex pellita*, OBL).

Redox Dark Surface (F6) and Redox Depressions (F8) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), Inundation Visible on Aerial Imagery (B7), Water-Stained Leaves B9), and Aquatic Fauna (B13). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1-5 inches.

View of basswood forest within Wetland 3.

Wetland 4

Wetland 4 is 0.156-acres of ruderal shrub swamp within a small closed depression in a buckthorn thicket. A running trail bisects the wetland. The wetland is entirely within the study area.

The wetland boundary was marked near the toe slope of the depression. All three wetland parameters were met. The vegetation changed form basswood forest with oaks to light elm forest with a heavy buckthorn infestation in the wetlands.

Dominant vegetation observed included American elm (*Ulmus americana*, FACW), basswood (*Tilia americana*, FACU), common buckthorn (*Rhamnus cathartica*, FAC), and brome-like sedge (*Carex bromoides*, FACW).

Depleted Below Dark Surface (A11), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), Sparsely Vegetated Concave Surface (B8), and Water-Stained Leaves B9). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1-3 inches.

View of buckthorn infested forest within Wetland 4.

Wetland 5

Wetland 5 is 0.249-acres of ruderal shrub swamp within a small closed depression in a buckthorn thicket with dead ash. The wetland extends beyond the study area slightly to the east.

The wetland boundary was marked near the toe slope of the depression. All three wetland parameters were met. The vegetation in the area changed from basswood forest to a heavy infestation of buckthorn with small areas of surface water and moss.

Dominant vegetation observed included common buckthorn (*Rhamnus cathartica*, FAC) and upright sedge (*Carex stricta*, OBL).

Redox Dark Surface (F6) and Redox Depressions (F8) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), High Water Table (A2), Saturation (A3), and Sparsely Vegetated Concave Surface (B8). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1-4 inches. The water table was observed at a depth of 9 inches from the soil surface and saturation was present at the soil surface to a depth of 9 inches.

View of buckthorn thicket with dead ash trees within Wetland 5.

Uplands

Uplands within the study area consist of parking lots/roads, sports complexes, woodlands, basswood forest, brushy woodland remnants, and grassy areas.

View of woodland.

View of basswood forest.

View of brushy woodland remnant.

View of grassy area between athletic fields.

Conclusion

This report is limited to the identification and delineation of wetlands within the Delineation Area as shown on Figure 1, Appendix A. Other regulated environmental resources that result in land use restrictions may be present (e.g. navigable waterways, floodplains, cultural resources, and threatened or endangered species).

Wetlands

Investigation of the area determined that wetlands exist as shown on the attached figures and Wetland Delineation Map.

Table 1. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description[21]	Cowardin Classification[22]	*Surface Water Connections	*NR151 Protective Area	Acreage On-site
Wetland 1	Ruderal Wet Meadow and Marsh in a storm treatment ditch/swale	PEM1Bx	Potential connection via ditching	Less susceptible, 10 feet	10,026 sf 0.230 acres
Wetland 2	Ruderal wet meadow, Shrub Swamp in a storm treatment ditch/swale	PEM1Bx PSS1/5Bx	Potential connection via ditching	Less susceptible, 10 feet	5,973 sf 0.137 acres
Wetland 3	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	2,124 sf 0.049 acres
Wetland 4	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	6,801 sf 0.156 acres
Wetland 5	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	10,841 sf 0.249 acres
*These are based on professional opinion. Local zoning ordinances may have additional restrictions. US Army Corps of Engineers has authority for determining federal jurisdiction of wetlands and waterways.					**0.821 ac**

The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under Milwaukee County, and the City of Franklin.

[21] WI Department of Natural Resources, *Natural Heritage Conservation Key to Wetland Natural Communities,* Version 1.3, 4/8/2022

[22] Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.

Protective Areas

WI Admin. Code[23] requires that impervious surfaces shall be kept out of the "protective area" to the maximum extent practicable. Protective area is an area of land that commences at the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands, and that is the greatest of the following widths, as measured horizontally from the top of the channel or delineated wetland boundary to the closest impervious surface.

Protective area does not include any area of land adjacent to any stream enclosed within a pipe or culvert, such that runoff cannot enter the enclosure at this location.

a. For outstanding resource waters and exceptional resource waters, and for wetlands in areas of special natural resource interest as specified in s. NR 103.04, 75 feet.

b. For perennial and intermittent streams identified on a United States geological survey 7.5-minute series topographic map, or a county soil survey map, whichever is more current, 50 feet.

c. For lakes, 50 feet.

d. For highly susceptible wetlands, 50 feet. Highly susceptible wetlands include the following types: fens, sedge meadows, bogs, low prairies, conifer swamps, shrub swamps, other forested wetlands, fresh wet meadows, shallow marshes, deep marshes and seasonally flooded basins.

e. For less susceptible wetlands, 10% of the average wetland width, but no less than 10 feet nor more than 30 feet. Less susceptible wetlands include degraded wetlands dominated by invasive species such as reed canary grass.

Protective Areas do not apply to the following:

1. Redevelopment post-construction sites.
2. In-fill development areas less than 5 acres.
3. Structures that cross or access surface waters such as boat landings, bridges and culverts.
4. Structures constructed in accordance with s. 59.692 (1v), Stats.
5. Post-construction sites from which runoff does not enter the surface water, except to the extent that vegetative ground cover is necessary to maintain bank stability.
6. Wetlands that have been completely filled in accordance with all applicable state and federal regulations.

Authority to apply wetland and waterway protective areas under NR 151 lies with the WDNR. Some local zoning authorities and regional planning organizations may have adopted protective areas as setbacks as part of their zoning codes or may have additional land use restrictions within or adjacent to wetlands.

[23] Wisconsin Administrative Code, NR 151.245

Concurrence and Certification

If wetlands are proposed to be impacted a Section 404 Letter of Permission Authorization will need to be obtained from USACE and according to Section 281.36, Wisconsin Statutes and NR 299 and NR 103, Wisconsin Administrative Code a permit from the WDNR would be necessary.

For wetlands to be confirmed as exempt from state regulatory authority an exemption determination application must be submitted to the DNR Wetland ID Program whose staff makes the final decision.

Chad M Fradette is a WDNR Professionally Assured Wetland Delineator and WDNR concurrence is granted for five years unless site conditions are significantly altered.

Plant Identification References

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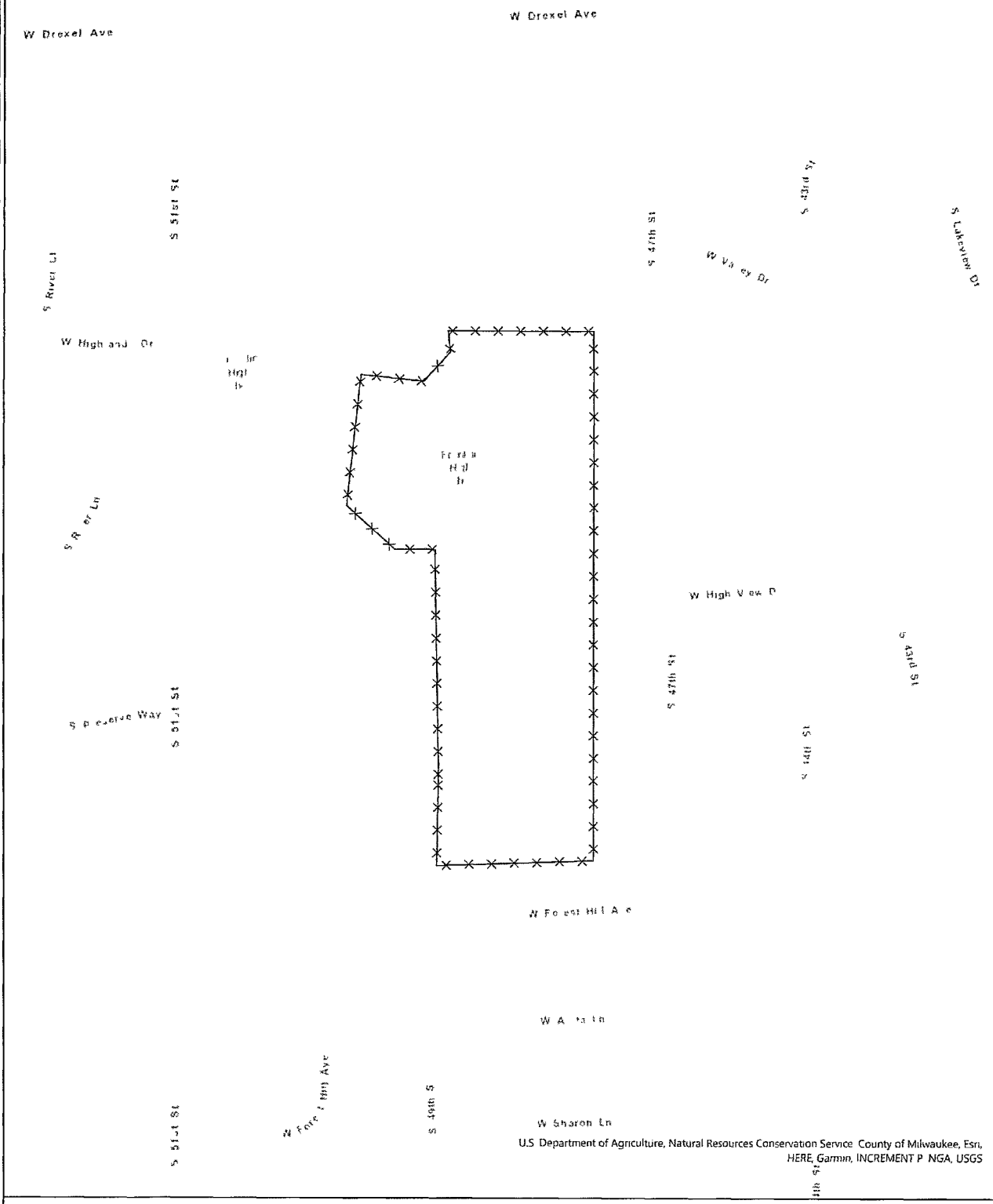
Appendix A:

Figures and Site Maps



Legend

Site Boundary

Franklin High School
Site Location Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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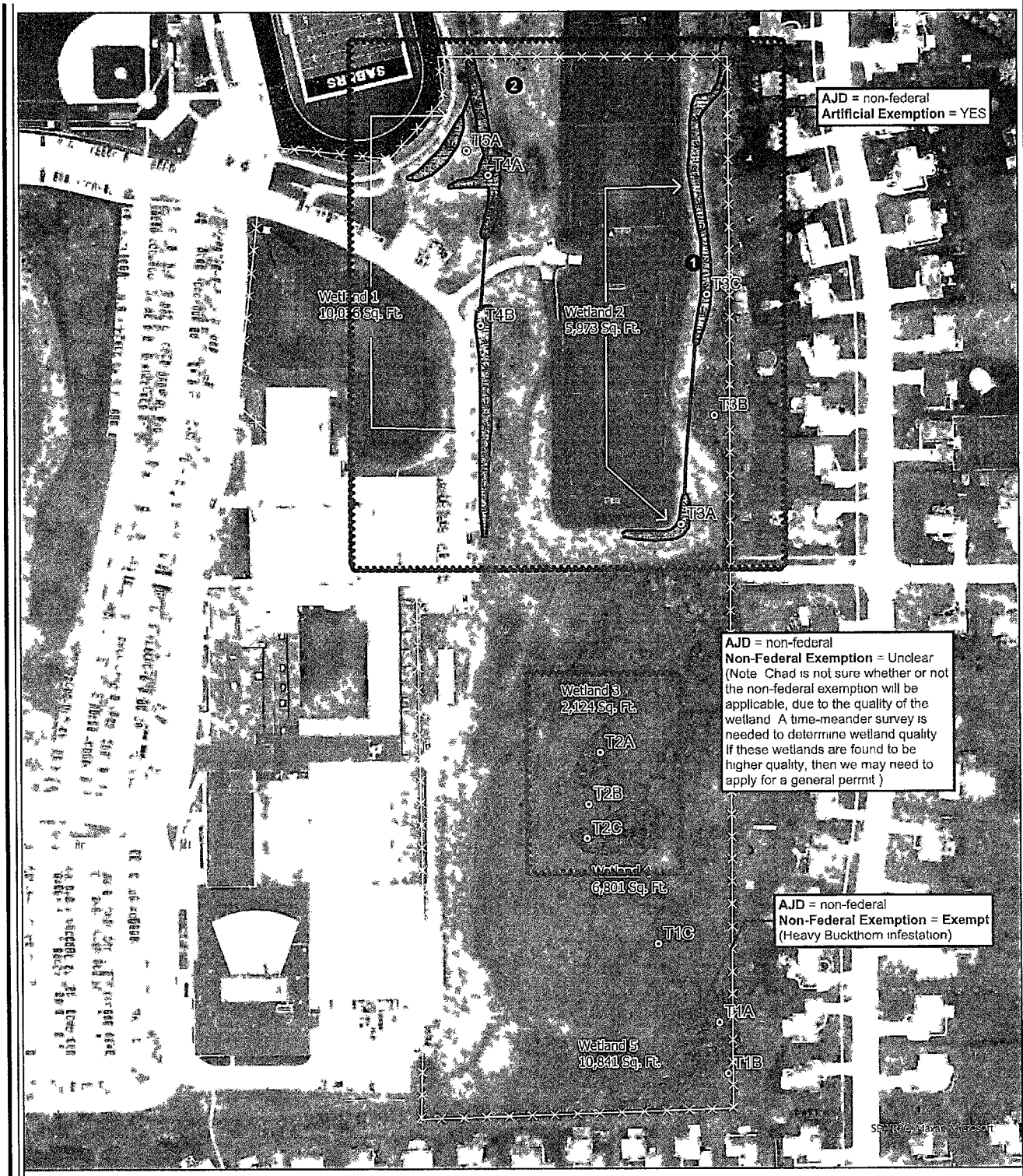
Project: MIL25-040-01

0 150 300 600
Feet

evergreen consultants LLC



Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Culvert

Franklin High School
Wetland Delineation Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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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: MIL25-040-01

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evergreen consultants LLC
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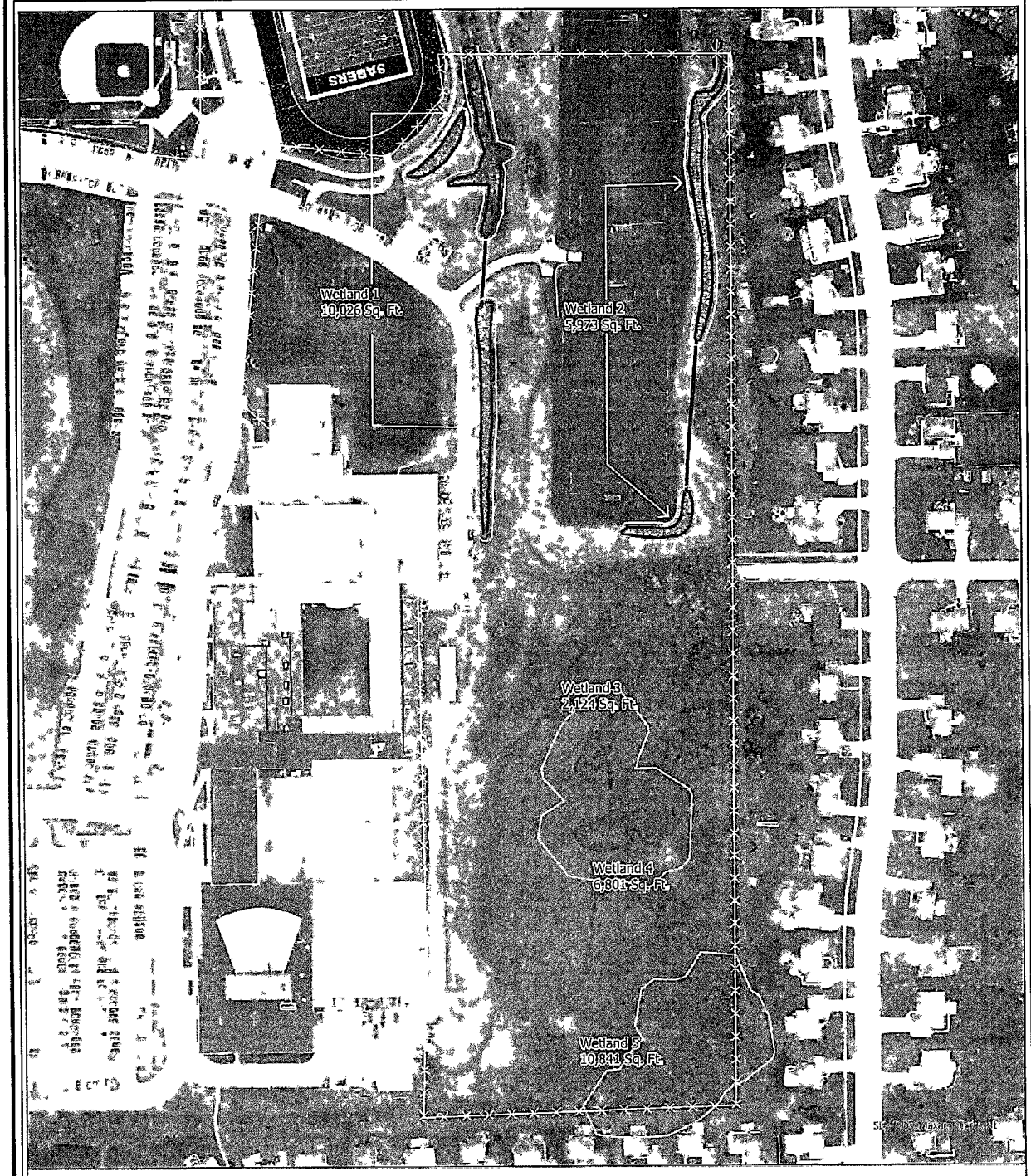
920 [illegible] • [illegible] www.ever[illegible]



Legend

- Site Boundary
- WDNR Protective Area
- Wetland Line
- Wetland
- Culvert

Franklin High School
Wetland Delineation Map with WDNR Protective Areas
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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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: MIL25-040-01

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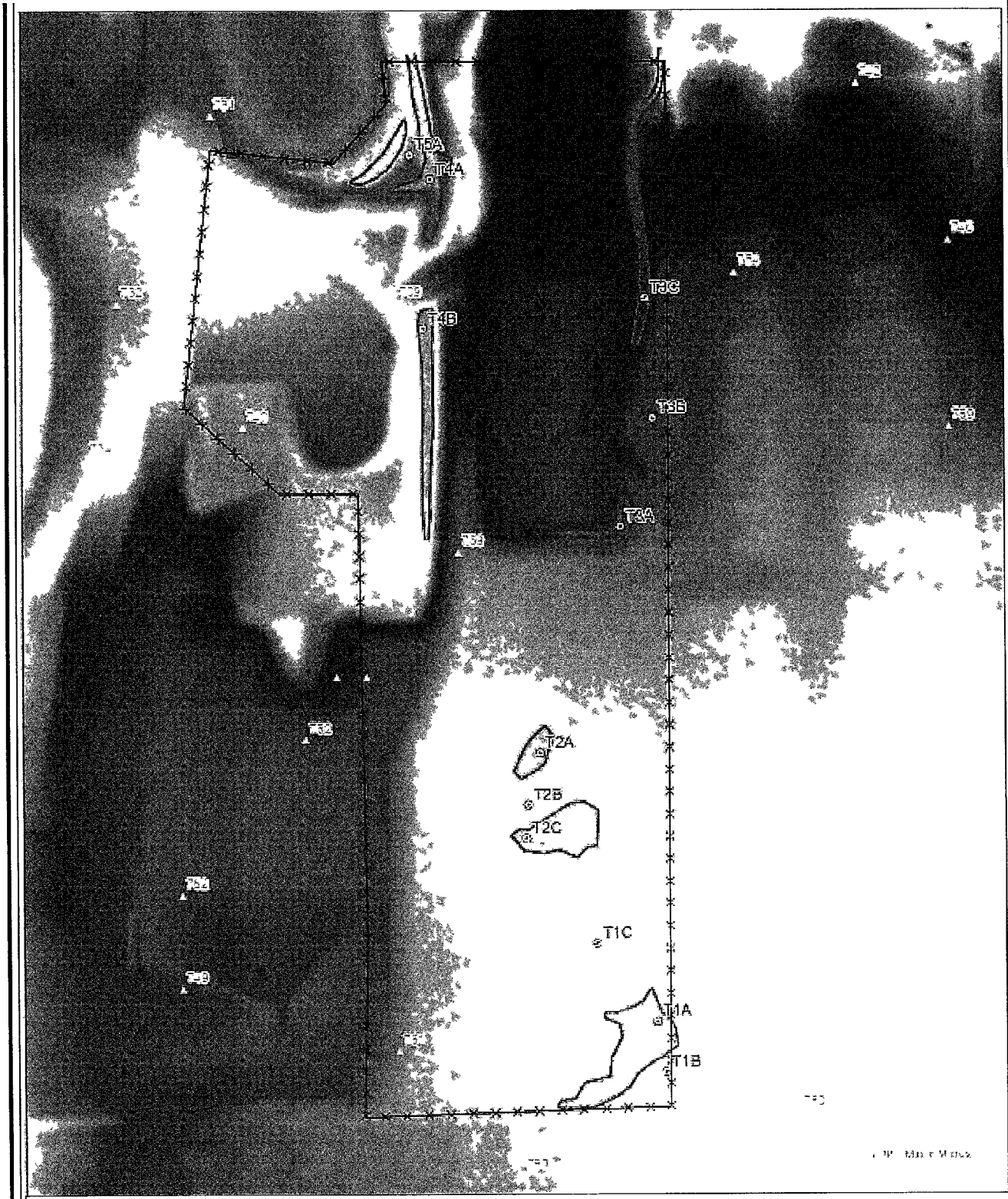

Legend

- Site Boundary
- Wetland Line
- Wetland
- Sample Point

Franklin High School
WDNR LiDAR Viewer Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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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. MIL25-040-01

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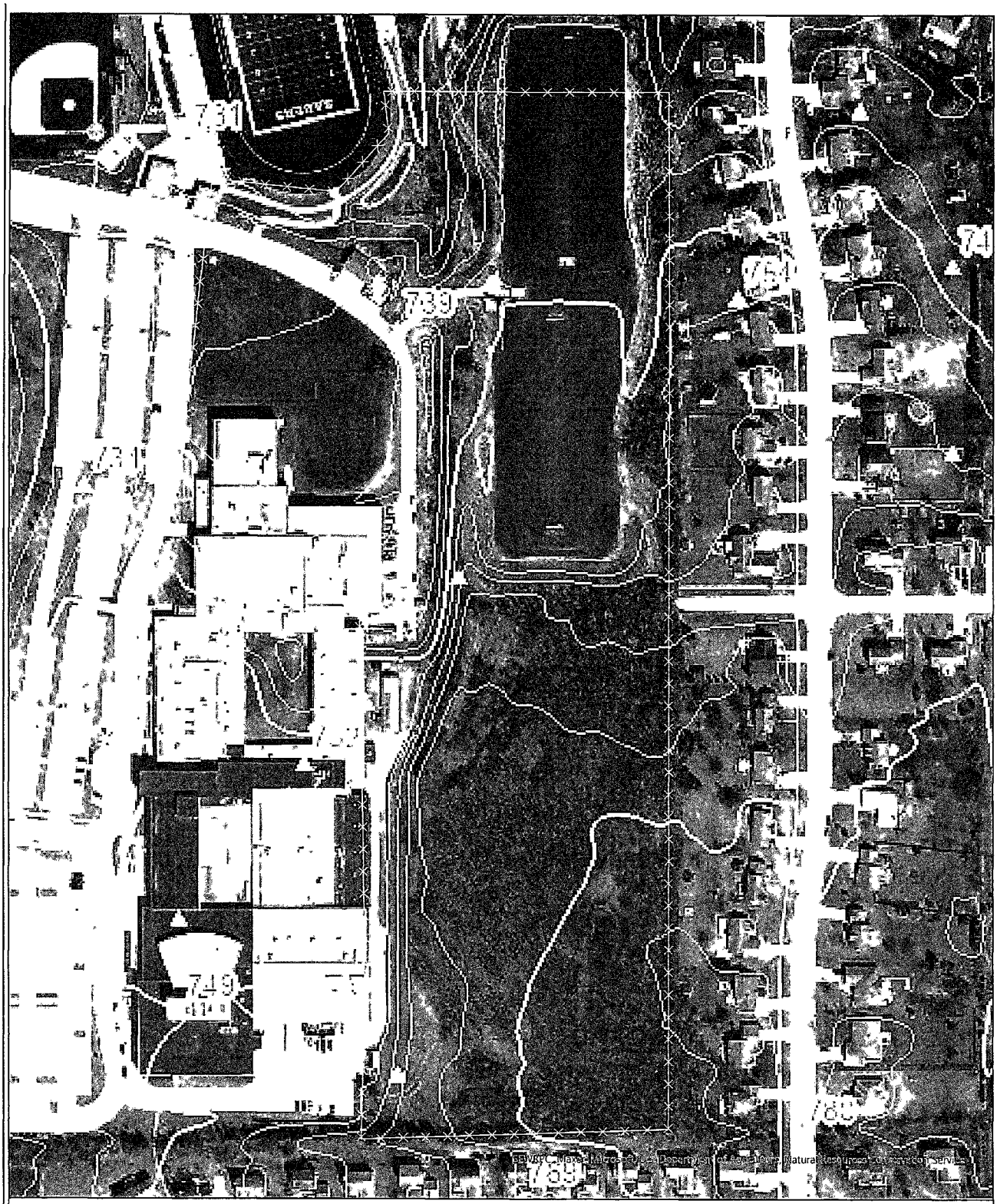

Legend

Site Boundary

Franklin High School
Topographic Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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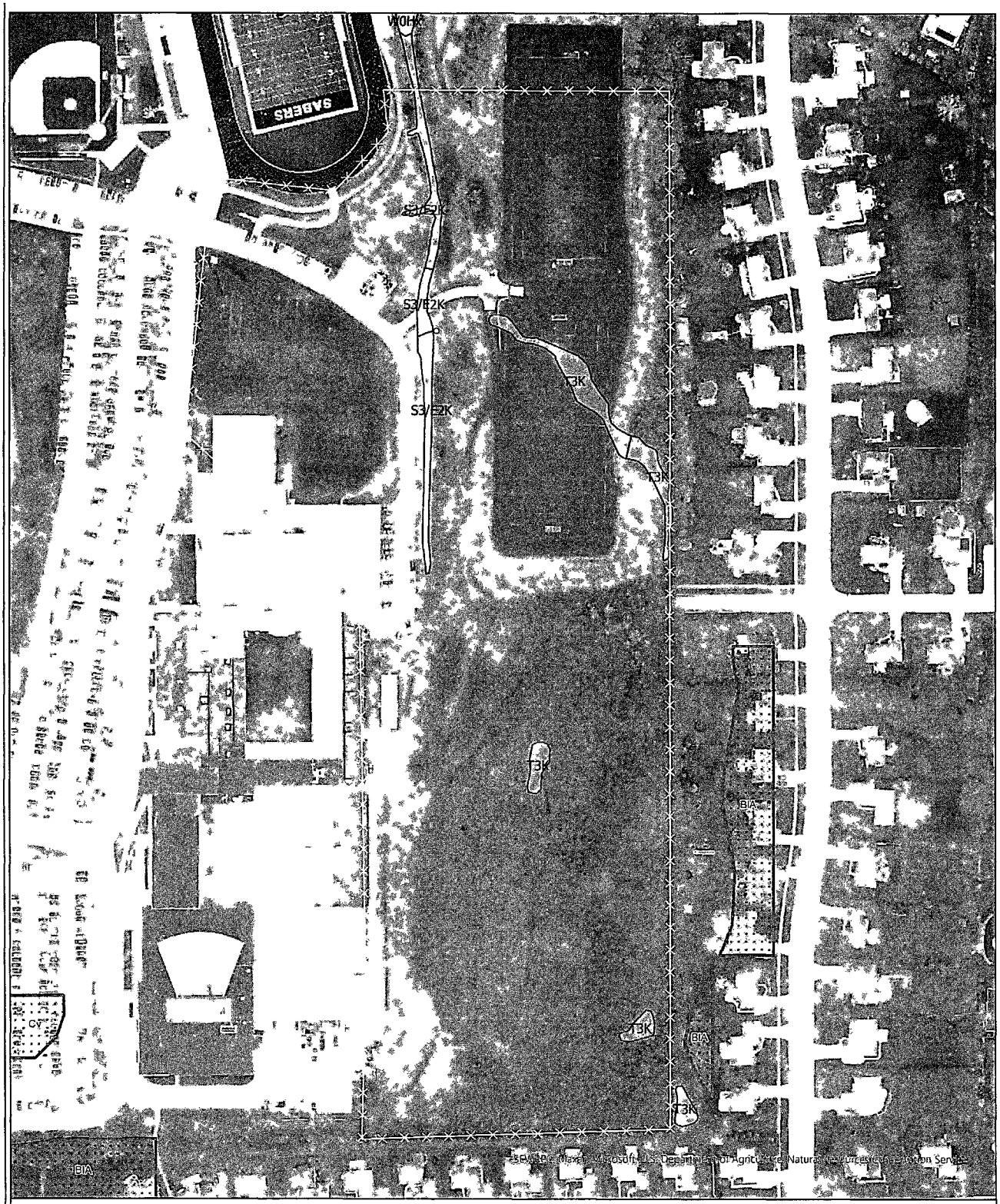

Franklin High School
Wisconsin Wetland Inventory Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

Legend

- Site Boundary
- USDA Wetspots
- Maximum Extent Wetland Indicators
- Wisconsin Wetland Inventory
- Wetland Points

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Project: MIL25-040-01

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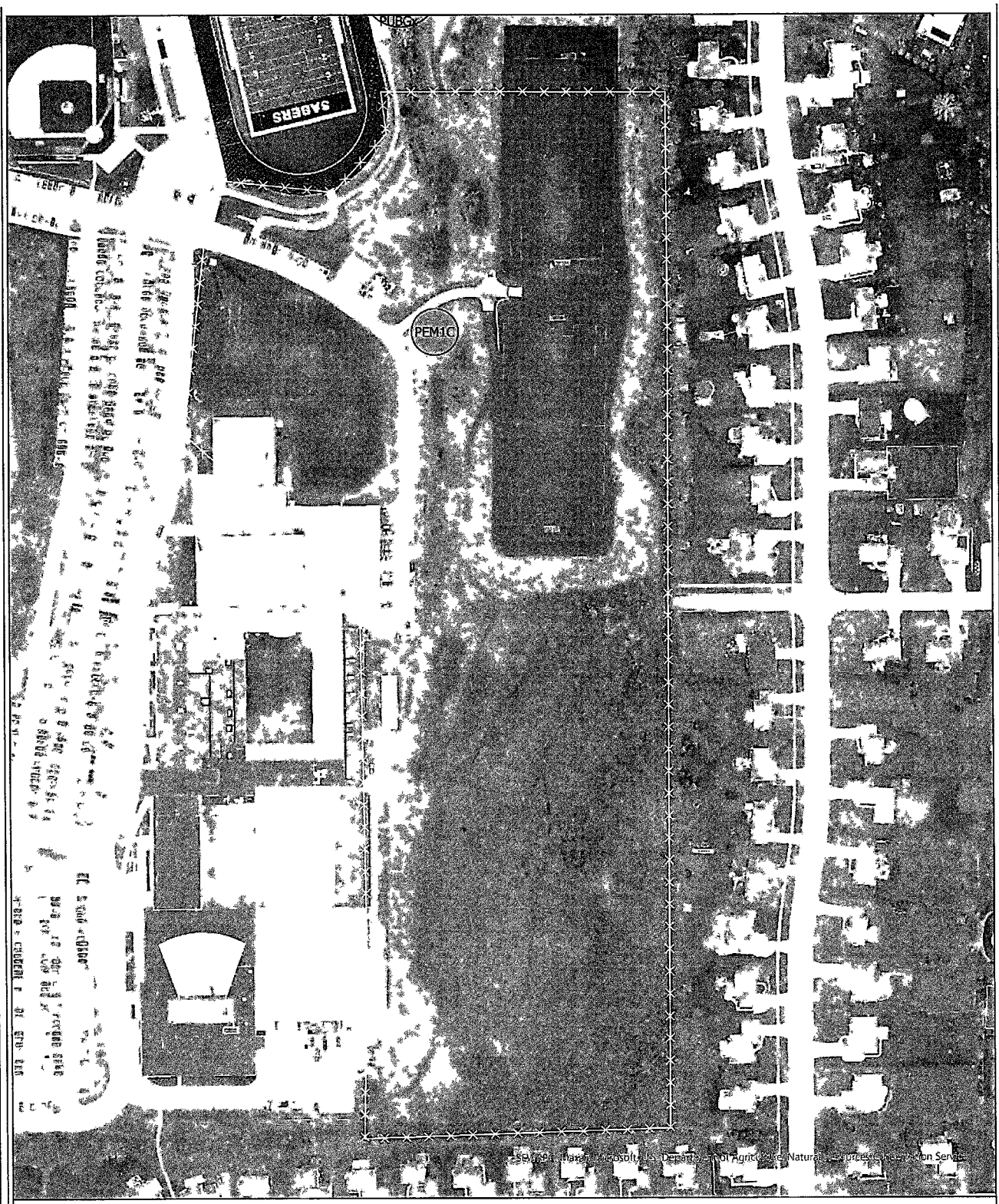
(920) 500-1 www.evergreenc



Franklin High School
National Wetland Inventory Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

Legend

Site Boundary

NWI Wetlands

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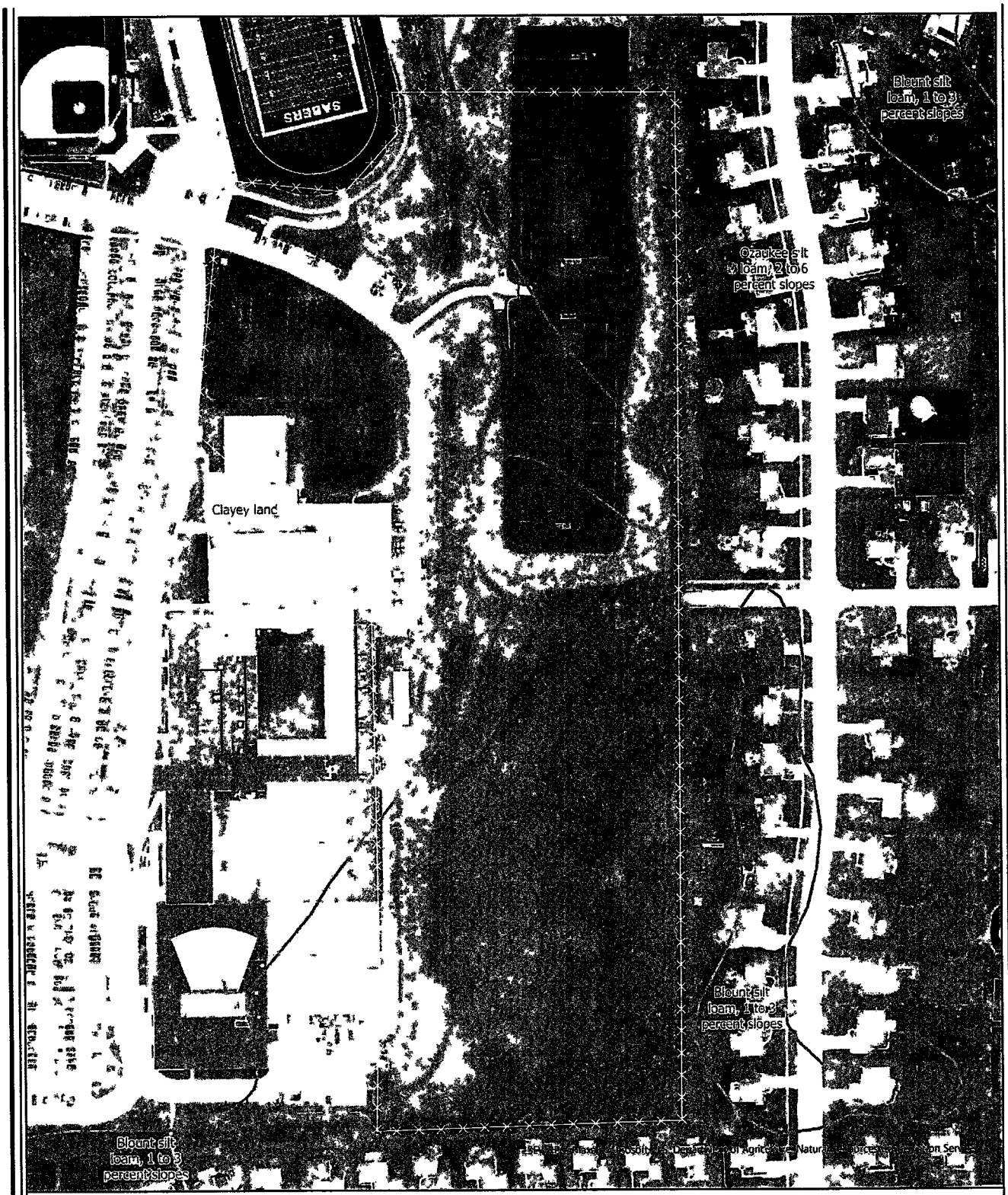

Legend

Site Boundary

USA Soils Map Units

Franklin High School
NRCS Soil Survey Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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Feet

evergreen consultants LLC

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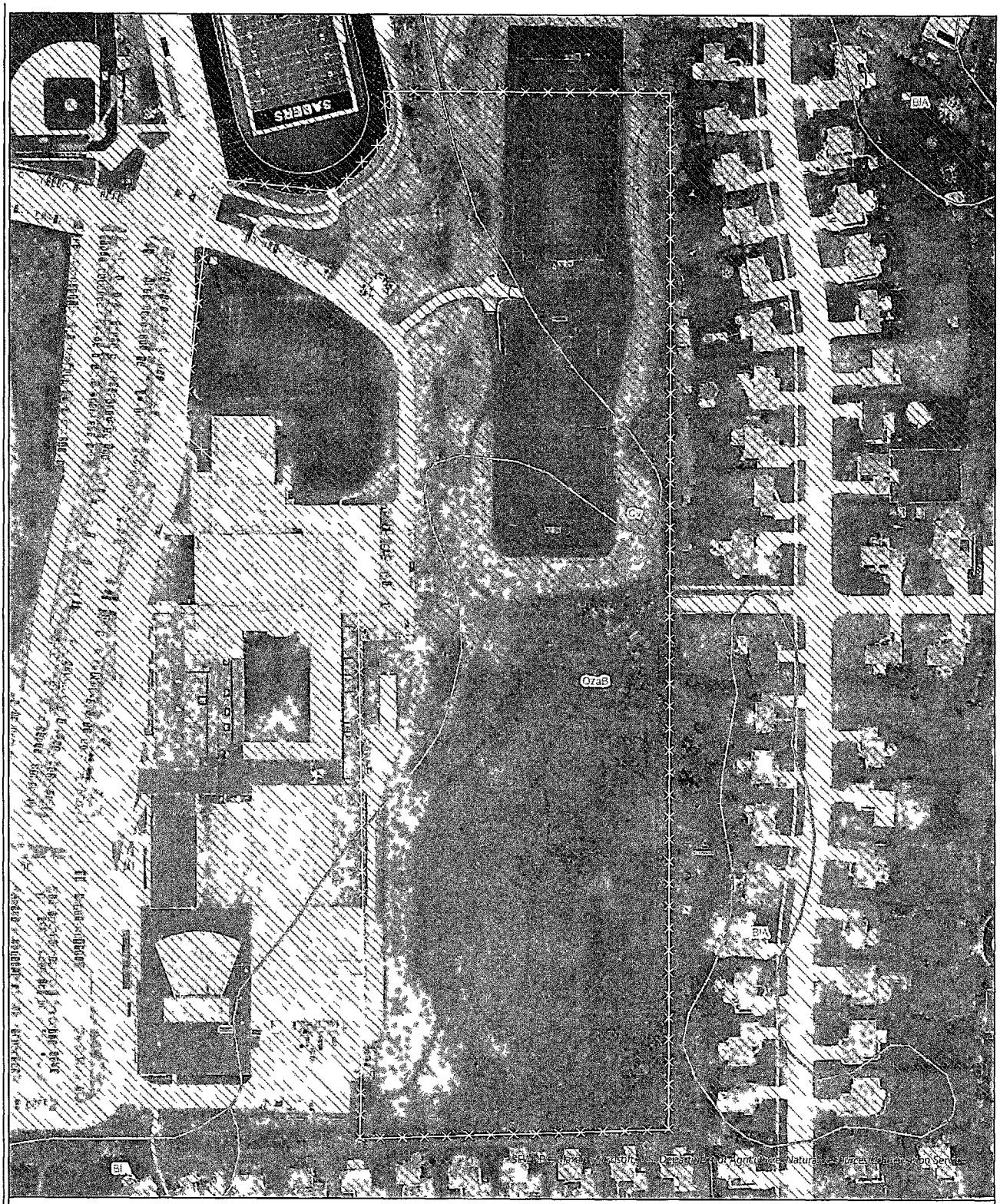

Legend

Site Boundary

Hydric Rating

- Hydric
- Predominantly Hydric
- Partially Hydric
- Predominantly Non-Hydric

Franklin High School
NRCS Soil Hydric Ratings Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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Feet

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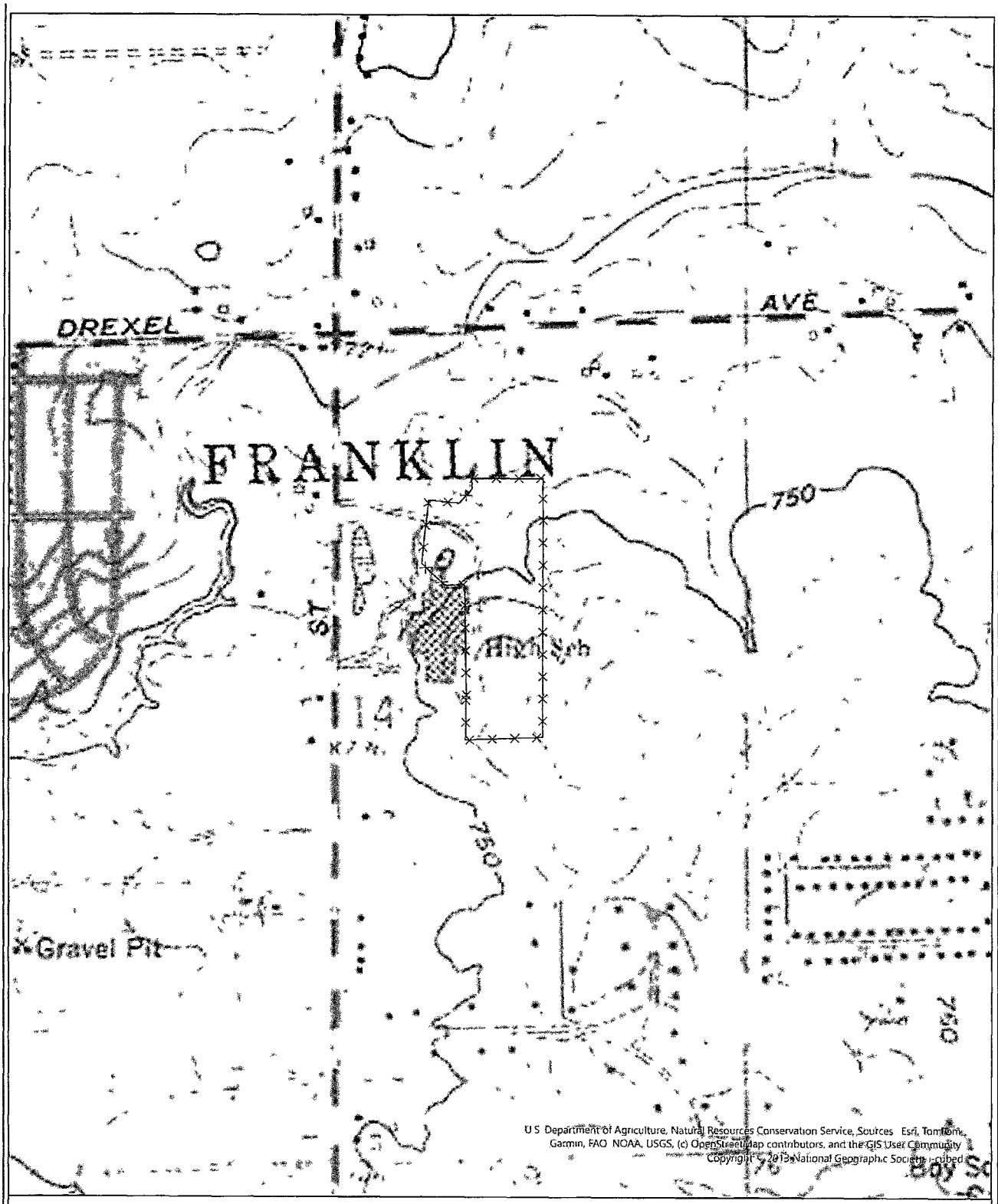

Legend

Site Boundary

Franklin High School
USGS Topographic Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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Feet

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920-822-5001 www.evergreenconsultants.com

Appendix B:

Site Pictures

Standing near T1A within Wetland 5.

Standing near T1B adjacent to Wetland 5.

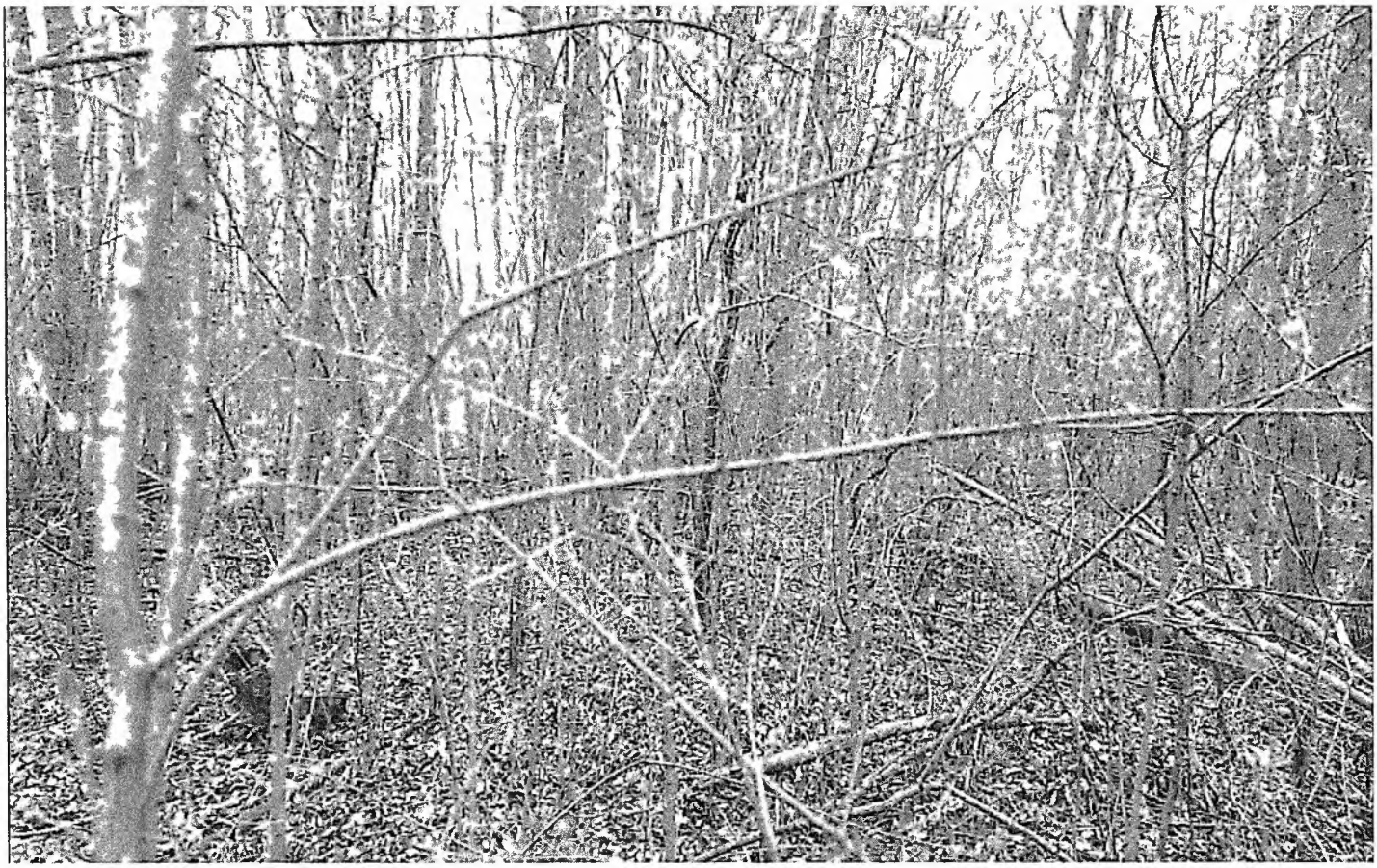
Standing near T1C.

Standing near T1C.

Standing near T2A within Wetland 3.

Standing near T2A within Wetland 3.

Standing near T2B between Wetlands 3 and 4.



Standing near T2B between Wetlands 3 and 4.

Standing near T2C within Wetland 4.

Standing near T3A facing southwest within Wetland 2.

Standing near T3A facing north within Wetland 2.

Standing near T3B.

Standing near T3C facing north within Wetland 2.

Standing near T3C facing south within Wetland 2.

Standing near T4A within Wetland 1.

Standing near T4A within Wetland 1.

Standing near T4A within Wetland 1.

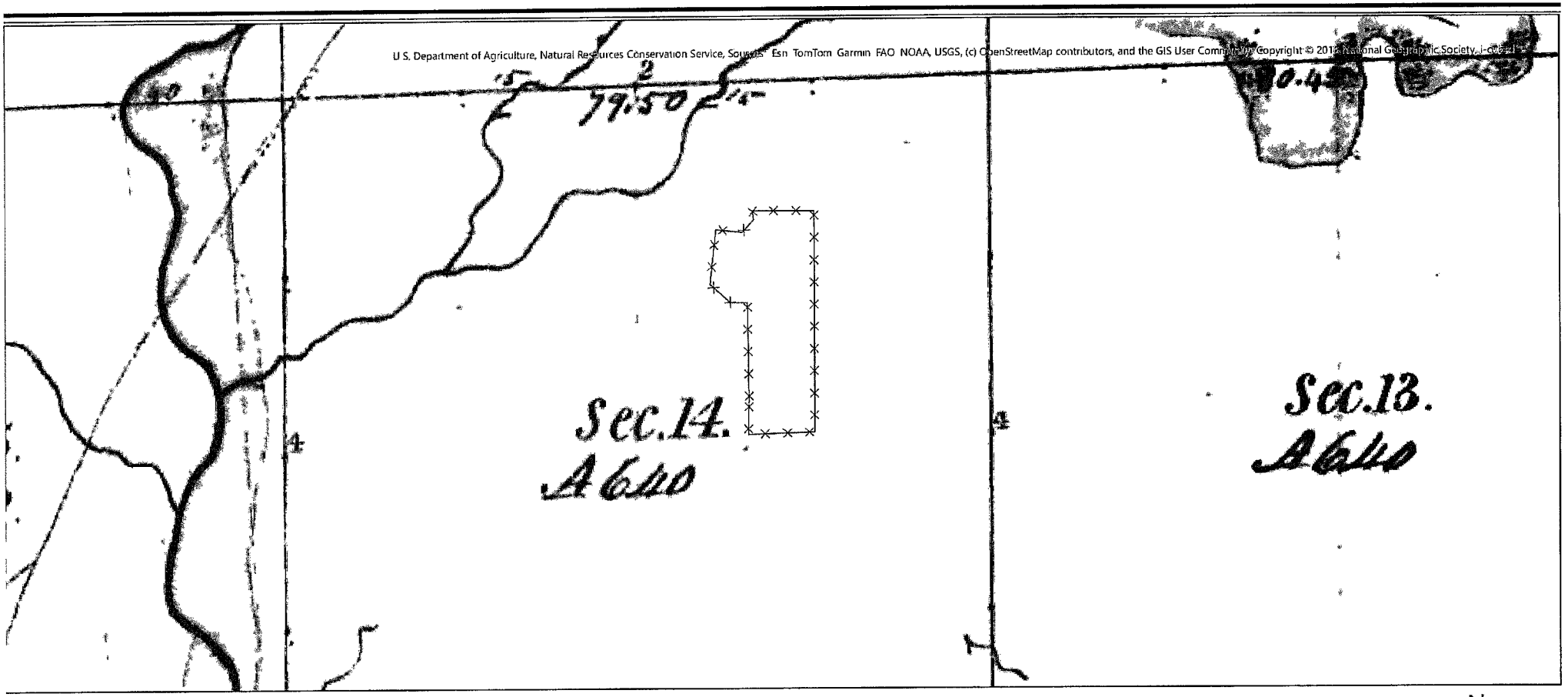
Standing near T4B facing south within Wetland 1.

Standing near T5A adjacent to Wetland 1.

Standing near T5A adjacent to Wetland 1.

Appendix C:

Original Survey Map and Notes



Franklin High School
Original Survey Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

Project. MIL25-040-01

Legend

Site Boundary

0 350 700 1,400 Feet

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T. 5, R. 21 E. 4th. Mer.

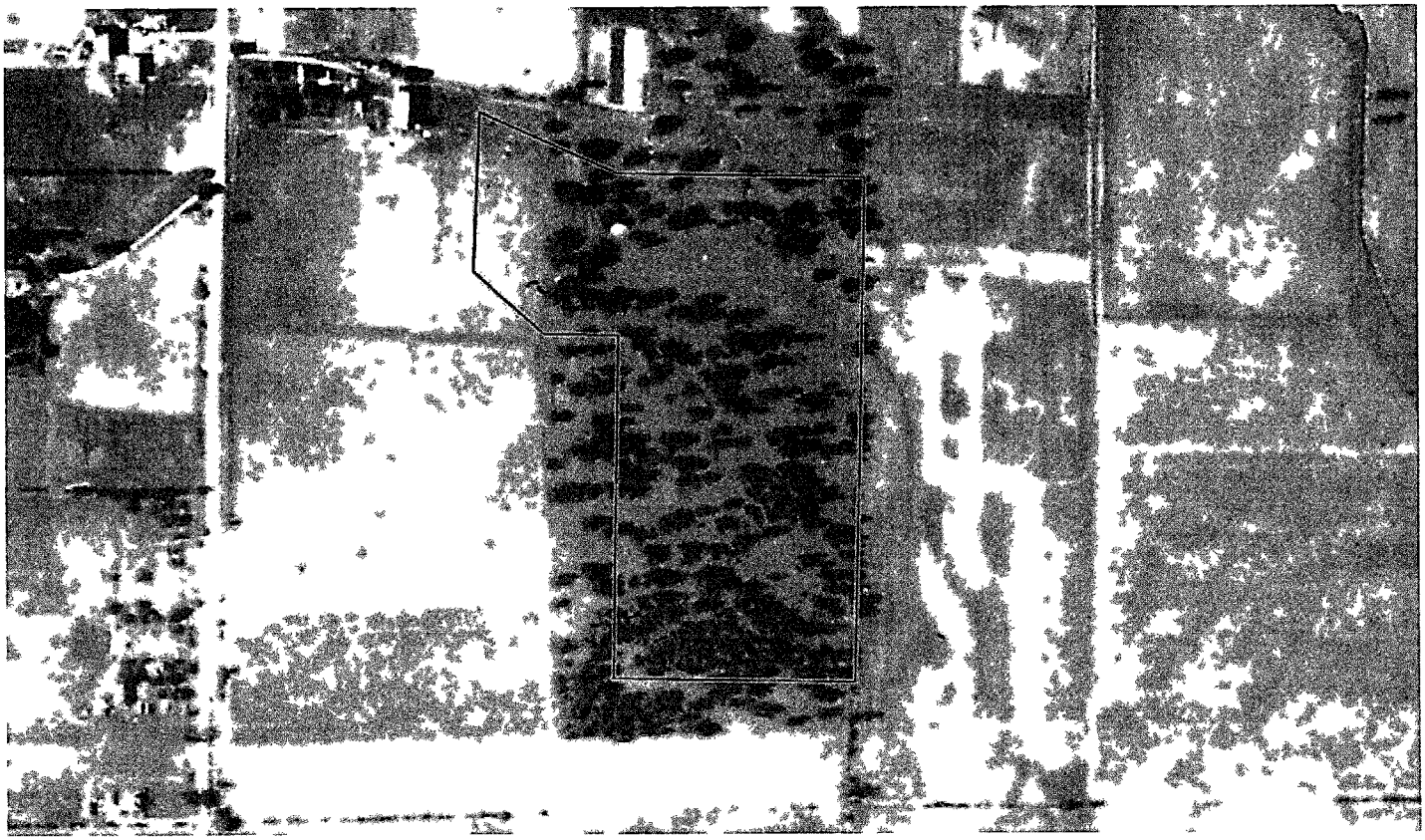
North between sections 13 & 14
6.35 Sugar 8
14.00 Run Cl. N. N. W.
32.32 Sugar 5
40.00 Set ¼ Sec. post in run Cl. N. E.
W. Oak 8 L. 40 E. 19
W. Oak 8 N 24 W. 34
54.59 Sugar 14
69.33 Sugar 10
80.00 Set Post cor. to Sec. 11.12.13 & 14
R. Oak 14 L 48 E. 11
W. " 36 N. 63 W. 18

Land rolling good 2? rate —
Timber, W. O, R. Oak, Sugar, Sugar,
Ironwood &c:

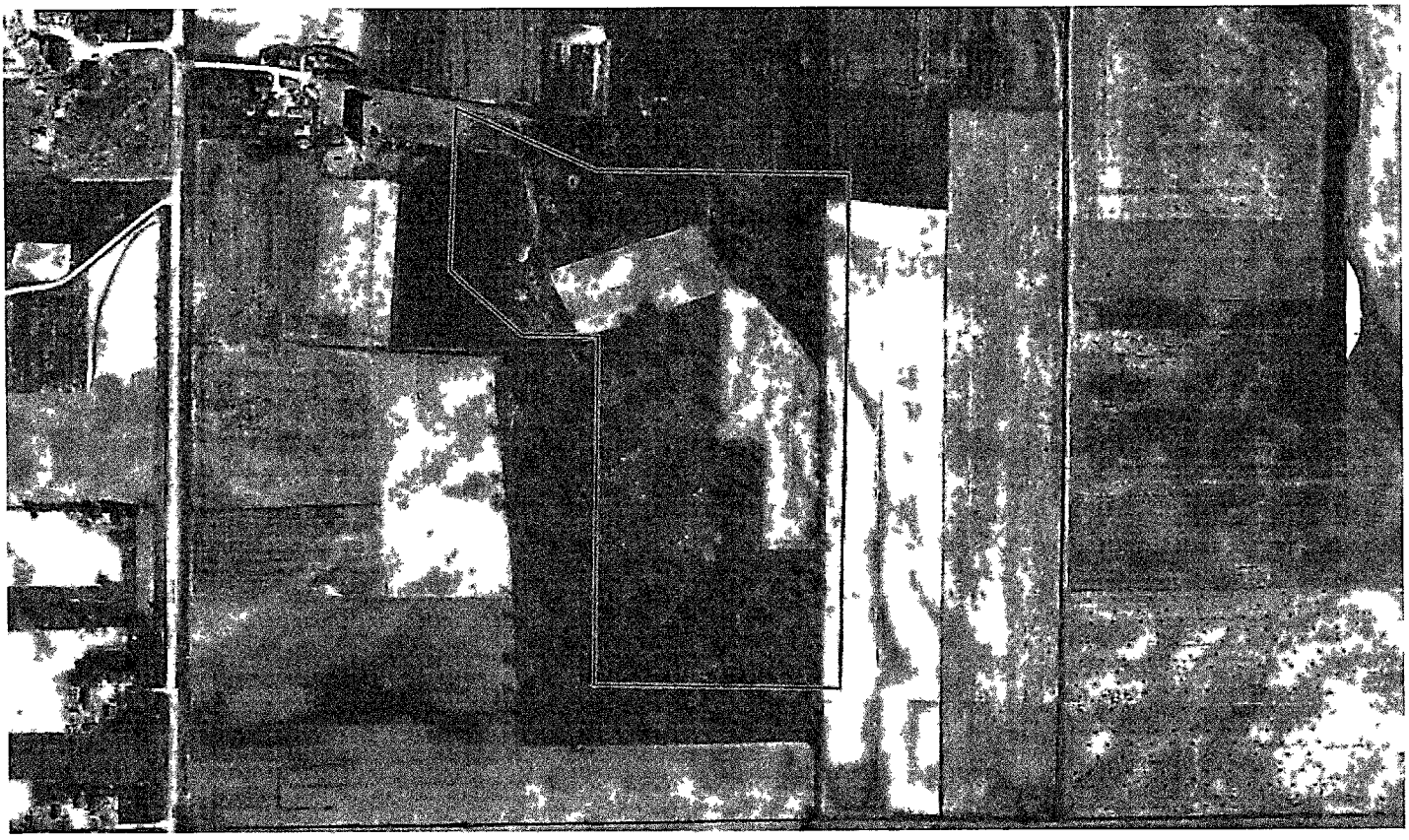
Original Survey Notes

Appendix D:

Historic Aerial Photographs



1937 Milwaukee County

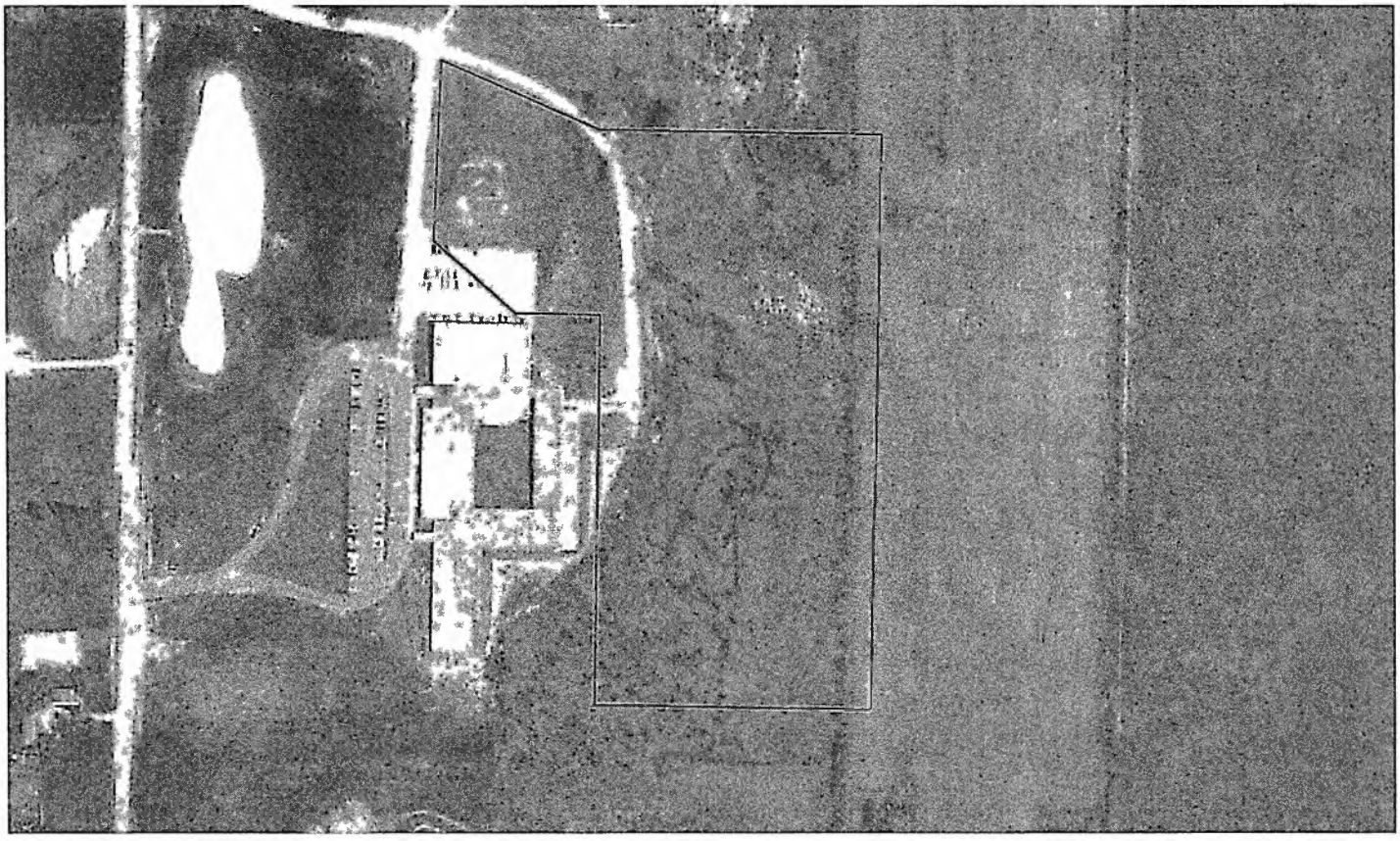


1951 Milwaukee County

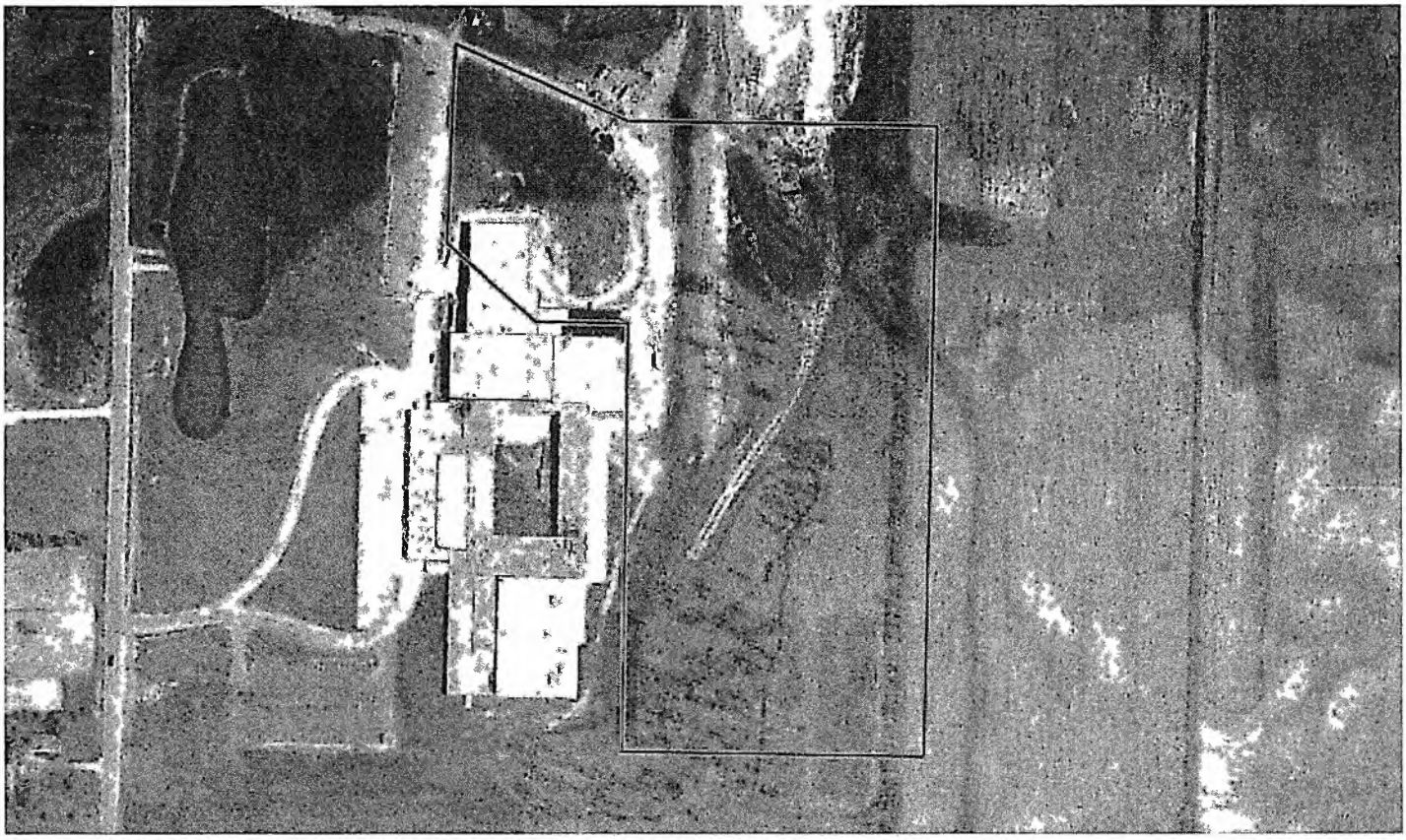
1956 Milwaukee County

1963 Milwaukee County

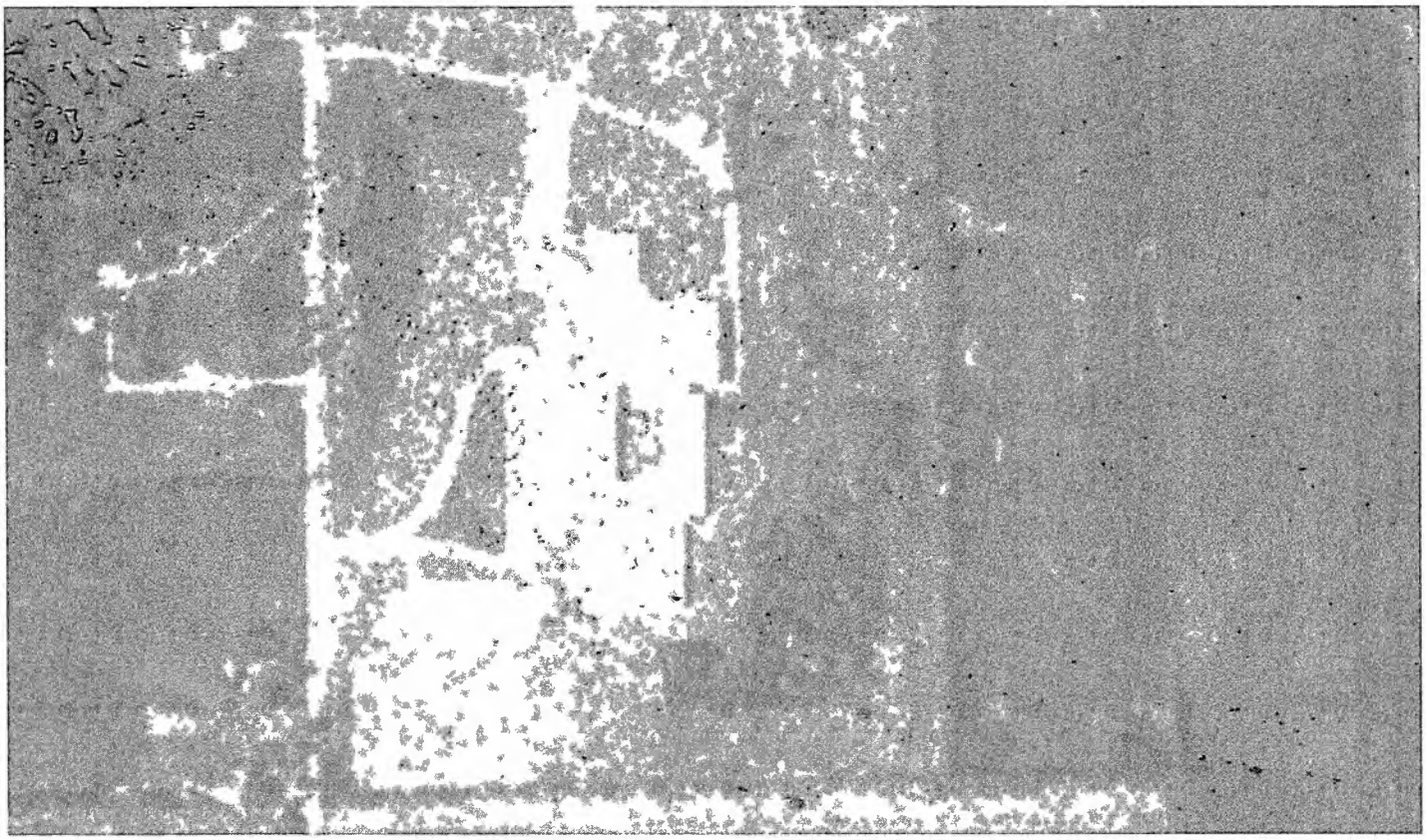
1967 Milwaukee County



1970 Milwaukee County

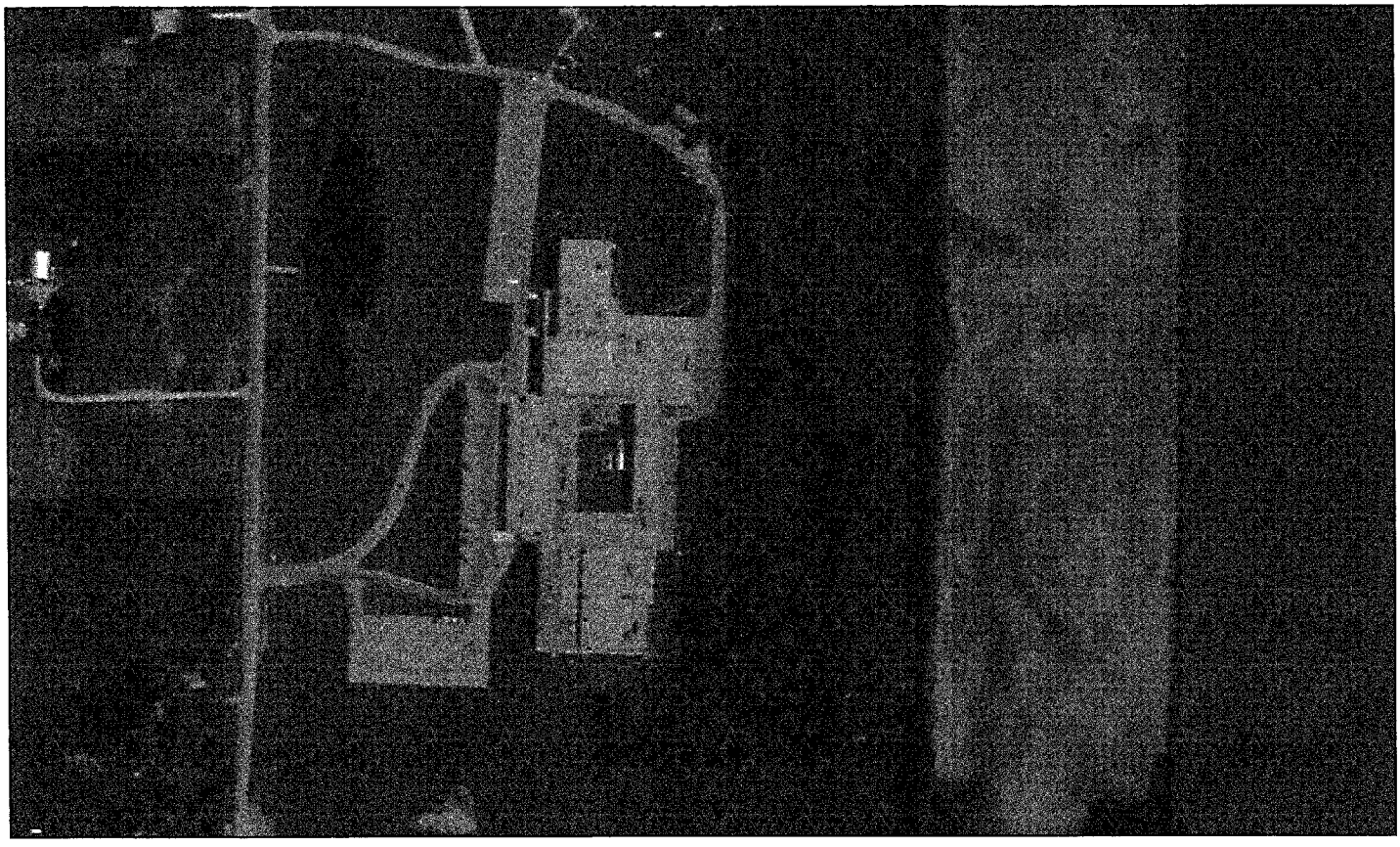


1975 Milwaukee County



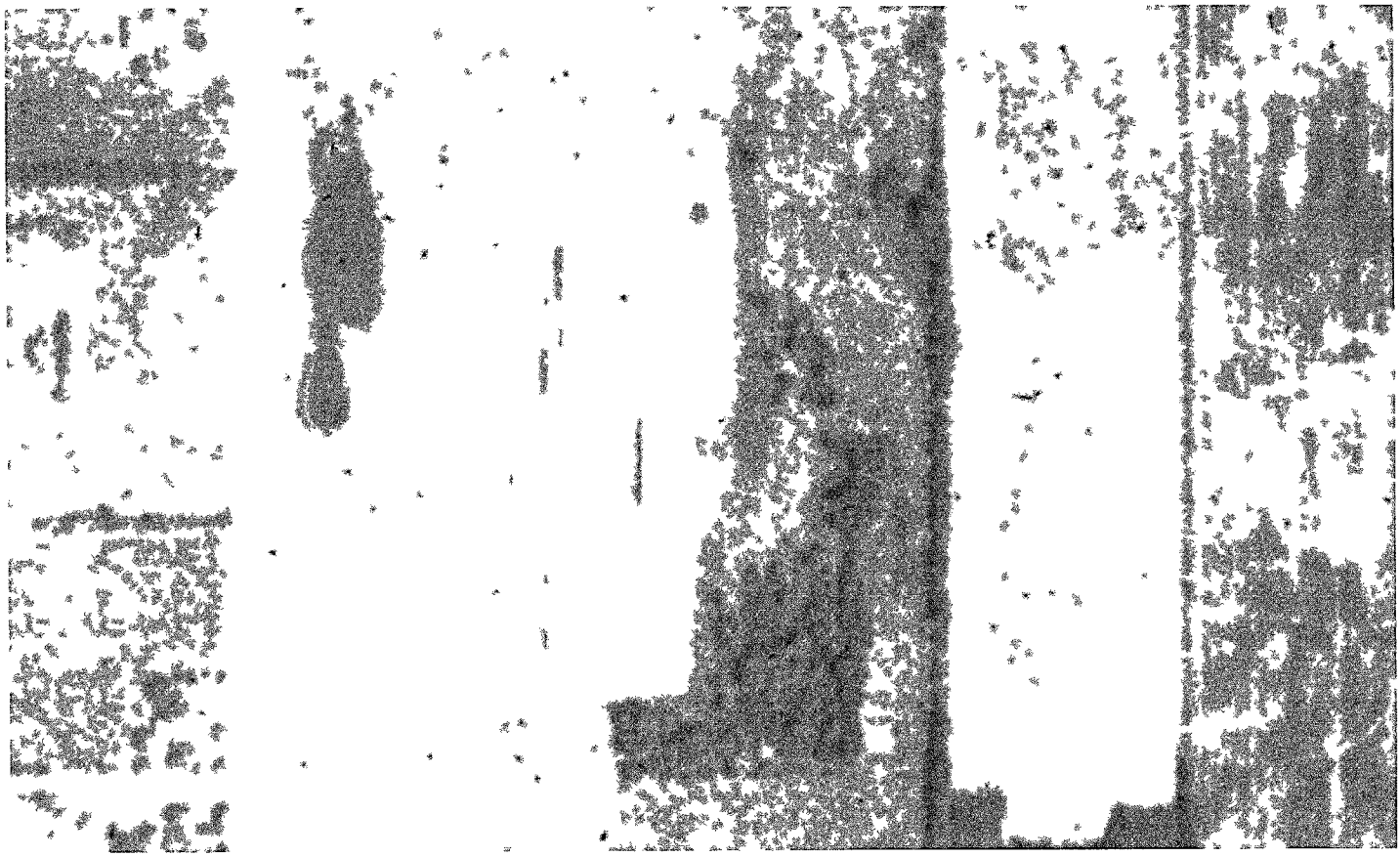
1980 FSA

1981 FSA



1982 FSA

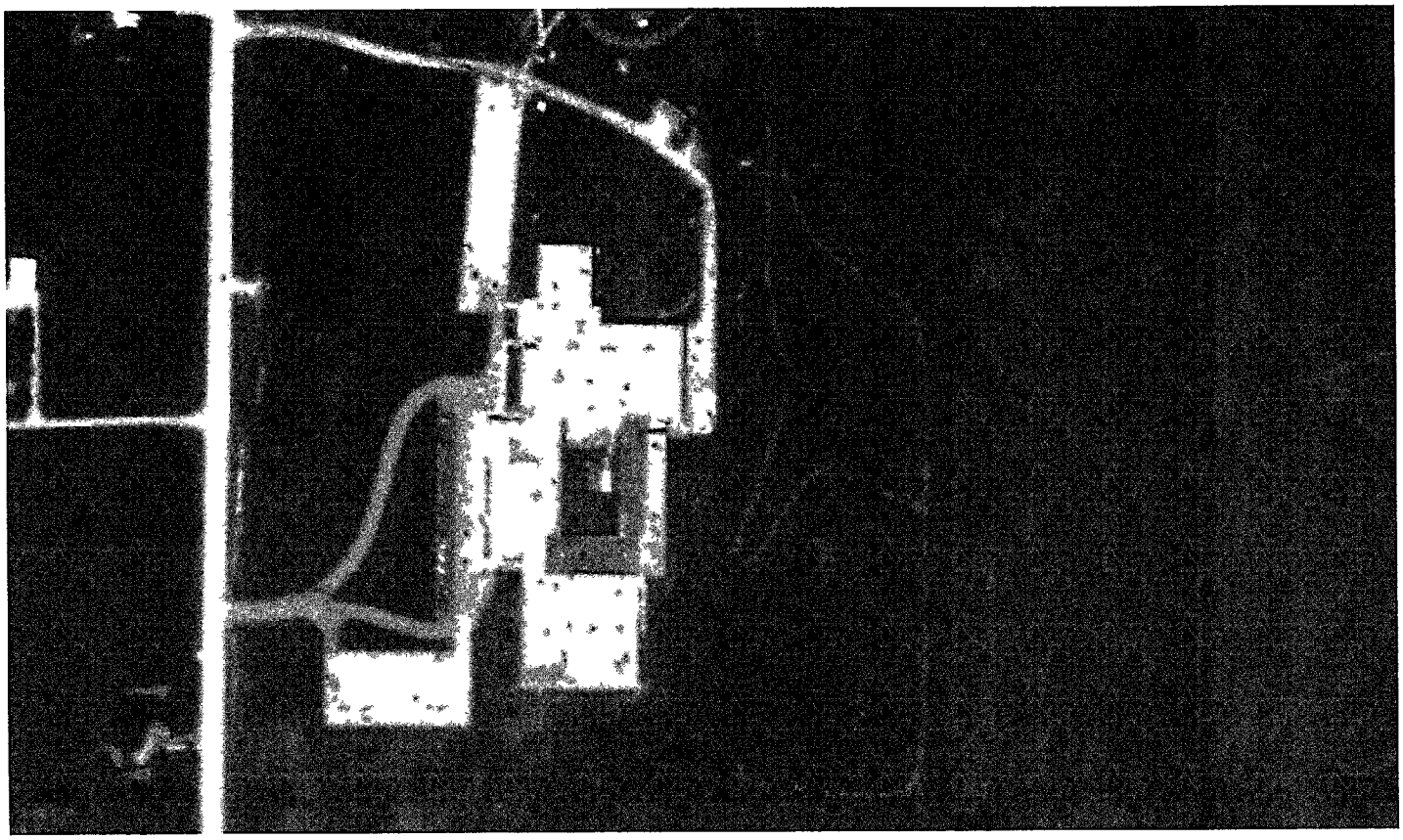
1983 FSA



1984 FSA

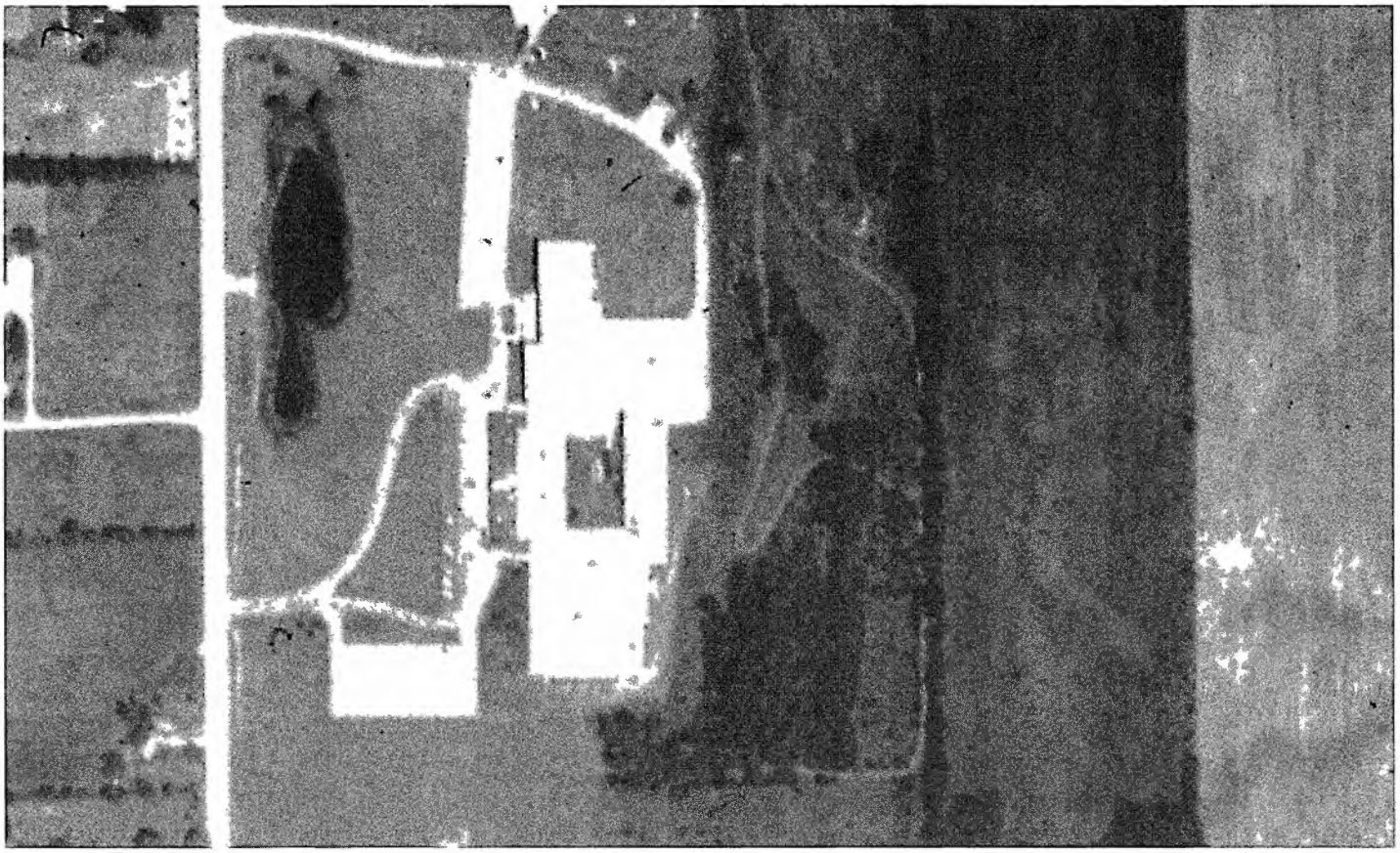
1985 FSA

1986 FSA



1987 FSA

1988 FSA



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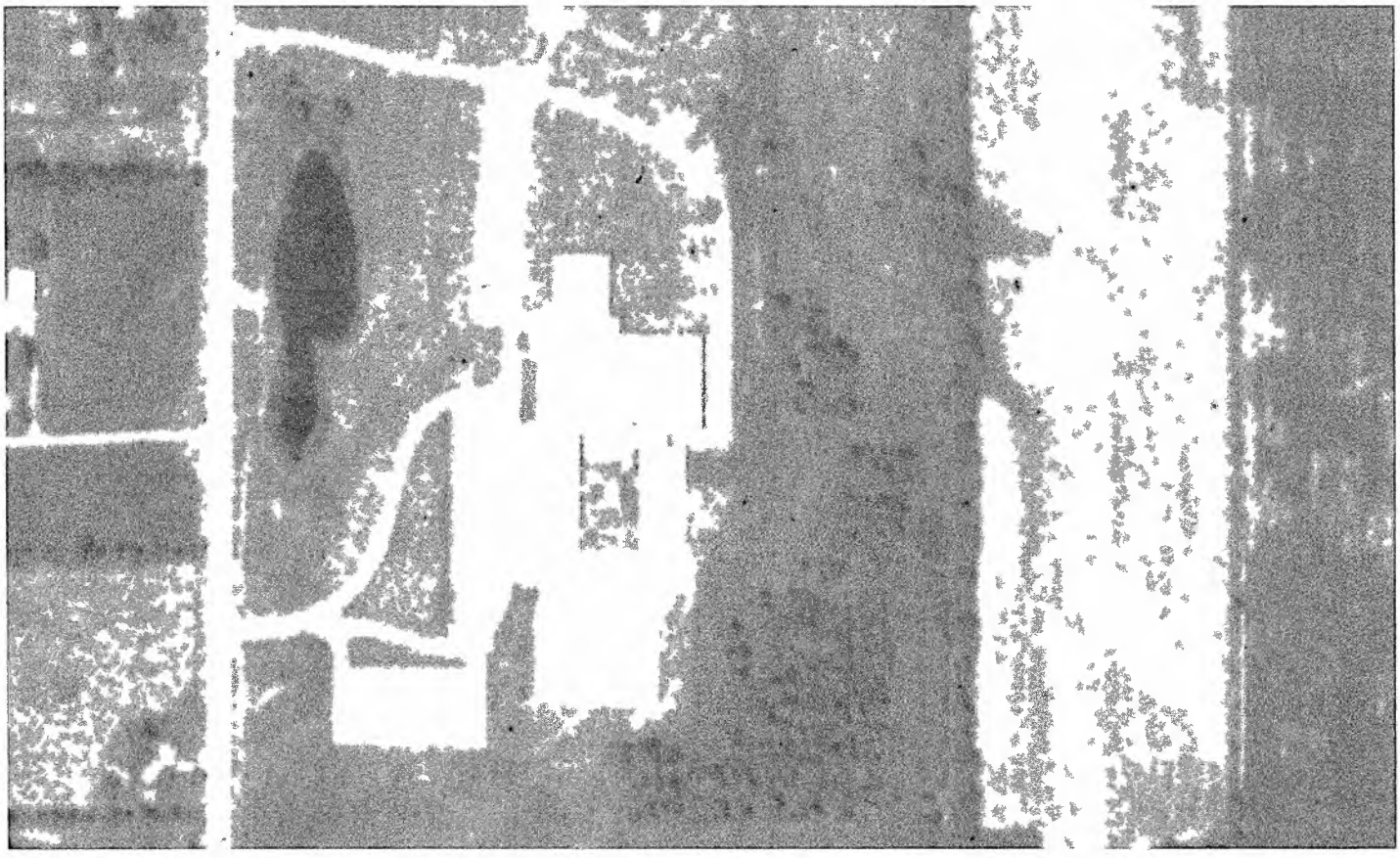
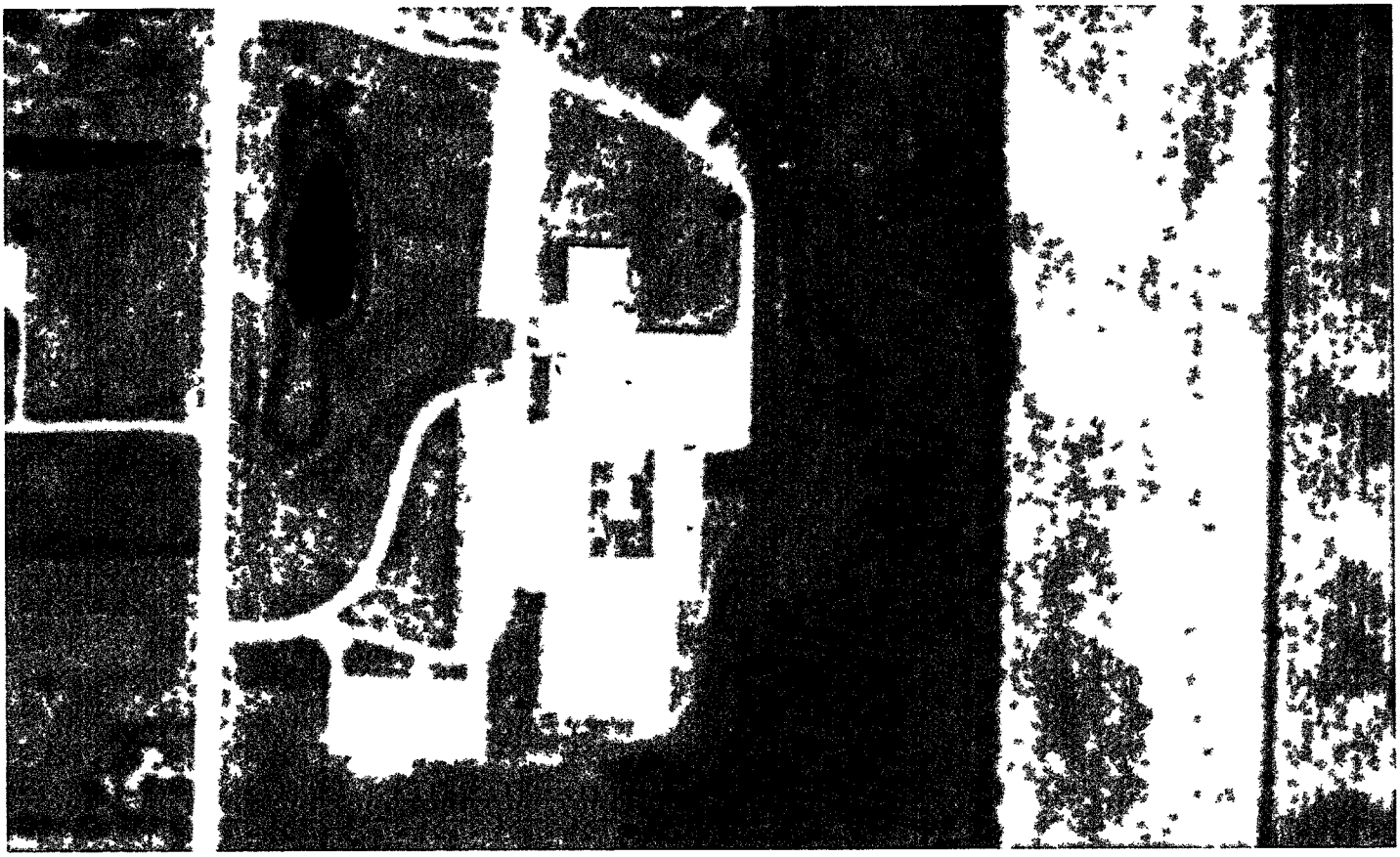


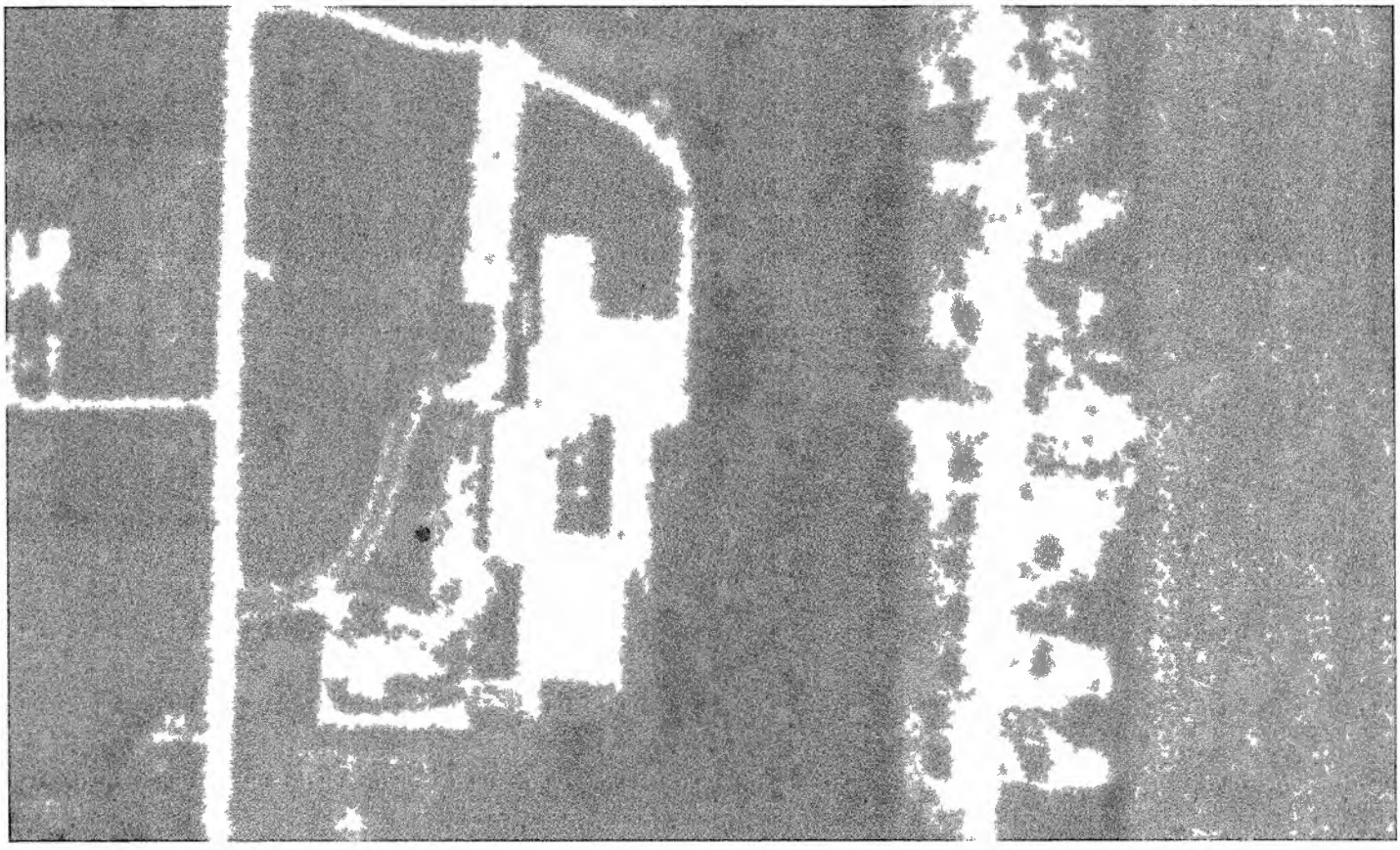
1990 FSA



1991 FSA

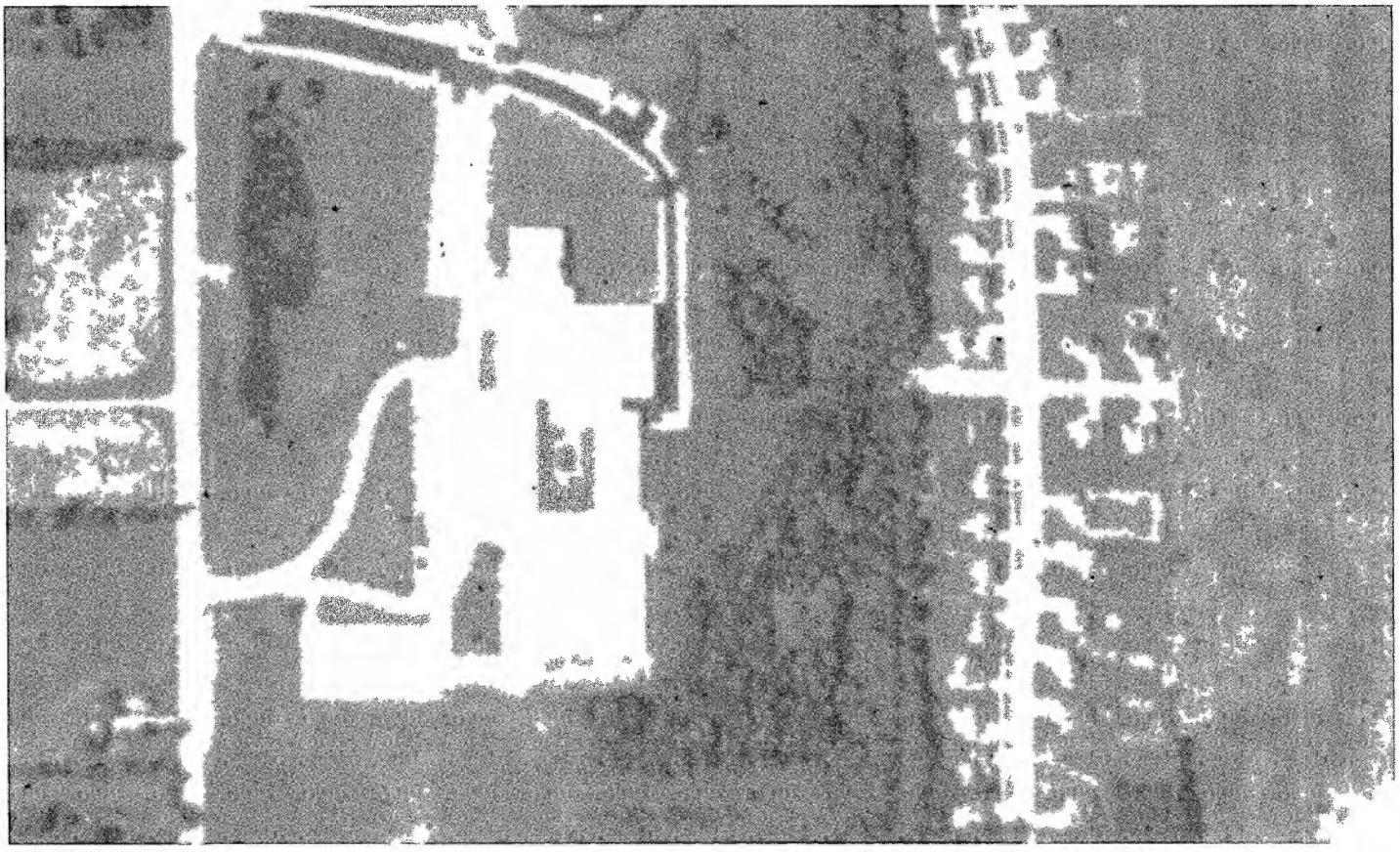
1992 FSA

1993 FSA



1994 FSA

1995 FSA



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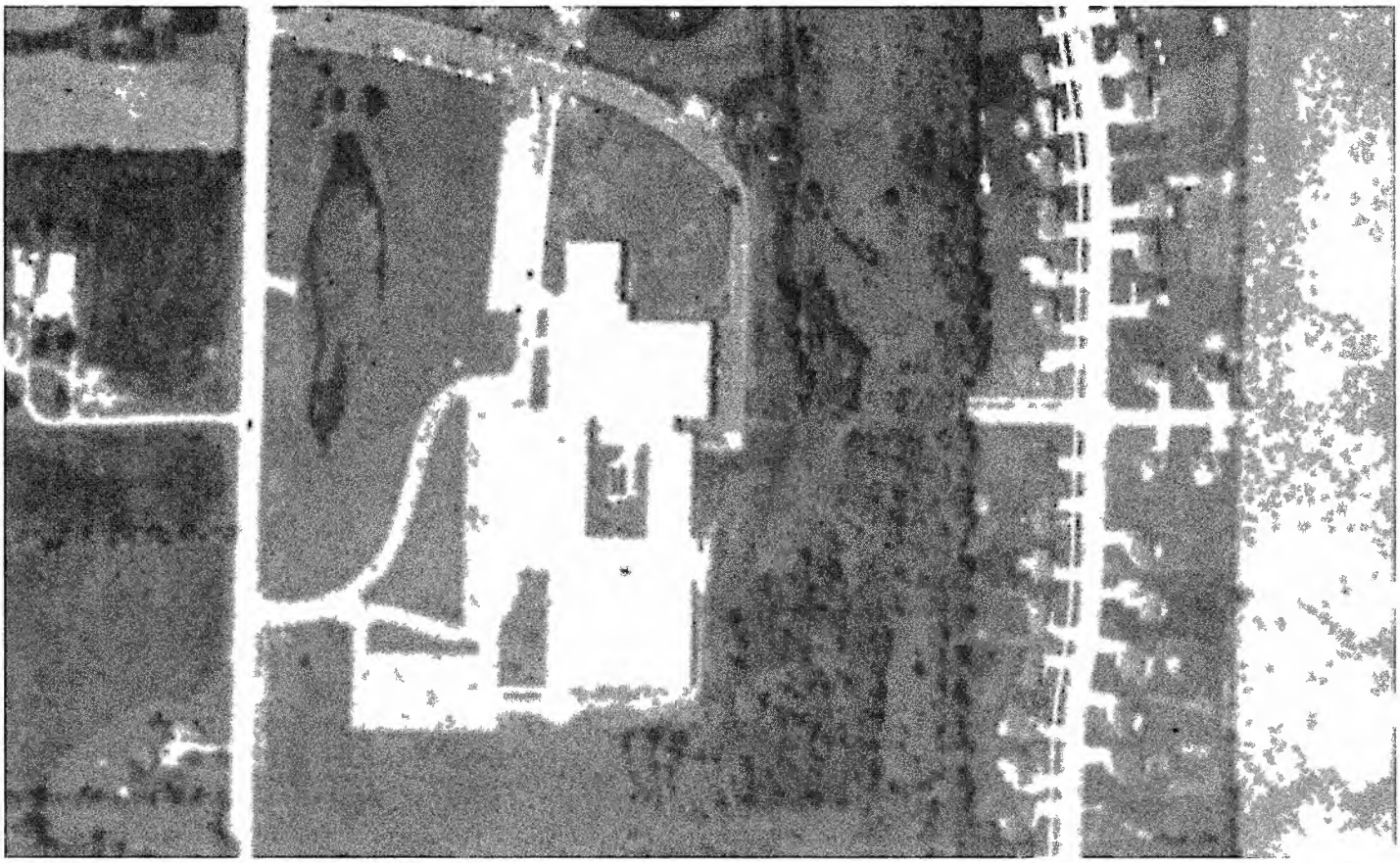
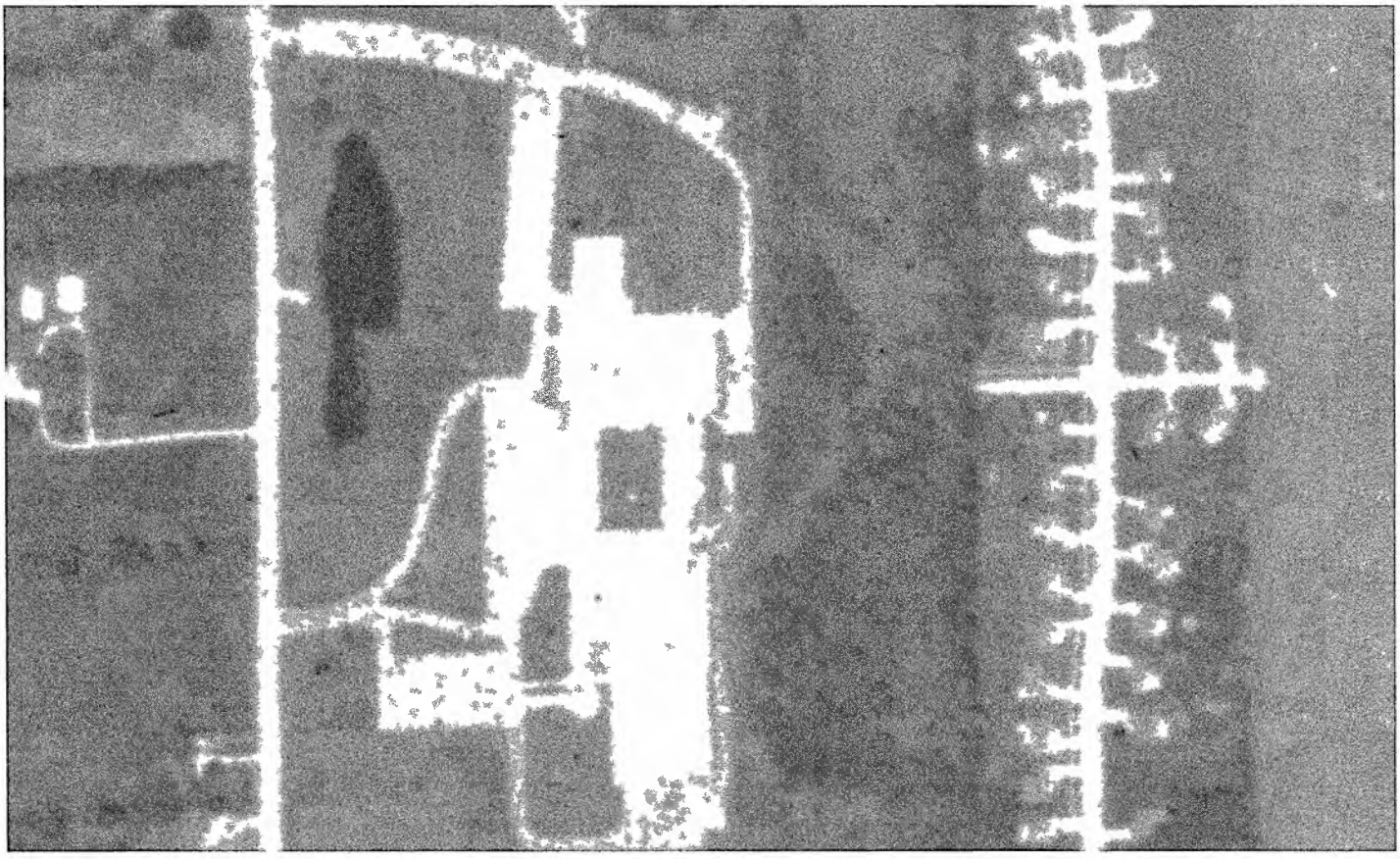


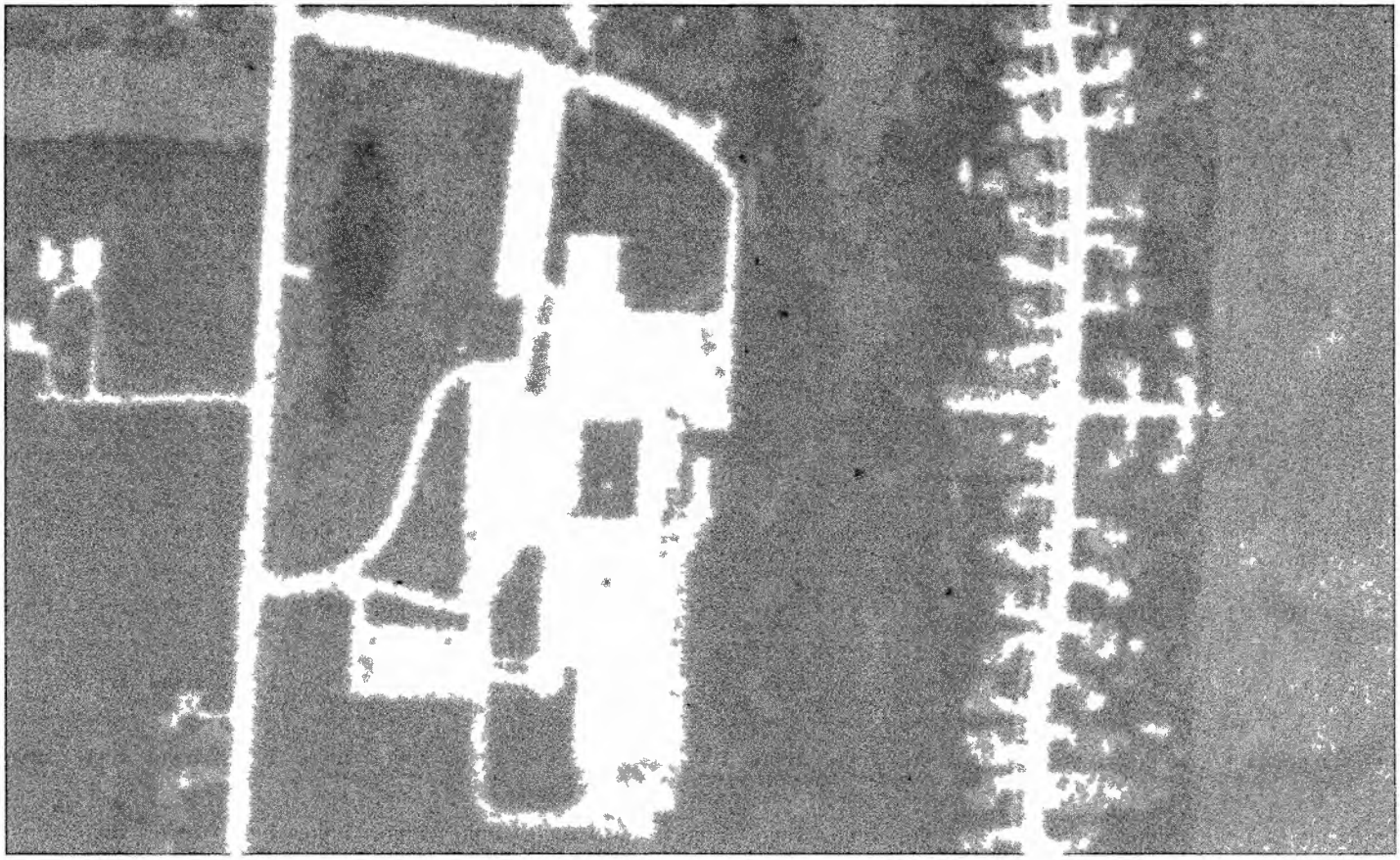
1997 FSA

1998 FSA

1999 FSA



2000 FSA



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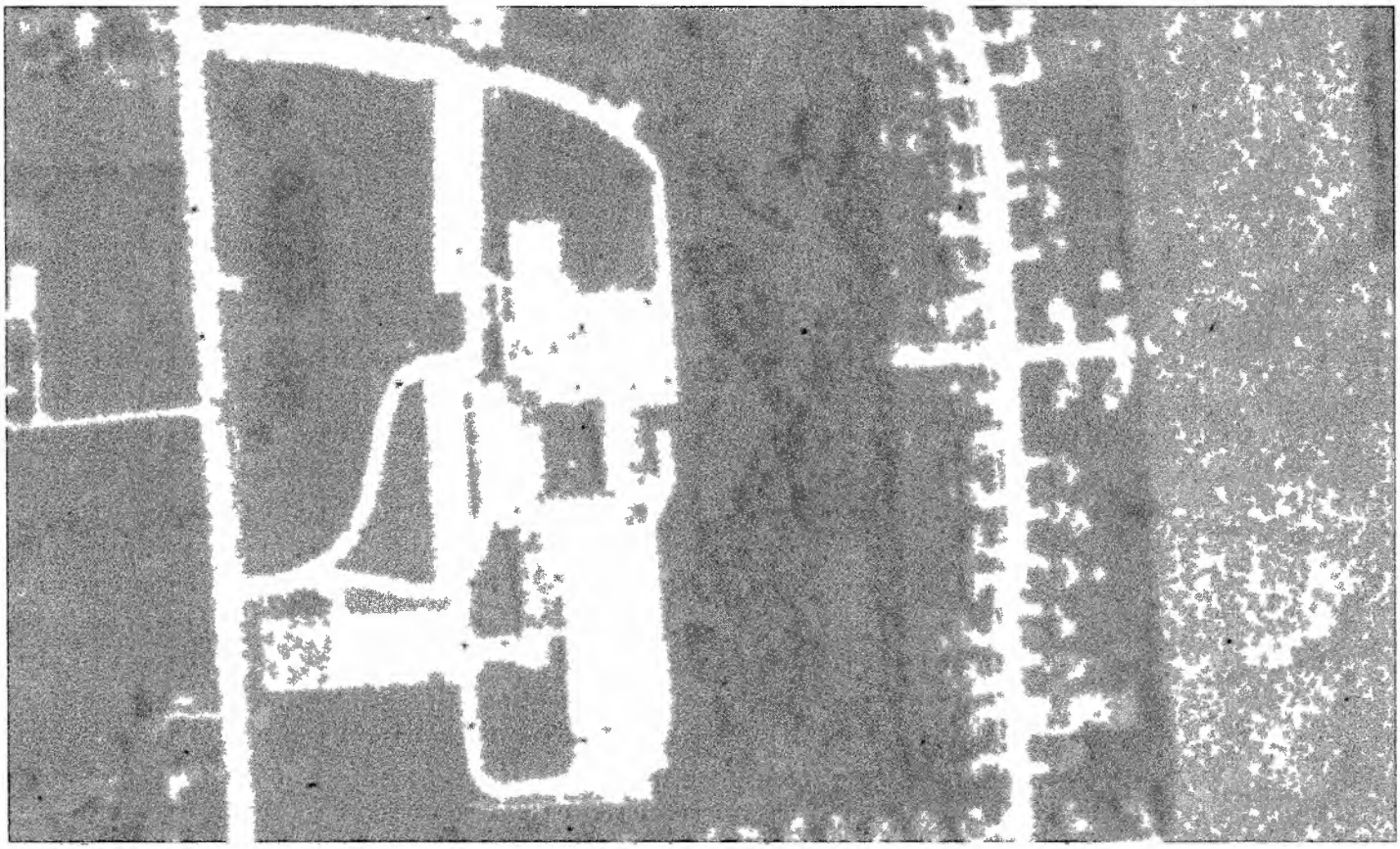

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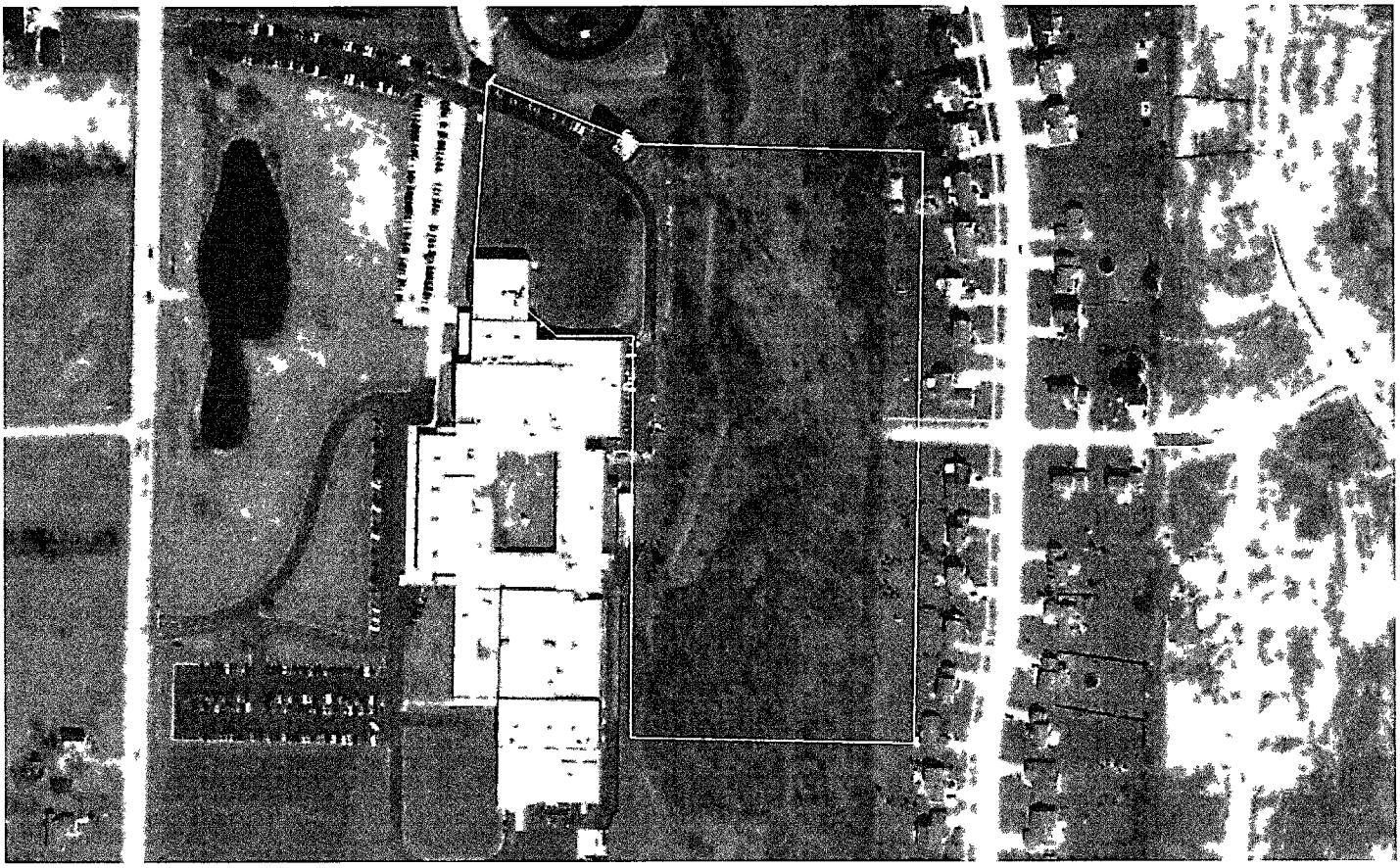
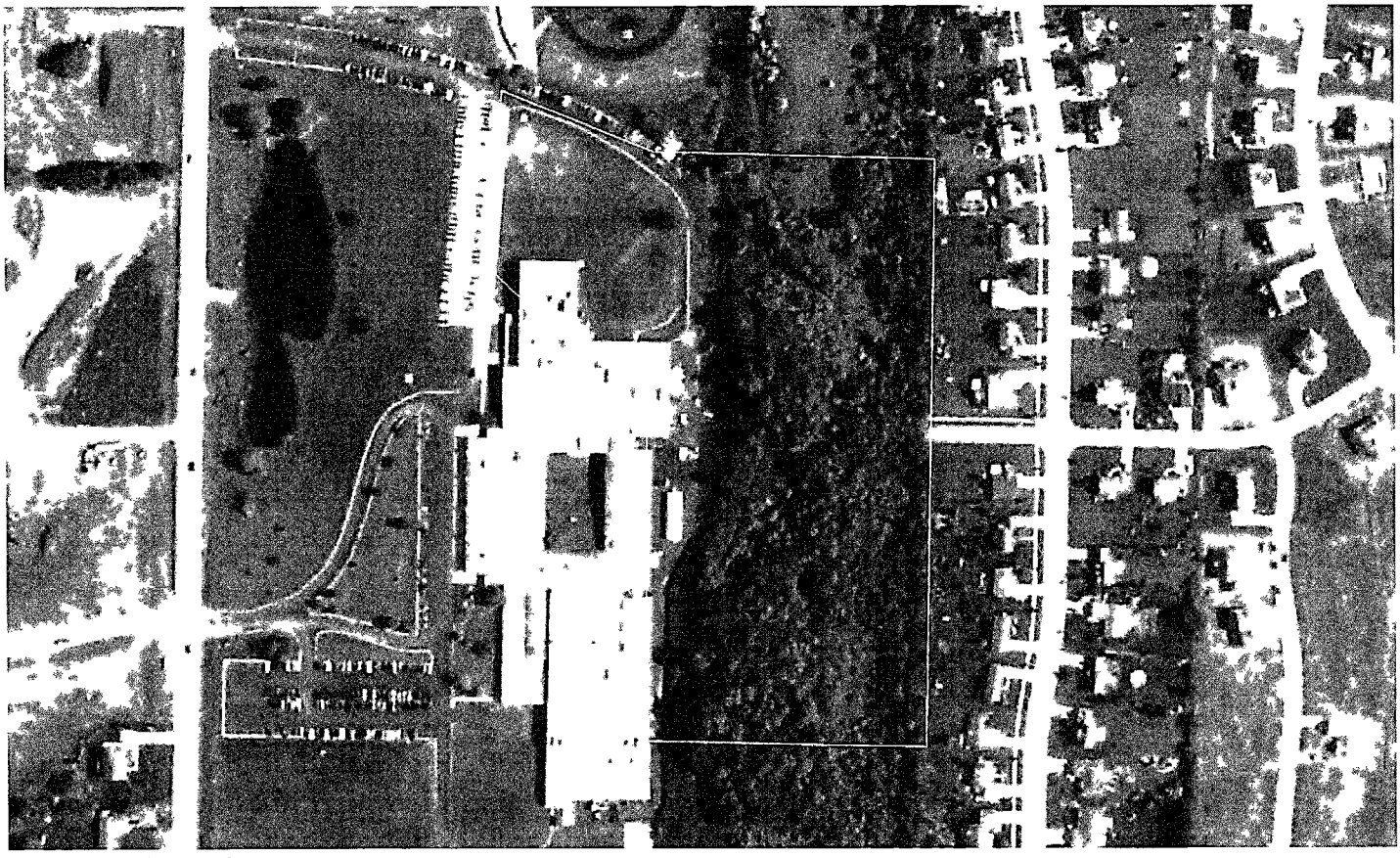
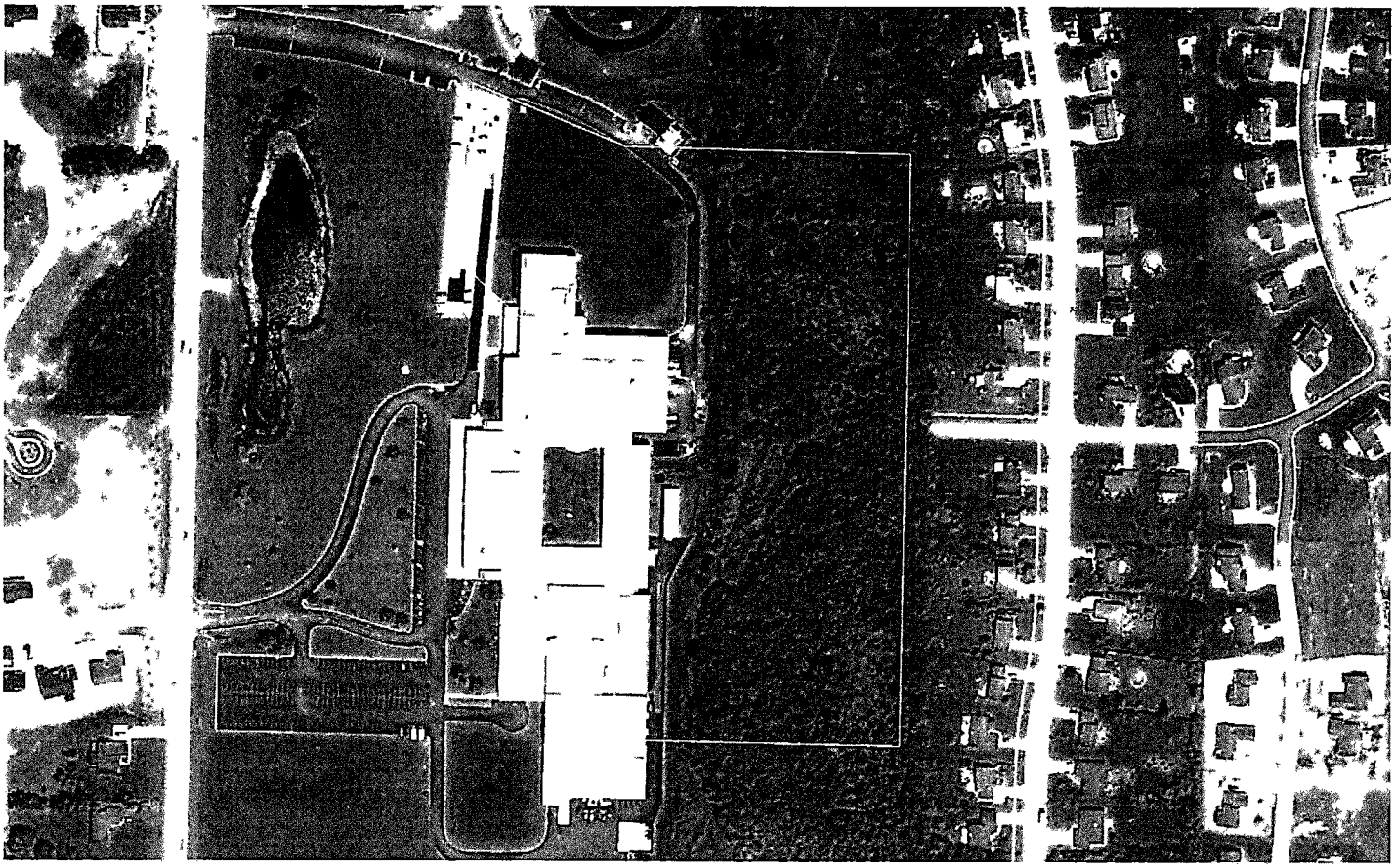


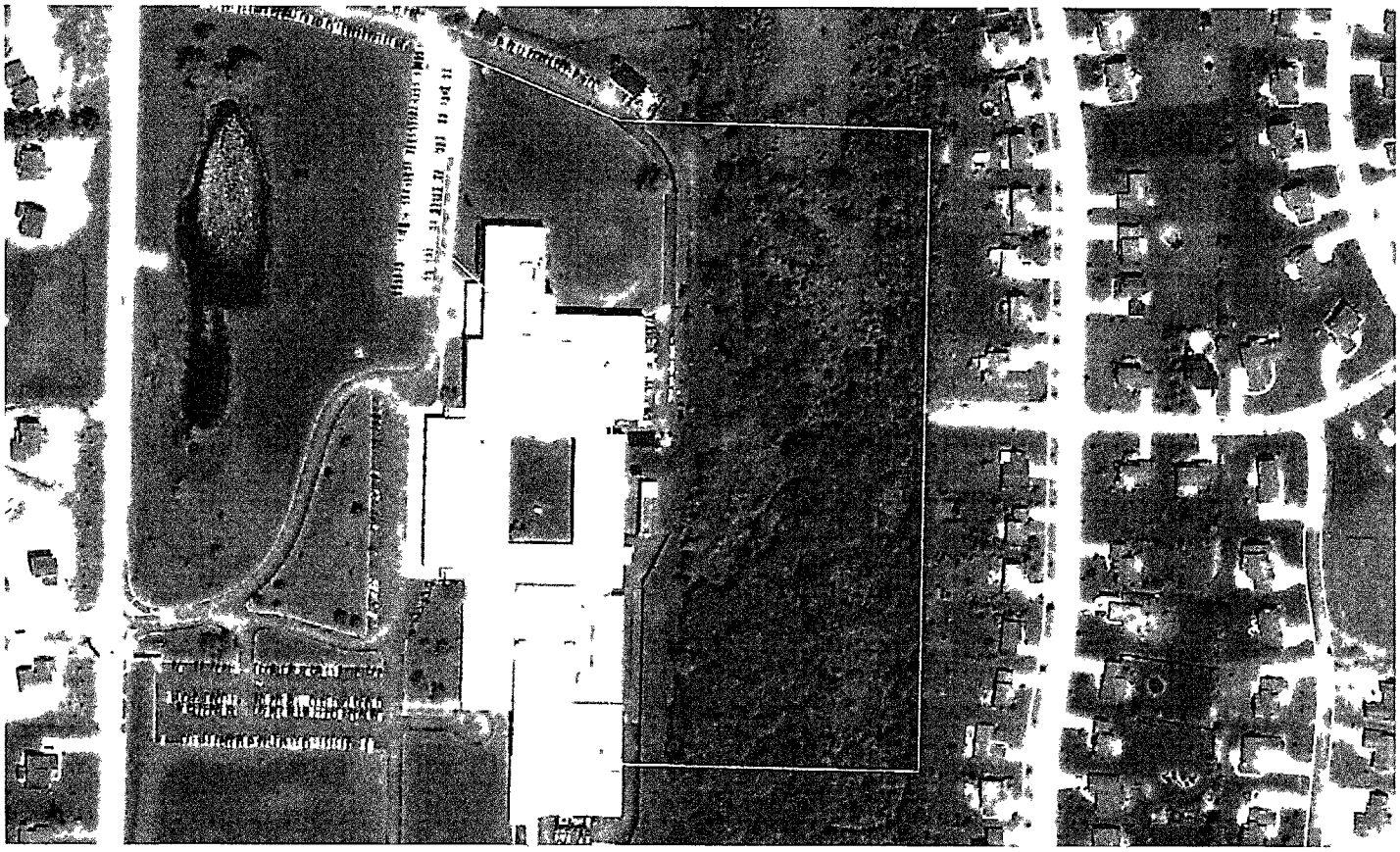
2004 Maxar Technologies



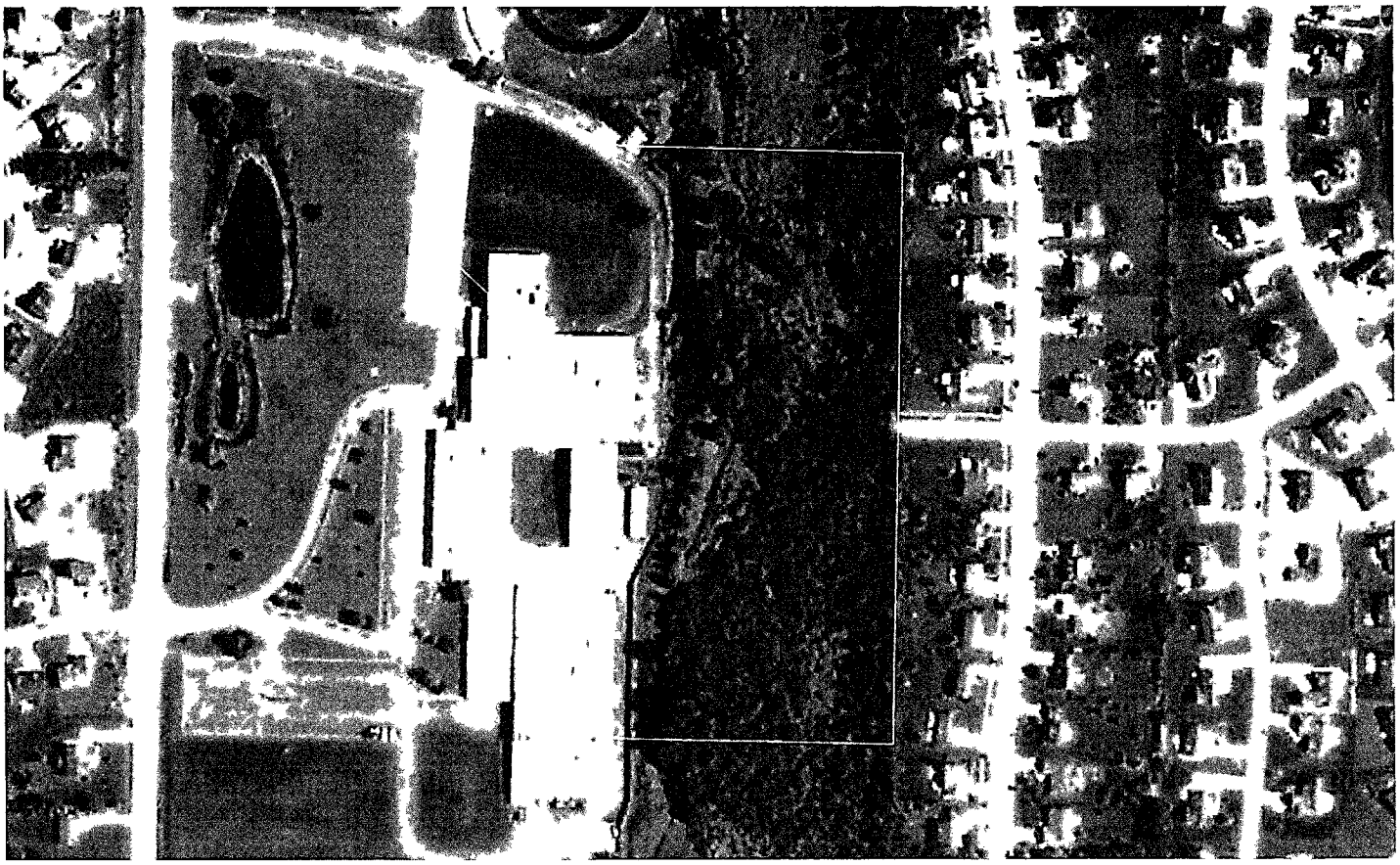
2005 Google Earth



2006 Maxar Technologies



2007 Maxar Technologies



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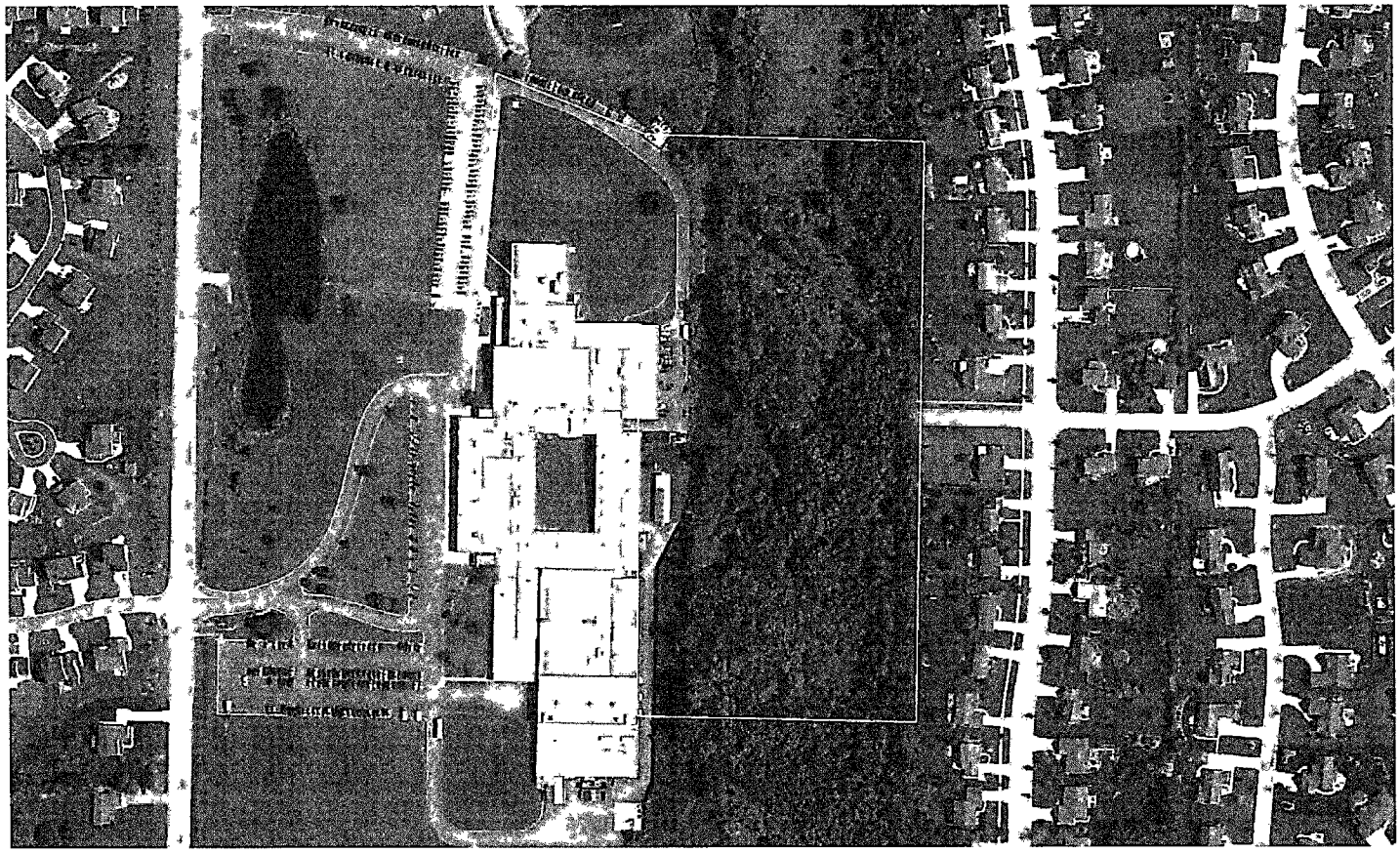

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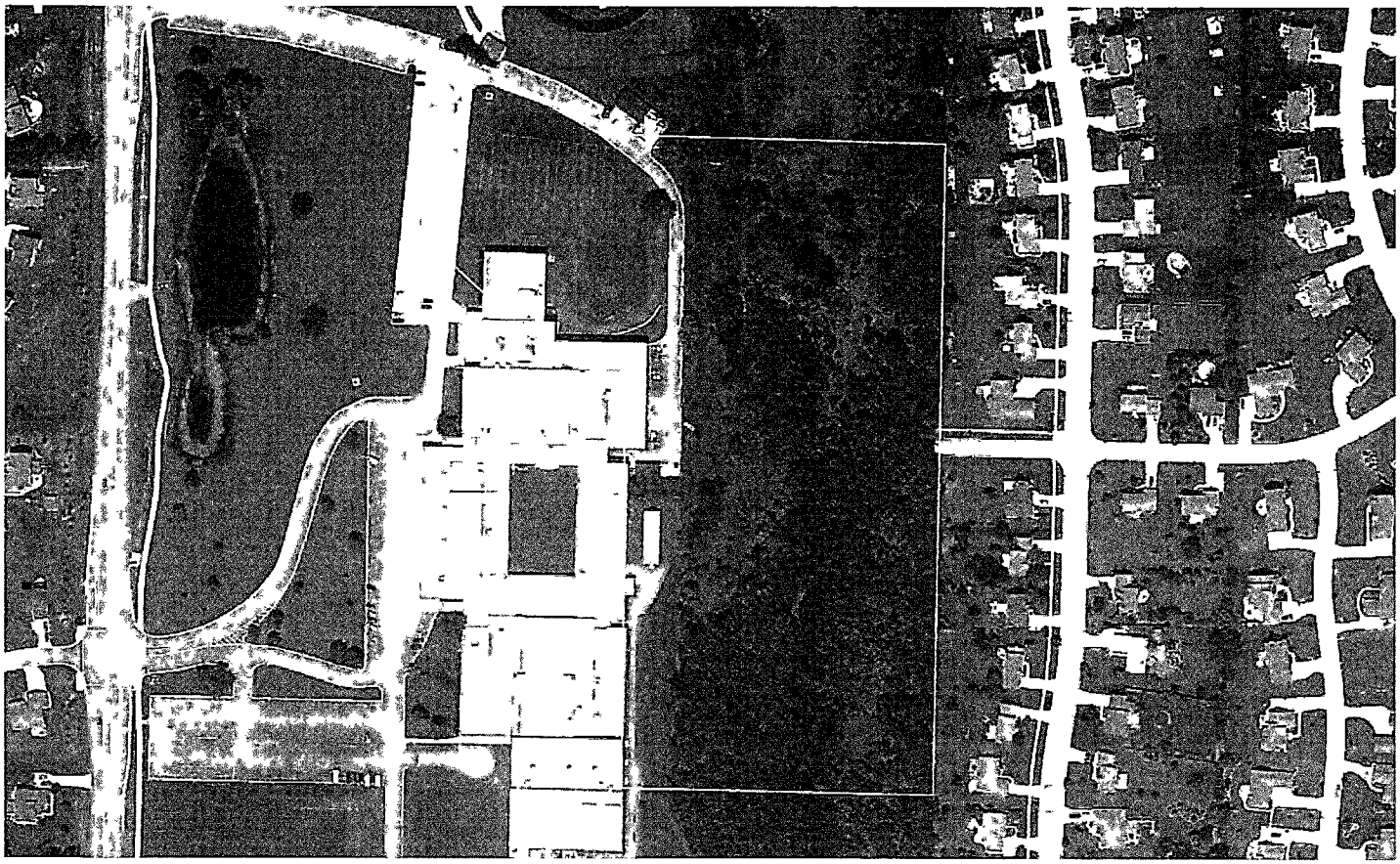
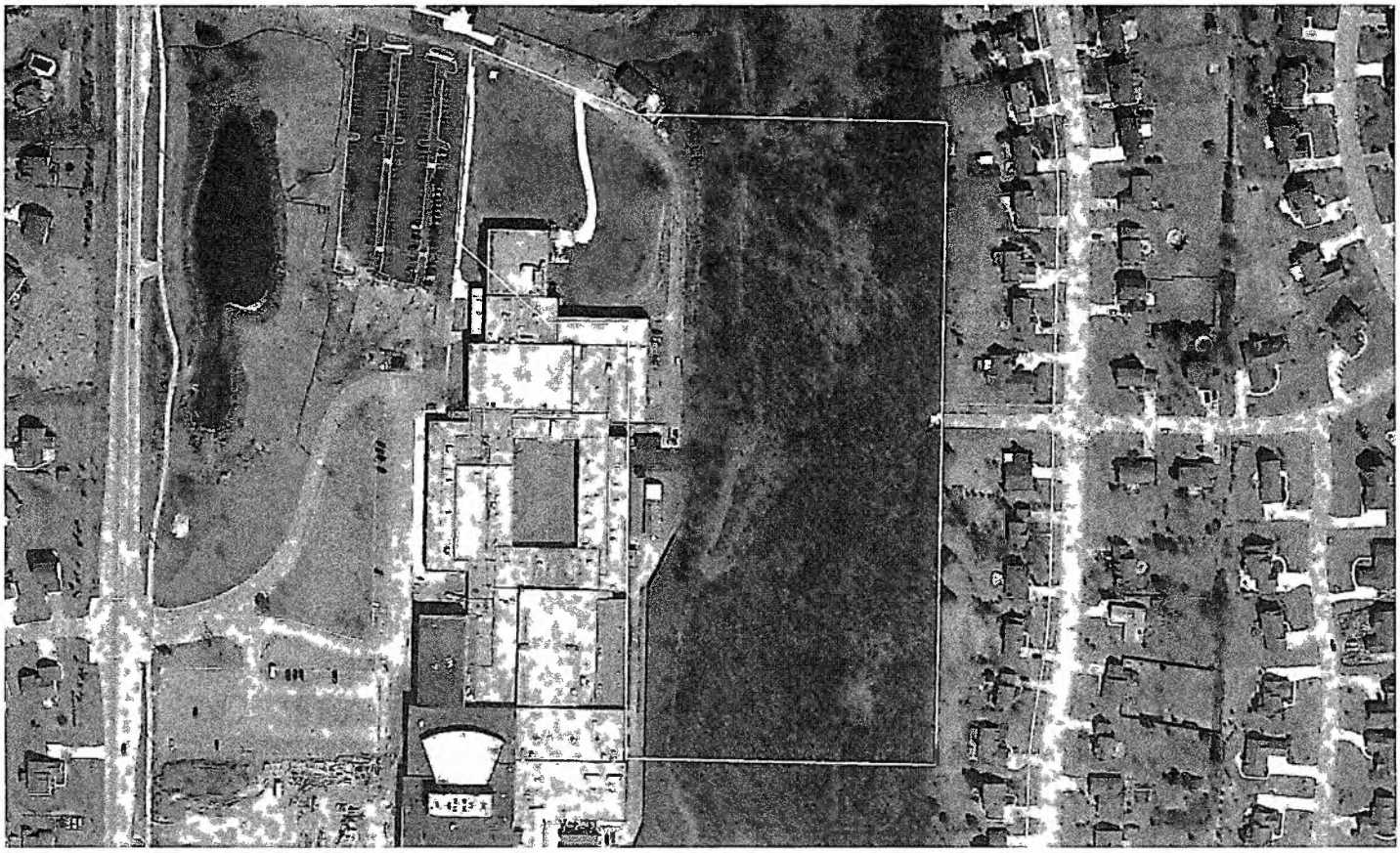


2011 Google Earth

2013 Milwaukee County



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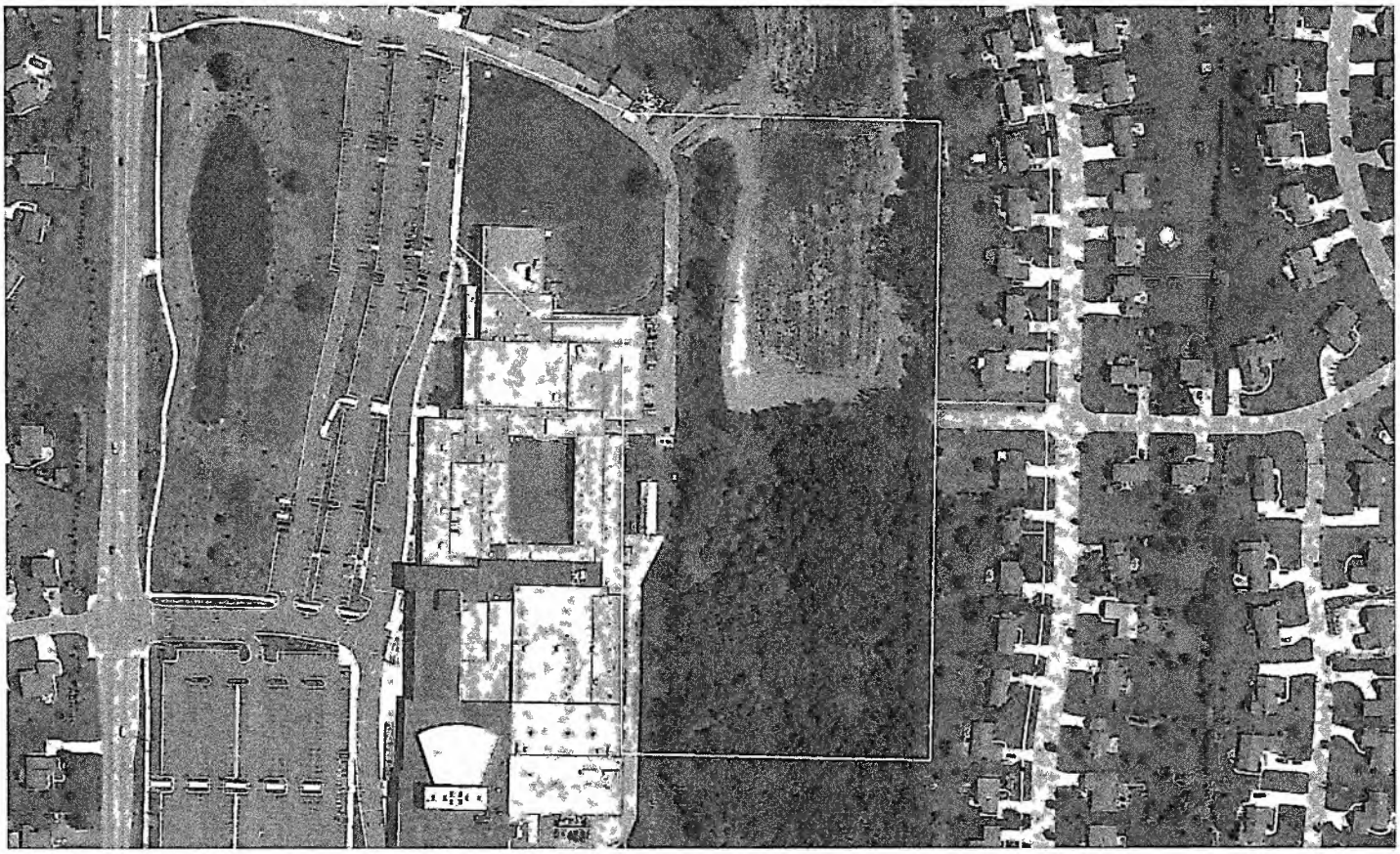

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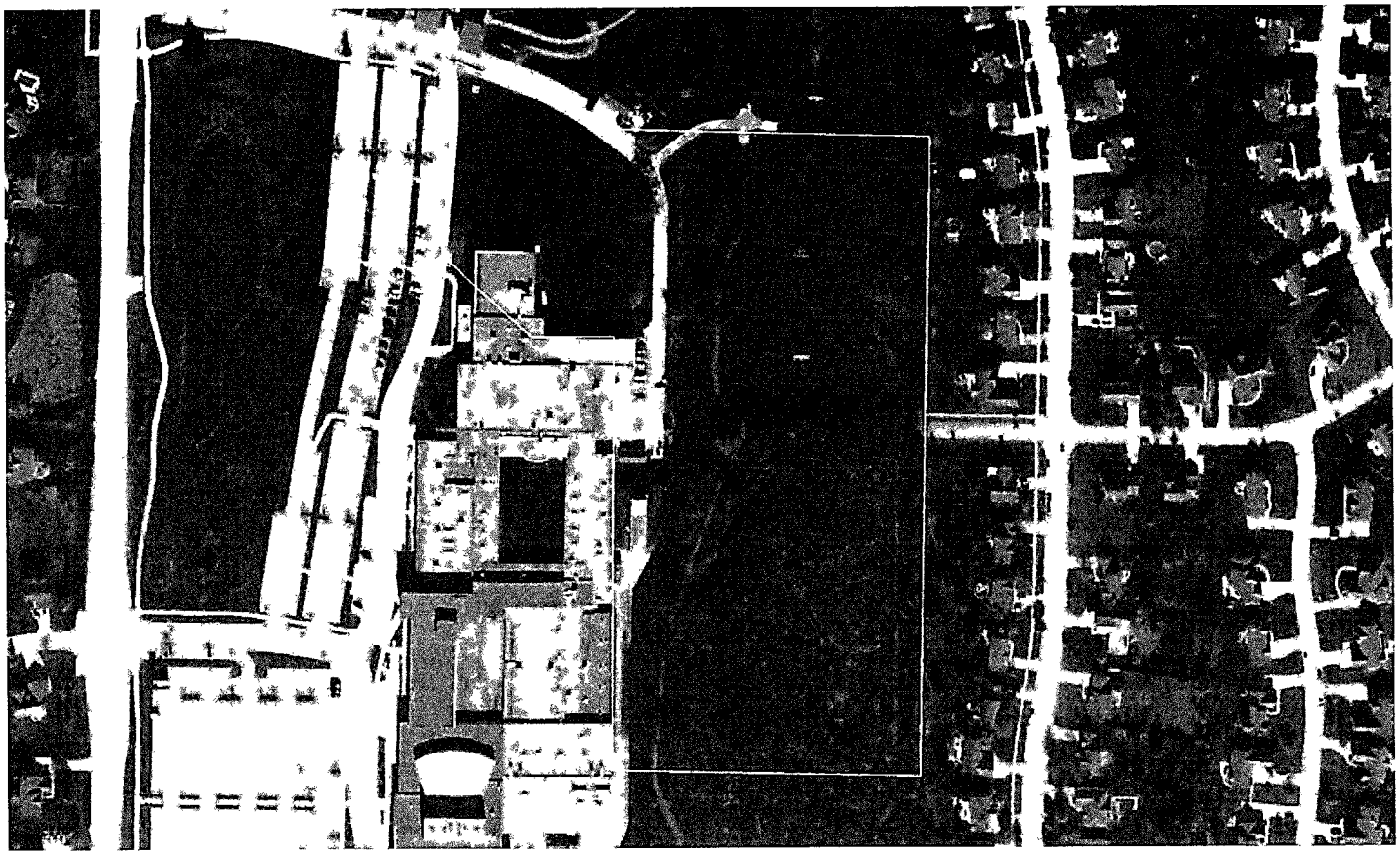
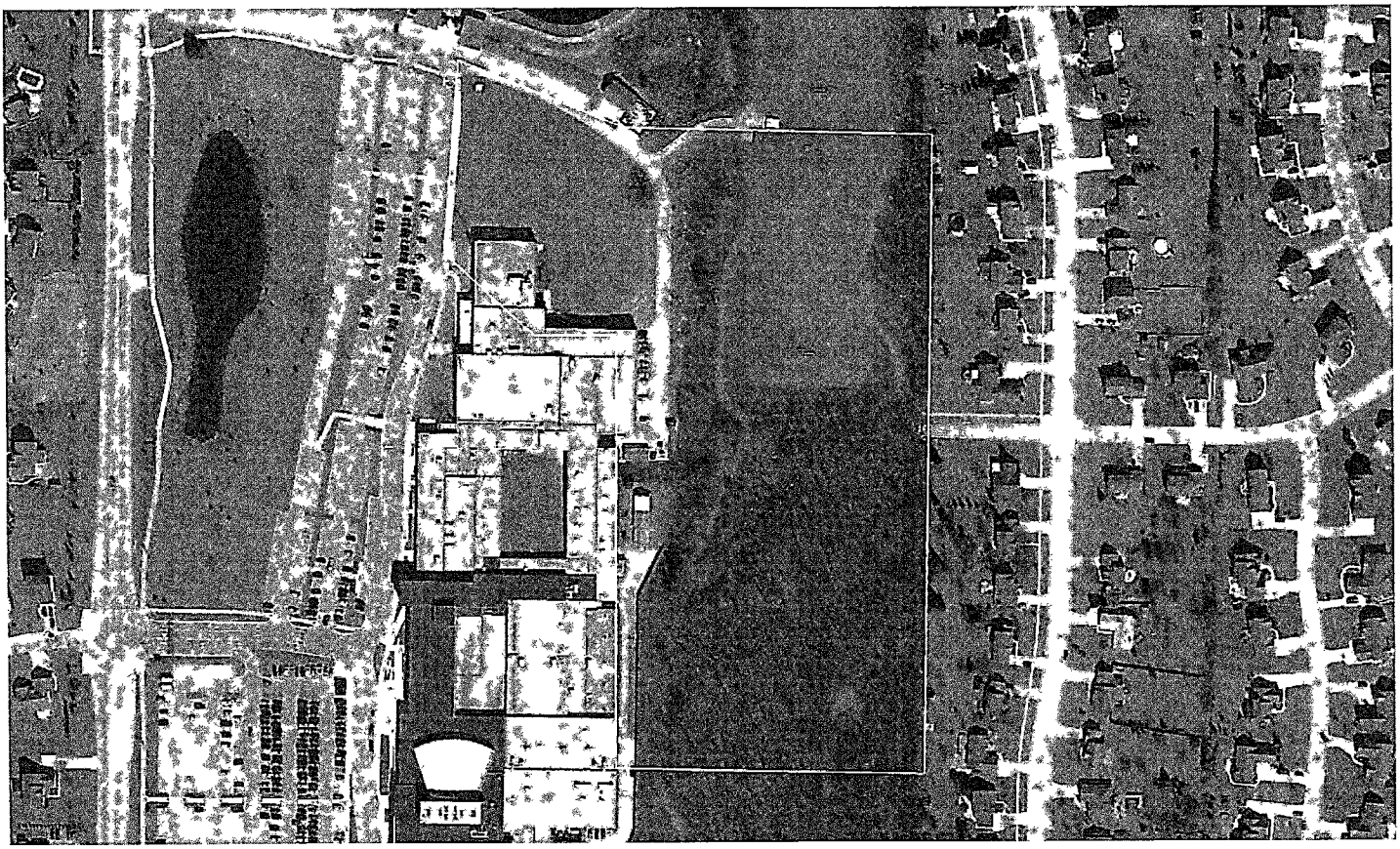


2017 Maxar Technologies



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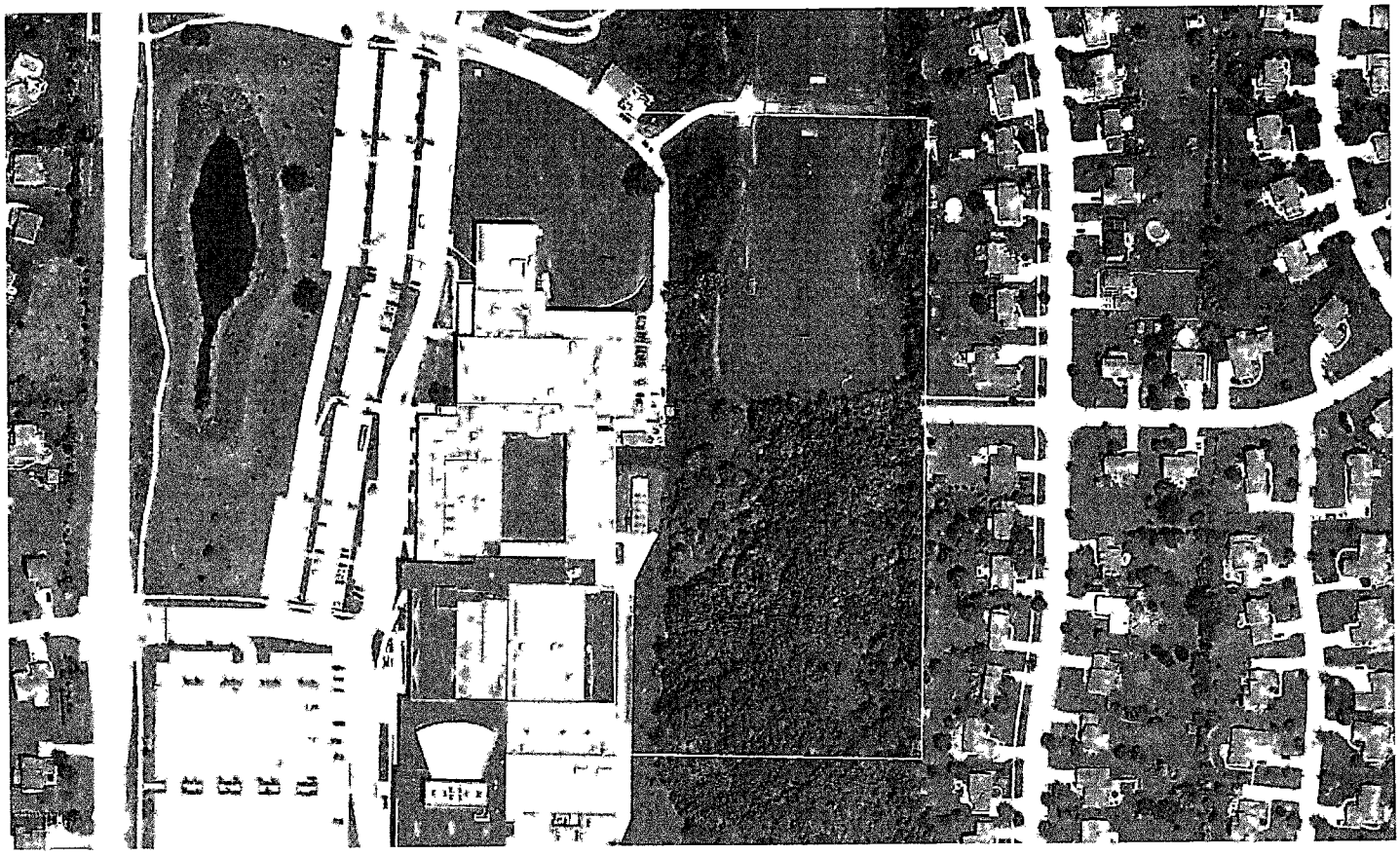
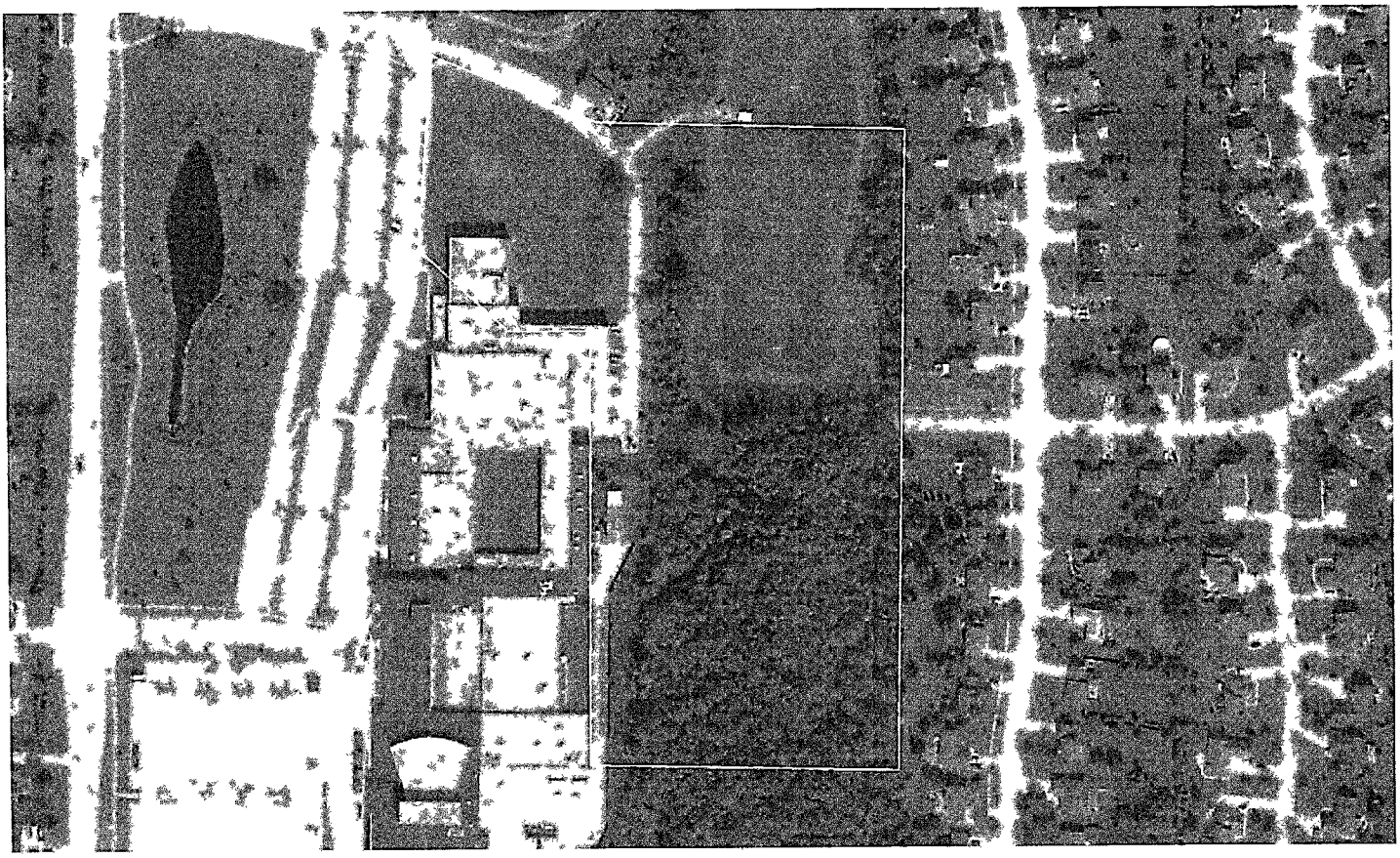
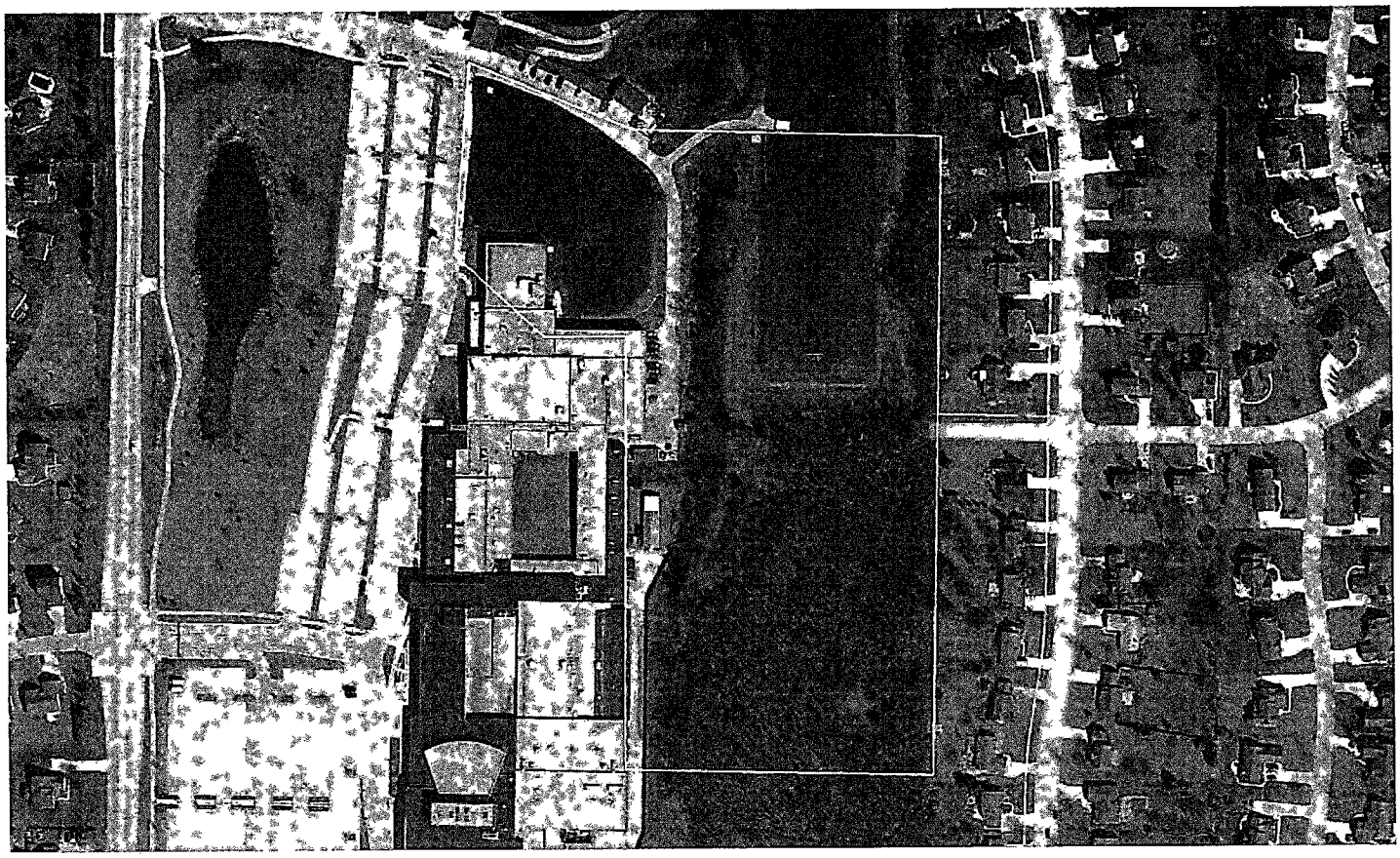


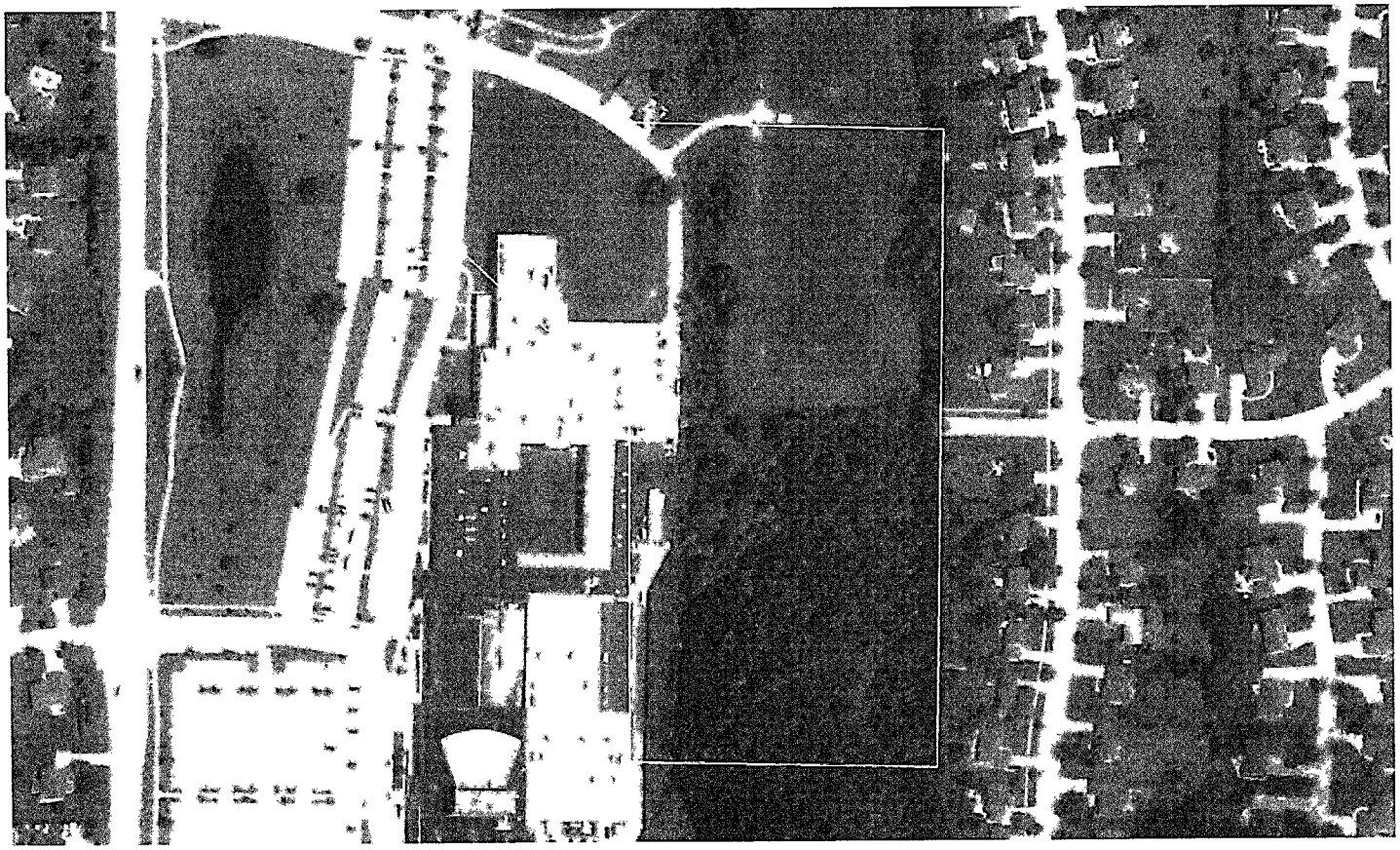
2019 Google Earth



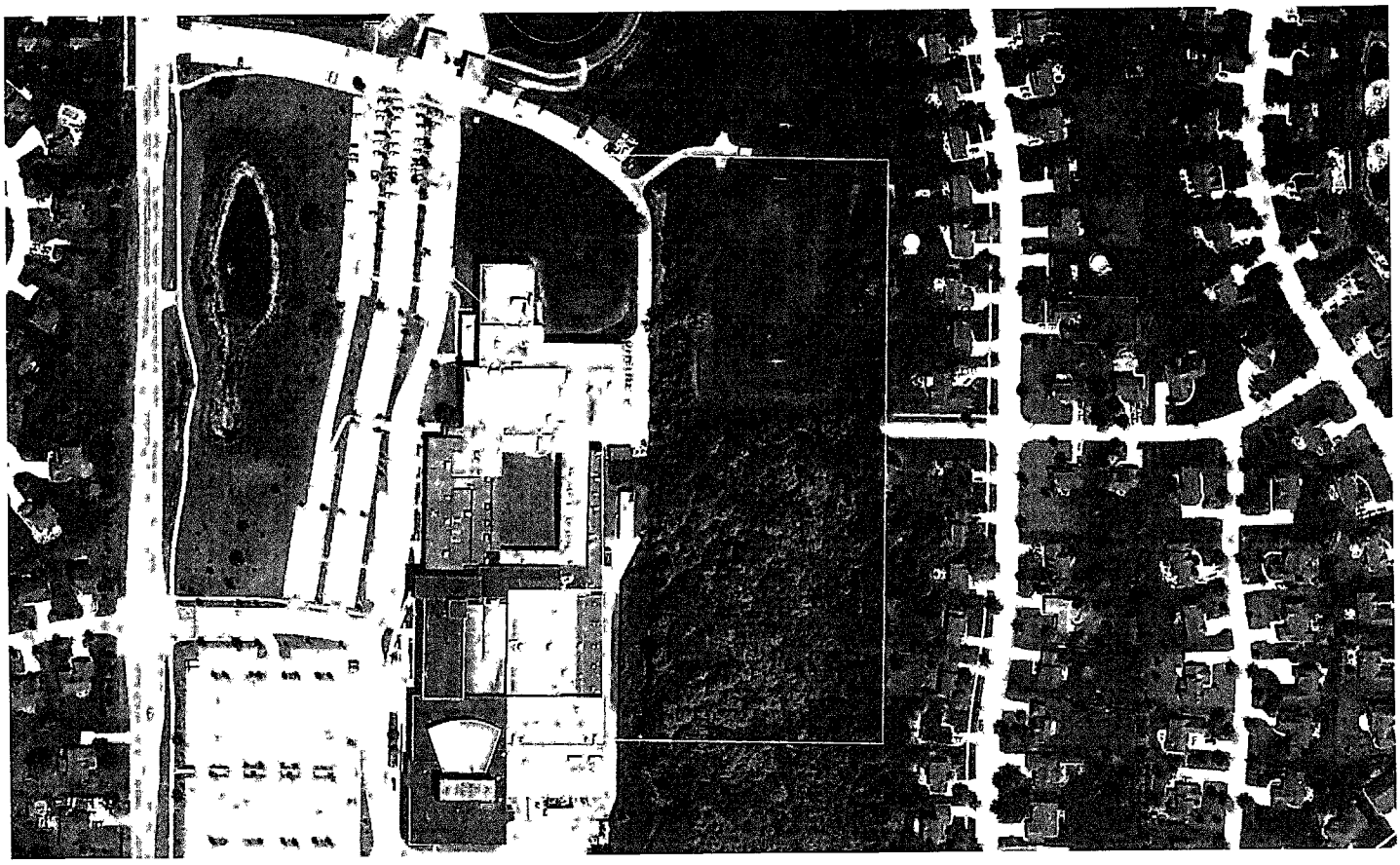
2020 Airbus



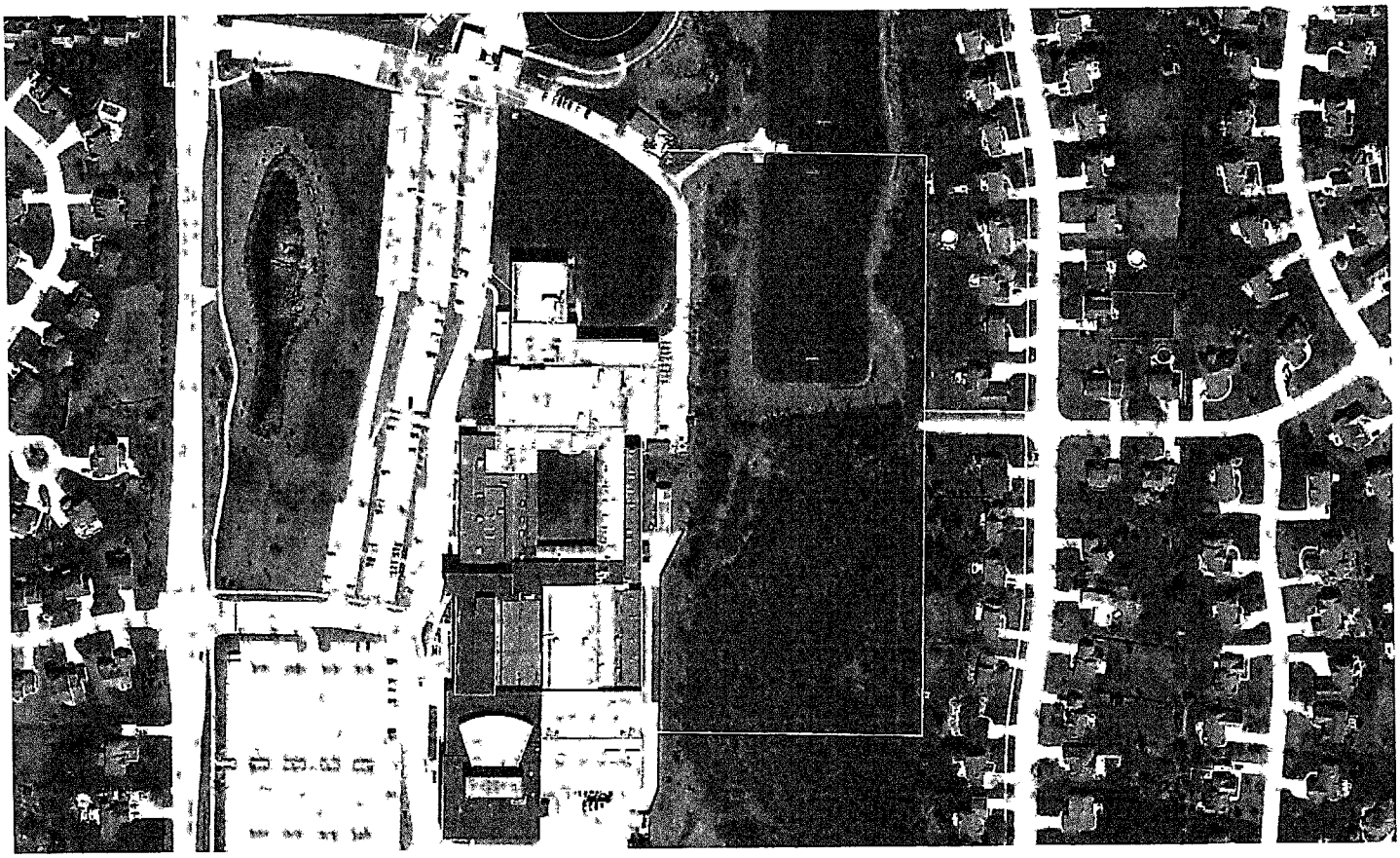
2021 Google Earth



2022 Maxar Technologies



2023 Airbus

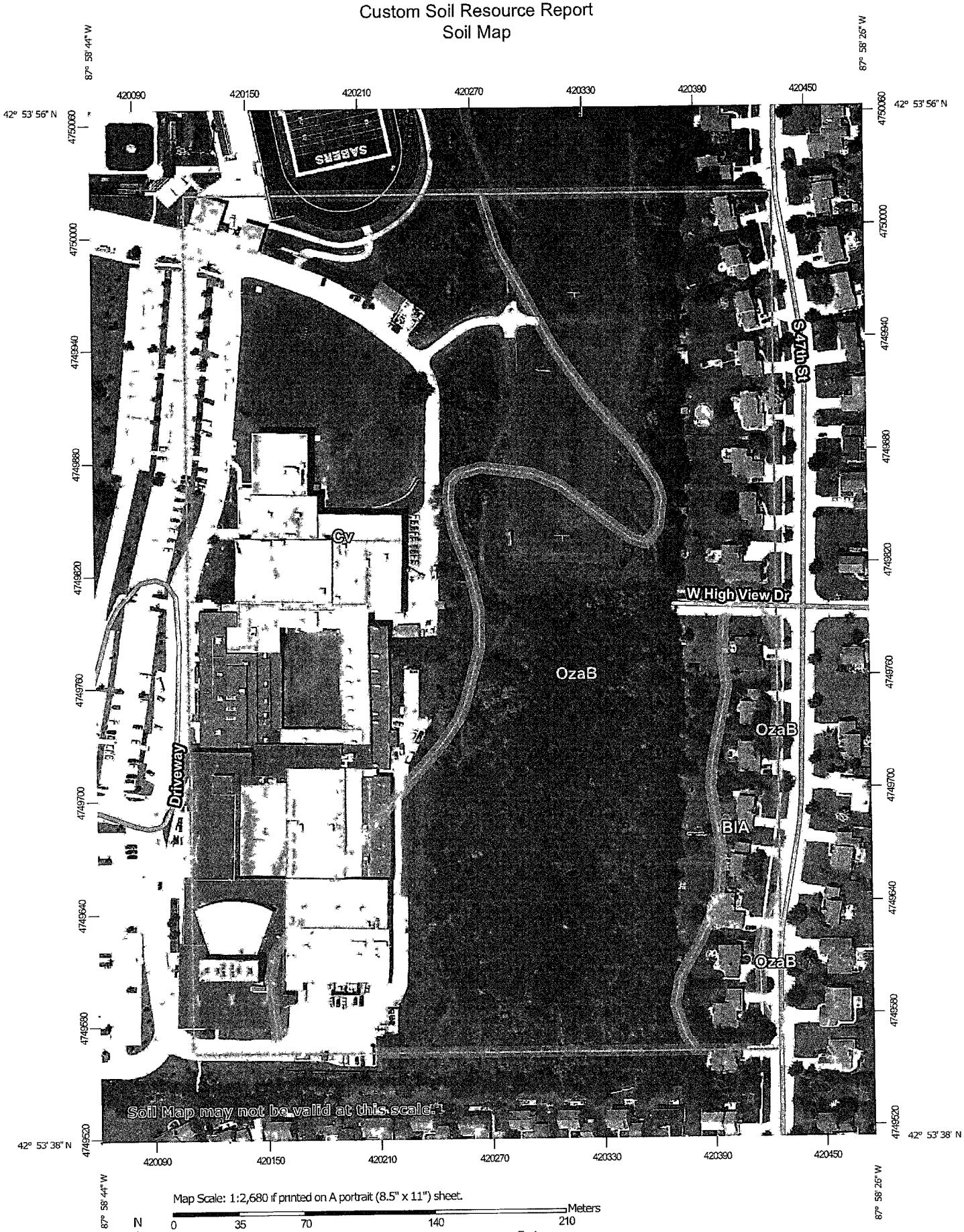


2024 Airbus

Appendix E:

NRCS County Soil Survey Report

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Aug 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BlA	Blount silt loam, 1 to 3 percent slopes	2.1	5.7%
Cv	Clayey land	15.9	44.3%
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	17.9	49.9%
Totals for Area of Interest		**35.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Milwaukee County, Wisconsin

BlA—Blount silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: g92m
Elevation: 670 to 1,100 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Blount and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blount

Setting

Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over calcareous clayey till

Typical profile

Ap,E - 0 to 8 inches: silt loam
BA,2Bt1,2BC - 8 to 34 inches: silty clay loam
2C - 34 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F110XY012IL - Moist Glacial Drift Upland Forest
Forage suitability group: Mod AWC, high water table (G095BY004WI)
Other vegetative classification: Mod AWC, high water table (G095BY004WI)
Hydric soil rating: No

Minor Components

Ashkum

Percent of map unit: 10 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Cv—Clayey land

Map Unit Setting

National map unit symbol: g936
Elevation: 670 to 1,100 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Clayey land and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Clayey Land

Setting

Parent material: Clayey mine spoil or earthy fill

Typical profile

H1 - 0 to 10 inches: clay loam

Properties and qualities

Slope: 1 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 12 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Ashkum

Percent of map unit: 10 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

OzaB—Ozaukee silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sn0b
Elevation: 640 to 890 feet
Mean annual precipitation: 31 to 40 inches
Mean annual air temperature: 46 to 51 degrees F
Frost-free period: 135 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee and similar soils: 93 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ozaukee

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over wisconsinan age silty and clayey till

Typical profile

Ap - 0 to 6 inches: silt loam
E - 6 to 8 inches: silt loam
Bt1 - 8 to 12 inches: silty clay loam
2Bt2 - 12 to 36 inches: silty clay
2BCt - 36 to 39 inches: silty clay loam
2Cd - 39 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 24 to 45 inches to densic material
Drainage class: Moderately well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F110XY012IL - Moist Glacial Drift Upland Forest
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

Minor Components

Pewamo, drained

Percent of map unit: 3 percent
Landform: Drainageways on ground moraines, depressions on ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Ashkum, drained

Percent of map unit: 3 percent
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Urban land

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (WI)

This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils. Map units are composed of one or more major soil components or soil types that generally make up 20 percent or more of the map unit and are listed in the map unit name, and they may also have one or more minor contrasting soil components that generally make up less than 20 percent of the map unit. Each major and minor map unit component that meets the hydric criteria is rated **hydric.** The map unit class ratings based on the hydric components present are: WI Hydric, WI Predominantly Hydric, WI Partially Hydric, WI Predominantly Nonhydric, and WI Nonhydric. The report also shows the total representative percentage of each map unit that the hydric components comprise.

"WI Hydric" means that all major and minor components listed for a given map unit are rated as being hydric. *"WI Predominantly Hydric"* means that all major components listed for a given map unit are rated as hydric, and at least one contrasting minor component is not rated hydric.*"WI Partially Hydric"* means that at least one major component listed for a given map unit is rated as hydric, and at

least one other major component is not rated hydric. *"WI Predominantly Nonhydric"* means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric. *"WI Nonhydric"* means no major or minor components for the map unit are rated hydric. The assumption is that the map unit is nonhydric even if none of the components within the map unit have been rated.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

If soils are wet enough for a long enough period of time to be considered hydric, they typically exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010).

The NTCHS has developed criteria to identify those soil properties unique to hydric soils (Federal Register, 2012). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria use selected soil properties that are described in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010), "Soil Taxonomy" (Soil Survey Staff, 1999), "Keys to Soil Taxonomy" (Soil Survey Staff, 2010), and the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

The criteria for hydric soils are represented by codes, for example, 2 or 3. Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. February, 28, 2012. Hydric soils of the United States.
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)–Milwaukee County, Wisconsin				
Map Unit Symbol	**Map Unit Name**	**Hydric Percent of Map Unit**	**Hydric Category**	**Landform Hydric Minor Components**
BIA	Blount silt loam, 1 to 3 percent slopes	10	WI Predominantly Nonhydric	Depressions
Cv	Clayey land	10	WI Predominantly Nonhydric	Depressions
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	6	WI Predominantly Nonhydric	Ground moraines

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register,

2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

Hydric Soil List - All Components–WI079-Milwaukee County, Wisconsin					
Map symbol and map unit name	**Component/Local Phase**	**Comp. pct.**	**Landform**	**Hydric status**	**Hydric criteria met (code)**
BlA: Blount silt loam, 1 to 3 percent slopes	Blount	90	Moraines	No	—
	Ashkum	10	Depressions	Yes	2,3
Cv: Clayey land	Clayey land	90	—	No	—
	Ashkum	10	Depressions	Yes	2
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	2
	Ashkum-Drained	0-7	Ground moraines,end moraines	Yes	2
	Urban land	0-5	Ground moraines	No	—

Hydric Soils

This table lists the map unit components that are rated as hydric soils in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are

either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:
Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
Federal Register. September 18, 2002. Hydric soils of the United States.
Federal Register. July 13, 1994. Changes in hydric soils of the United States.
Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
National Research Council. 1995. Wetlands: Characteristics and boundaries.
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

Report—Hydric Soils

Hydric Soils–Milwaukee County, Wisconsin				
Map symbol and map unit name	**Component**	**Percent of map unit**	**Landform**	**Hydric criteria**
BlA—Blount silt loam, 1 to 3 percent slopes				
	Ashkum	10	Depressions	2, 3
Cv—Clayey land				
	Ashkum	10	Depressions	2
OzaB—Ozaukee silt loam, 2 to 6 percent slopes				
	Pewamo, drained	3	Drainageways on ground moraines, depressions on ground moraines	2
	Ashkum, drained	3	Ground moraines, end moraines	2

Taxonomic Classification of the Soils

The system of soil classification used by the National Cooperative Soil Survey has six categories (Soil Survey Staff, 1999 and 2003). Beginning with the broadest, these categories are the order, suborder, great group, subgroup, family, and series. Classification is based on soil properties observed in the field or inferred from those

observations or from laboratory measurements. This table shows the classification of the soils in the survey area. The categories are defined in the following paragraphs.

ORDER. Twelve soil orders are recognized. The differences among orders reflect the dominant soil-forming processes and the degree of soil formation. Each order is identified by a word ending in *sol*. An example is Alfisols.

SUBORDER. Each order is divided into suborders primarily on the basis of properties that influence soil genesis and are important to plant growth or properties that reflect the most important variables within the orders. The last syllable in the name of a suborder indicates the order. An example is Udalfs (*Ud*, meaning humid, plus *alfs*, from Alfisols).

GREAT GROUP. Each suborder is divided into great groups on the basis of close similarities in kind, arrangement, and degree of development of pedogenic horizons; soil moisture and temperature regimes; type of saturation; and base status. Each great group is identified by the name of a suborder and by a prefix that indicates a property of the soil. An example is Hapludalfs (*Hapl*, meaning minimal horizonation, plus *udalfs*, the suborder of the Alfisols that has a udic moisture regime).

SUBGROUP. Each great group has a typic subgroup. Other subgroups are intergrades or extragrades. The typic subgroup is the central concept of the great group; it is not necessarily the most extensive. Intergrades are transitions to other orders, suborders, or great groups. Extragrades have some properties that are not representative of the great group but do not indicate transitions to any other taxonomic class. Each subgroup is identified by one or more adjectives preceding the name of the great group. The adjective *Typic* identifies the subgroup that typifies the great group. An example is Typic Hapludalfs.

FAMILY. Families are established within a subgroup on the basis of physical and chemical properties and other characteristics that affect management. Generally, the properties are those of horizons below plow depth where there is much biological activity. Among the properties and characteristics considered are particle-size class, mineralogy class, cation-exchange activity class, soil temperature regime, soil depth, and reaction class. A family name consists of the name of a subgroup preceded by terms that indicate soil properties. An example is fine-loamy, mixed, active, mesic Typic Hapludalfs.

SERIES. The series consists of soils within a family that have horizons similar in color, texture, structure, reaction, consistence, mineral and chemical composition, and arrangement in the profile.

References:

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. (The soils in a given survey area may have been classified according to earlier editions of this publication.)

Report—Taxonomic Classification of the Soils

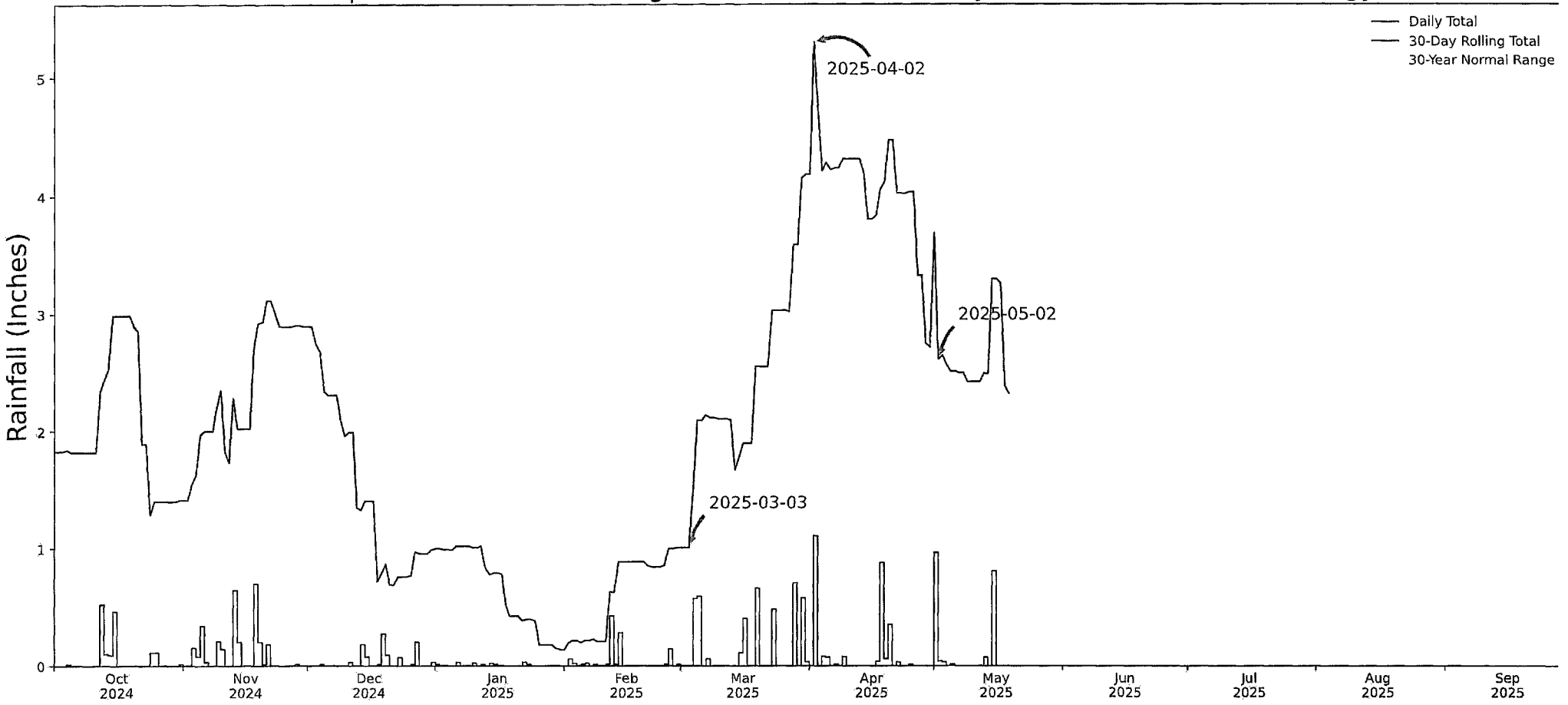
[An asterisk by the soil name indicates a taxadjunct to the series]

Taxonomic Classification of the Soils–Milwaukee County, Wisconsin	
Soil name	**Family or higher taxonomic classification**
Ashkum	
Ashkum	Fine, mixed, superactive, mesic Typic Endoaquolls
Ashkum	Mesic
Blount	Fine, illitic, mesic Aeric Epiaqualfs
Clayey land	Mixed
Ozaukee	Fine, illitic, mesic Oxyaquic Hapludalfs
Pewamo	Fine, mixed, active, mesic Typic Argiaquolls
Urban land	

Appendix F:

Precipitation Information

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



Coordinates	42.89589, -87.9761
Observation Date	2025-05-02
Elevation (ft)	771 457
Drought Index (PDSI)	Mild drought (2025-04)
WebWIMP H_2O Balance	Wet Season

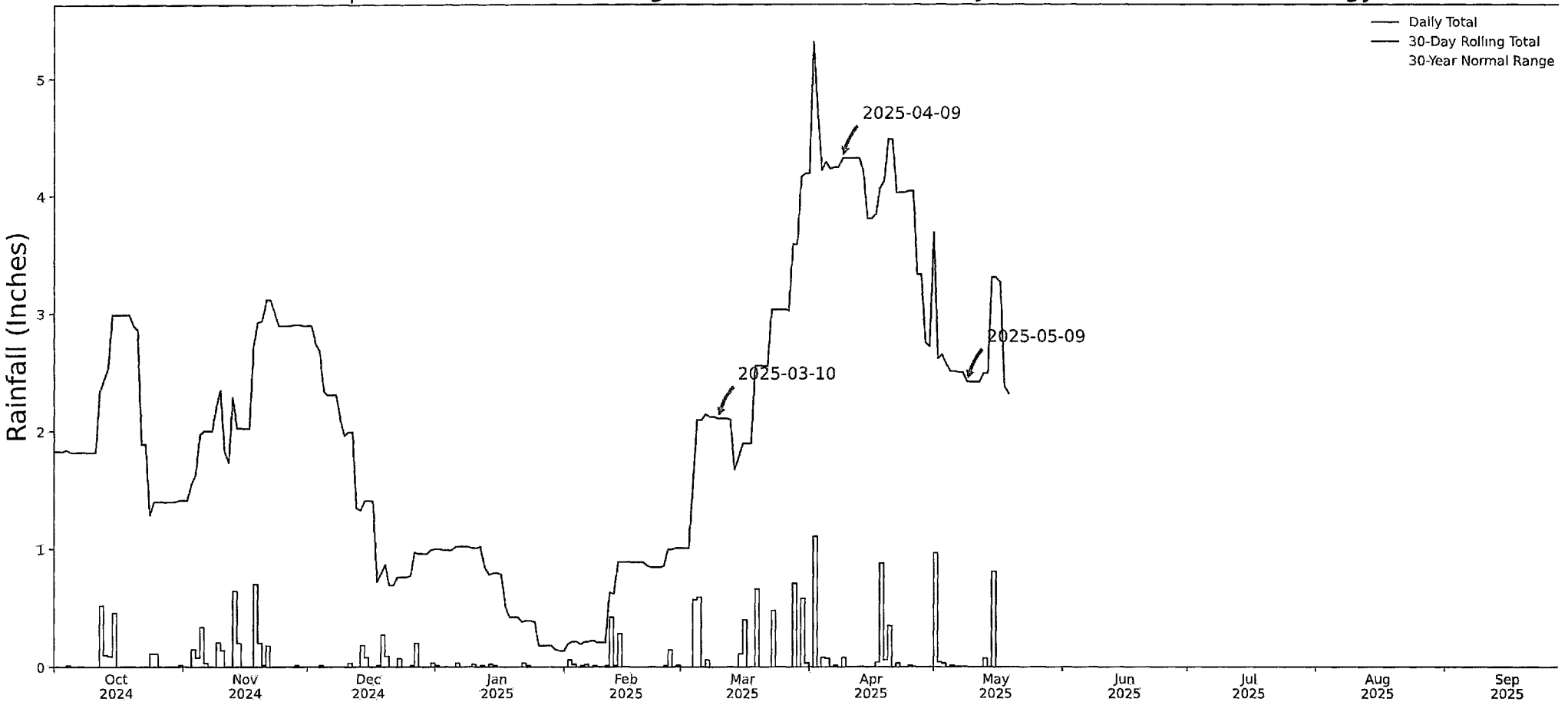
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-05-02	2 928347	4.341339	2 622047	Dry	1	3	3
2025-04-02	1 146063	3 120473	5 30315	Wet	3	2	6
2025-03-03	1 030315	2.429921	1 011811	Dry	1	1	1
Result							Normal Conditions - 10

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

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

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87 9044	666.995	5 462	104.462	3.029	11353	90

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



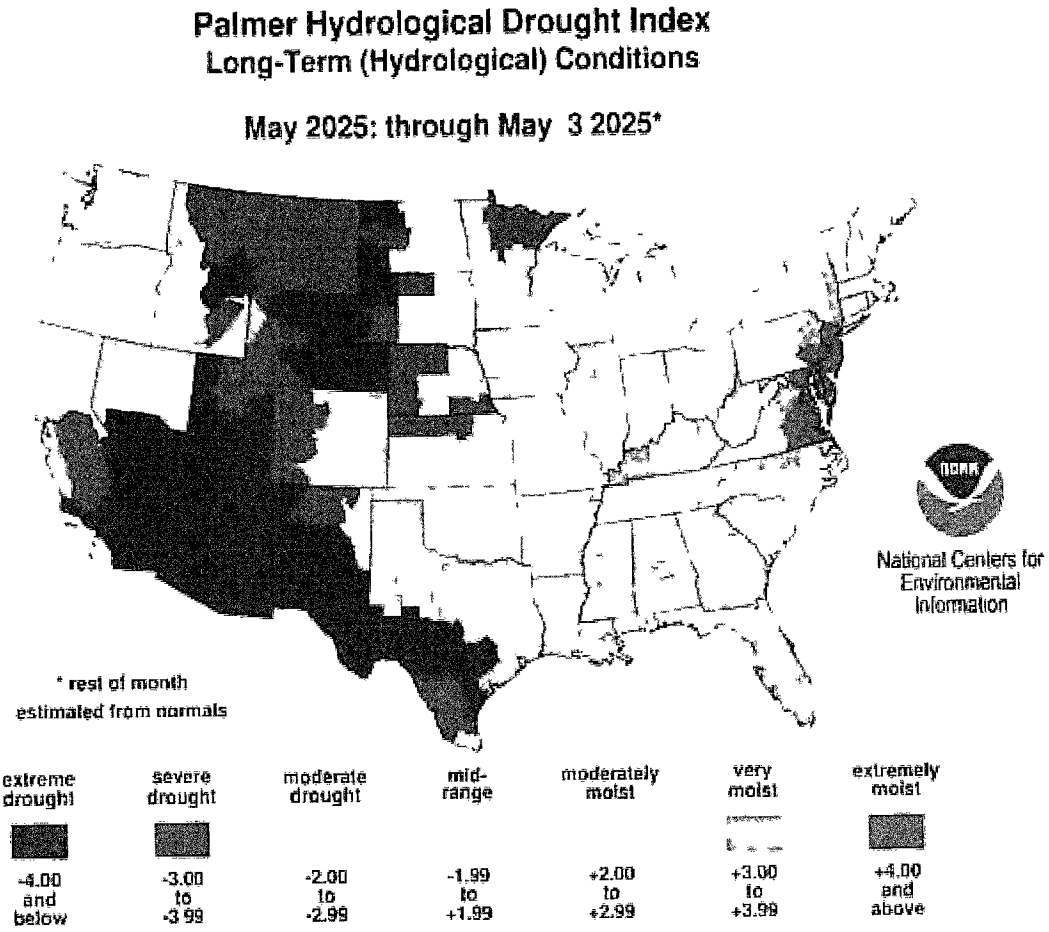
Coordinates	42.89589, -87.9761
Observation Date	2025-05-09
Elevation (ft)	771 457
Drought Index (PDSI)	Mild drought (2025-04)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-05-09	2.537402	4.487008	2.425197	Dry	1	3	3
2025-04-09	1 715354	3.153543	4 322835	Wet	3	2	6
2025-03-10	1 64252	2 483465	2 110236	Normal	2	1	2
Result							Normal Conditions - 11

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

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

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87.9044	666.995	5 462	104.462	3.028	11353	90



Sources: National Oceanic & Atmospheric Administration, Palmer Hydrological Drought Index

Appendix G:

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02

Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T1A

Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E

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

Slope (%): 0-1 Lat: 42.8947139 Long: -87.975435 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam, 2-6% slopes NWI classification: None, WWI-forested

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

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

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

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

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

Remarks:

Sample plot is in a buckthorn thicket with dead ash.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Rhamnus cathartica	5	✔	FAC
2.			
3.			
4.			
5.			
	5	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	60	✔	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Carex stricta	3		OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	3	=Total Cover	
Woody Vine Stratum (Plot size 30 ft r)			
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: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 3	x 1 = 3
FACW species 0	x 2 = 0
FAC species 65	x 3 = 195
FACU species 0	x 4 = 0
UPL species 0	x 5 = 0
Column Totals 68 (A)	198 (B)

Prevalence Index = B/A = 2.91

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3 0[1]

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

____ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✔ No ____

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

Two hydrophytic vegetation indicators present.

SOIL

Sampling Point: T1A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 12	7.5YR 3/2	93	7.5YR 4/4	7	C	M	Silty Clay Loam	
12 - 24	7.5YR 3/3	70	7.5YR 4/6	30	C	M		
-								
-								
-								
-								

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks.

Hydric soil indicators F6 and F8 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✓	No ___	Depth (inches): 1-4
Water Table Present?	Yes ✓	No ___	Depth (inches): 9
Saturation Present? (includes capillary fringe)	Yes ✓	No ___	Depth (inches): 0-9

Wetland Hydrology Present? Yes ✓ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with four primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point. T1A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	5	=Total Cover	
Sapling/Shrub Stratum			
6.			
7			
8.			
9.			
10.			
11.			
12.			
13.			
	60	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	3	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner. Point of Beginning State: Wisconsin Sampling Point: T1B
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%). 1-2 Lat: 42.8944842 Long: -87.9754088 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a woodland. The wetland boundary was marked near the toe slope of the depression.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	70	✔	FACU
2. Rhamnus cathartica	25	✔	FAC
3. Carya ovata	2		FACU
4.			
5.			
	97	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	80	✔	FAC
2.			
3.			
4.			
5.			
	80	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Rhamnus cathartica	2		FAC
2. Prunus virginiana	1		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	3	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
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: 66.66 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	107	x 3 =	321
FACU species	73	x 4 =	292
UPL species	0	x 5 =	0
Column Totals	180 (A)		613 (B)

Prevalence Index = B/A = 3.40

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
One hydrophytic vegetation indicator present.

SOIL

Sampling Point: T1B

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 6	10YR 3/2	100					Silty Clay Loam	
6 - 8	7.5YR 3/2	95					Silty Clay Loam	
6 - 8	10YR 3/4	5					Silty Clay	subsoil mixed in
8 - 24	10YR 3/4	95	7.5YR 4/6	5	C	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches) _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

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

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

Wetland Hydrology Present? Yes ___ No ✓

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T1B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	97	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	80	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	3	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

One hydrophytic vegetation indicator present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02

Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T1C

Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E

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

Slope (%): 1-2 Lat: 42.8950547 Long: -87.9757862 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None

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

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

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

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

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

Remarks:
Sample plot is within a basswood forest with some tree fall depressions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	30	✔	FACU
2. Carya ovata	5		FACU
3. Rhamnus cathartica	5		FAC
4. Ulmus americana	3		FACW
5.			
	43	=Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	30	✔	FAC
2. Tilia americana	10	✔	FACU
3. Lonicera X bella	5		FACU
4.			
5.			
	45	=Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Fragaria virginiana	5	✔	FACU
2 Rhamnus cathartica	5	✔	FAC
3.			
4			
5.			
6.			
7			
8.			
9.			
10.			
	10	=Total Cover	

Woody Vine Stratum (Plot size 30 ft r)			
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: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	3	x 2 =	6
FAC species	40	x 3 =	120
FACU species	55	x 4 =	220
UPL species	0	x 5 =	0
Column Totals	98 (A)		346 (B)

Prevalence Index = B/A = 3.53

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point: T1C

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 8	7.5YR 3/2	100					Silty Clay Loam	
8 - 24	10YR 3/4	95	7.5YR 4/6	5	C	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ___ No ✓

Remarks.

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No ✓	Depth (inches). ___
Water Table Present?	Yes ✓	No ___	Depth (inches) 10
Saturation Present? (includes capillary fringe)	Yes ✓	No ___	Depth (inches) 8

Wetland Hydrology Present? Yes ✓ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with two primary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T1C

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	43	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	45	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	10	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

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

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

Project/Site: MIl25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T2A
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Closed Depression Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat: 42.8958842 Long: -87.9760962 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None, WWI-forested
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a small depression in a basswood forest with a running trail through the side of the wetland. Wetland boundary marked near the toeslope of the depression.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	10	✔	FACU
2. Ulmus americana	2		FACW
3.			
4.			
5.			
	12	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Cornus amomum	10	✔	FACW
2. Rhamnus cathartica	10	✔	FAC
3.			
4.			
5.			
	20	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Carex pellita	10	✔	OBL
2.			
3.			
4.			
5.			
6			
7.			
8.			
9.			
10.			
	10	=Total Cover	
Woody Vine Stratum (Plot size 30 ft r)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 75.00 (A/B)

Prevalence Index worksheet:

Total % Cover of.	Multiply by:
OBL species 10	x 1 = 10
FACW species 12	x 2 = 24
FAC species 10	x 3 = 30
FACU species 10	x 4 = 40
UPL species 0	x 5 = 0
Column Totals 42 (A)	104 (B)

Prevalence Index = B/A = 2.47

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point: T2A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 2/2	93	7.5YR 3/4	7	C	M	Silty Clay Loam	
6 - 15	7.5YR 3/1	90	7.5YR 3/4	10	C	M	Silty Clay Loam	
15 - 24	7.5YR 4/6	80	7.5YR 4/	20	D	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ✔ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicators F6 and F8 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches)	1-5	
Water Table Present?	Yes ___	No ✔	Depth (inches)	___	
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches).	___	**Wetland Hydrology Present?** Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with four primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T2A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	12	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	20	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	10	=Total Cover	
Woody Vine Stratum			
3.			
4			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T2B
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 1-2 Lat: 42.8956561 Long: -87.9761626 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a basswood woodland on a rise between wet depressions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	80	✔	FACU
2. Ulmus americana	5		FACW
3.			
4.			
5.			
	85	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	60	✔	FAC
2. Tilia americana	5		FACU
3.			
4.			
5.			
	65	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1 Carex pensylvanica	10	✔	UPL
2 Rhamnus cathartica	5	✔	FAC
3. Prunus virginiana	2		FACU
4. Trillium recurvatum	1		FACU
5.			
6.			
7.			
8.			
9.			
10.			
	18	=Total Cover	
Woody Vine Stratum (Plot size 30 ft r)			
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: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	65	x 3 =	195
FACU species	88	x 4 =	352
UPL species	10	x 5 =	50
Column Totals	168 (A)		607 (B)

Prevalence Index = B/A = 3.61

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

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

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point. T2B

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 3/2	100					Silty Clay Loam	
6 - 12	7.5YR 4/3	95	7.5YR 4/6	5	C	M		
12 - 24	10YR 4/3	70	7.5YR 4/6	30	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches) _____

Hydric Soil Present? Yes ____ No ✓

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ____	No ✓	Depth (inches) ____
Water Table Present?	Yes ____	No ✓	Depth (inches). ____
Saturation Present? (includes capillary fringe)	Yes ____	No ✓	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✓

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T2B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	85	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8			
9.			
10.			
11.			
12.			
13.			
	65	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	18	=Total Cover	
Woody Vine Stratum			
3			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02

Applicant/Owner. Point of Beginning State: Wisconsin Sampling Point: T2C

Investigator(s) Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E

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

Slope (%): 0-2 Lat: 42.8955202 Long: -87.9761839 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None

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

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

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

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

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

Remarks:
Sample plot is within a depression in a woodland infested with buckthorn. A trail bisects the wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Ulmus americana	15	✔	FACW
2. Tilia americana	5	✔	FACU
3.			
4.			
5.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	15	✔	FAC
2.			
3.			
4.			
5.			
	15	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Carex bromoides	10	✔	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by.
OBL species 0	x 1 = 0
FACW species 25	x 2 = 50
FAC species 15	x 3 = 45
FACU species 5	x 4 = 20
UPL species 0	x 5 = 0
Column Totals 45 (A)	115 (B)

Prevalence Index = B/A = 2.55

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point: T2C

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	7.5YR 3/1	98	7.5YR 3/4	2	C	M	Silty Clay Loam	
8 - 14	7.5YR 4/2	90	7.5YR 4/6	10	D	M	Silty Clay	
14 - 24	7.5YR 4/3	60	7.5YR 4/6	40	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicators A11, F3, and F6 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches): 1-3
Water Table Present?	Yes ___	No ✔	Depth (inches) ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches) ___

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with three primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T2C

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	20	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	15	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	10	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T3A
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Ditch Local relief (concave, convex, none): Concave
Slope (%): 0-1 Lat: 42.8968538 Long: -87.9755673 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ✔, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✔
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in an excavated drainage ditch around athletic field. The field and drainage ditches were constructed in 2015.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15x50 ft)			
1. Salix interior	30	✔	FACW
2. Salix petiolaris	5		OBL
3.			
4.			
5.			
	35	=Total Cover	
Herb Stratum (Plot size 5 ft r)			
1. Carex pellita	5	✔	OBL
2. Equisetum arvense	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
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: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by.	
OBL species	10	x 1 =	10
FACW species	30	x 2 =	60
FAC species	5	x 3 =	15
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals	45 (A)		85 (B)

Prevalence Index = B/A = 1.88

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point: T3A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 24	7.5YR 4/3	90	7.5YR 4/6	10	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ✔ No ___

Remarks

Hydric soil indicator F21 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches). 0-3
Water Table Present?	Yes ___	No ✔	Depth (inches). ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches) ___

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with two primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T3A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	35 =Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	10 =Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3 28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner. Point of Beginning State: Wisconsin Sampling Point: T3B
Investigator(s). Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 1-3 Lat: 42.8973222 Long: -87.9753692 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None, WWI-forested
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a brushy area, woodland remnant.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	50	✔	FACU
2. Quercus macrocarpa	5		FAC
3.			
4.			
5.			
	55	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	50	✔	FAC
2. Ribes cynosbati	1		FAC
3.			
4.			
5.			
	51	=Total Cover	
Herb Stratum (Plot size 5 ft r)			
1. Erythronium rostratum	25	✔	FACU
2. Trillium recurvatum	2		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	27	=Total Cover	
Woody Vine Stratum (Plot size 30 ft r)			
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: 33.33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 0	x 2 = 0
FAC species 56	x 3 = 168
FACU species 77	x 4 = 308
UPL species 0	x 5 = 0
Column Totals 133 (A)	476 (B)

Prevalence Index = B/A = 3.57

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

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

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point: T3B

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 8	10YR 2/2	100					Silty Clay Loam	
8 - 16	7.5YR 4/3	90	7.5YR 4/4	10	C	M	Silty Clay	
16 - 24	10YR 4/4	100					Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

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

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

(includes capillary fringe)

Wetland Hydrology Present? Yes ___ No ✓

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T3B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	55	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	51	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14			
15.			
16			
17.			
18			
19.			
20.			
21.			
22.			
	27	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T3C
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Ditch Local relief (concave, convex, none): Concave
Slope (%): 0-1 Lat: 42.8978479 Long: -87.9753934 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✔
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in an excavated drainage ditch around athletic field. The drainage ditches were constructed in 2015.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size. 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size. 15x50 ft)			
1. Salix petiolaris	5	✔	OBL
2.			
3.			
4.			
5.			
	5 =Total Cover		
Herb Stratum (Plot size. 5 ft r)			
1. Phragmites australis	10	✔	FACW
2. Impatiens capensis	5	✔	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	15 =Total Cover		
Woody Vine Stratum (Plot size. 30 ft r)			
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: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 5	x 1 = 5
FACW species 15	x 2 = 30
FAC species 0	x 3 = 0
FACU species 0	x 4 = 0
UPL species 0	x 5 = 0
Column Totals 20 (A)	35 (B)

Prevalence Index = B/A = 1.75

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

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

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Three hydrophytic vegetation indicators present.

SOIL

Sampling Point: T3C

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 4/2	95	7.5YR 4/6	5	C	M	Silty Clay Loam	
8 - 24	10YR 3/2	50					Silty Clay	
8 - 24	7.5YR 4/3	40	7.5YR 4/6	10	C	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicator F3 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches). 0-1
Water Table Present?	Yes ___	No ✔	Depth (inches). ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with one primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T3C

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	5 =Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	15 =Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Three hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09

Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T4A

Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E

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

Slope (%): 0-2 Lat: 42.8983906 Long. -87.9766597 Datum: WGS 84

Soil Map Unit Name. Clayey land NWI classification: None, WWI-shrub/emergent

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

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

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

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

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

Remarks:
Sample plot is in a wet meadow with a few trees and brush, part of a drainage ditch between athletic fields. The drainage ditches were constructed in 1975.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix nigra	15	✔	OBL
2.			
3.			
4			
5			
	15	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	15	✔	FAC
2. Cornus amomum	10	✔	FACW
3. Salix interior	10	✔	FACW
4. Salix bebbiana	5		FACW
5.			
	40	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	40	✔	FACW
2. Poa pratensis	10		FAC
3. Typha X glauca	10		OBL
4. Equisetum arvense	5		FAC
5.			
6.			
7			
8.			
9.			
10.			
	65	=Total Cover	
Woody Vine Stratum (Plot size 30 ft r)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by	
OBL species	25	x 1 =	25
FACW species	65	x 2 =	130
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals	120 (A)		245 (B)

Prevalence Index = B/A = 2.04

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point. T4A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 12	10YR 2/2	95	7.5YR 4/6	5	C	M	Silty Clay Loam	
12 - 24	10YR 4/2	90	7.5YR 3/4	10	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks.

Hydric soil indicators A11 and F6 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ✔	No ___	Depth (inches). 6
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches): 0-6

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

surface water adjacent, flowing water. Hydrology is met with two primary and three secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point. T4A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	15	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	40	=Total Cover	
Herb Stratum			
11			
12.			
13.			
14.			
15.			
16.			
17			
18.			
19.			
20.			
21.			
22.			
	65	=Total Cover	
Woody Vine Stratum			
3.			
4			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-COR	*OMB Control #: 0710-0024, Exp: 09/30/2027* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09

Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T4B

Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E

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

Slope (%): 0-1 Lat: 42.8977345 Long: -87.9767295 Datum: WGS 84

Soil Map Unit Name: Clayey land NWI classification: PEM1C, WWI-shrub/emergent

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

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

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

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

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

Remarks:

Sample plot is in an excavated storm ditch. The drainage ditch network was constructed in 1975.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1. Typha X glauca	30	✔	OBL
2.			
3.			
4.			
5.			
6.			
7			
8.			
9.			
10.			
	30 =Total Cover		
Woody Vine Stratum (Plot size 30 ft r)			
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: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 30	x 1 = 30
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 30 (A)	30 (B)

Prevalence Index = B/A = 1.00

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] (Explain)

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

Hydrophytic Vegetation Present? Yes ✔ No ____

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

Three hydrophytic vegetation indicators present.

SOIL

Sampling Point: T4B

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 12	10YR 2/2	95	7.5YR 4/6	5	RM	M	Silty Clay Loam	
12 - 24	10YR 4/2	95	7.5YR 4/6	5	RM	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ✔ No ___

Remarks.

Hydric soil indicators A11 and F6 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches): 1
Water Table Present?	Yes ✔	No ___	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches): 0

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with four primary and three secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T4B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	30	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Three hydrophytic vegetation indicators present.

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

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

Project/Site: MI125-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T5A
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 1-4 Lat. 42.8984916 Long: -87.9767772 Datum: WGS 84
Soil Map Unit Name: Clayey land NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ____ No ✔
Hydric Soil Present? Yes ____ No ✔
Wetland Hydrology Present? Yes ____ No ✔

Is the Sampled Area within a Wetland? Yes ____ No ✔

Remarks:
Sample plot is on a grassy hill slope between two excavated ditches. The area was graded in 1975.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size 5 ft r)			
1. Poa pratensis	40	✔	FAC
2. Glechoma hederacea	15	✔	FACU
3. Solidago canadensis	10		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	65 =Total Cover		
Woody Vine Stratum (Plot size 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	40	x 3 =	120
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals	65 (A)		220 (B)

Prevalence Index = B/A = 3.38

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

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

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point: T5A

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 13	10YR 3/2	100					Silty Clay Loam	
13 - 24	10YR 4/4	100					Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type. _____

Depth (inches). _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

Wetland Hydrology Present? Yes ___ No ✓

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T5A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
		=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
		=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	65	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St. Paul Ave.
Milwaukee, WI, 53233

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

July 21st, 2025

EXE-SE-2025-41-02088

Point of Beginning, Inc.
Attn: Jesse Becker
4941 Kirschling Ct
Stevens Point, WI 54481
[sent electronically]

RE: Artificial Wetland Exemption Determination for an area described as Wetland 1 and Wetland 2 located in the City of Franklin, Milwaukee County

Dear Jesse Becker:

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

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

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

- The request narrative
- Site photographs that show different angles and views of the wetland
- Historic Maps such as the Original Land Survey Plat, Bordner Survey, USGS topographic Quad map, and/or soil mapping

Conclusion:
Based upon the information provided above, Wetland 1 and Wetland 2 fulfill artificial wetland exemption standards. Therefore, Wetland 1 and Wetland 2 are exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status, you will need to contact the U.S. Army Corps of Engineers.

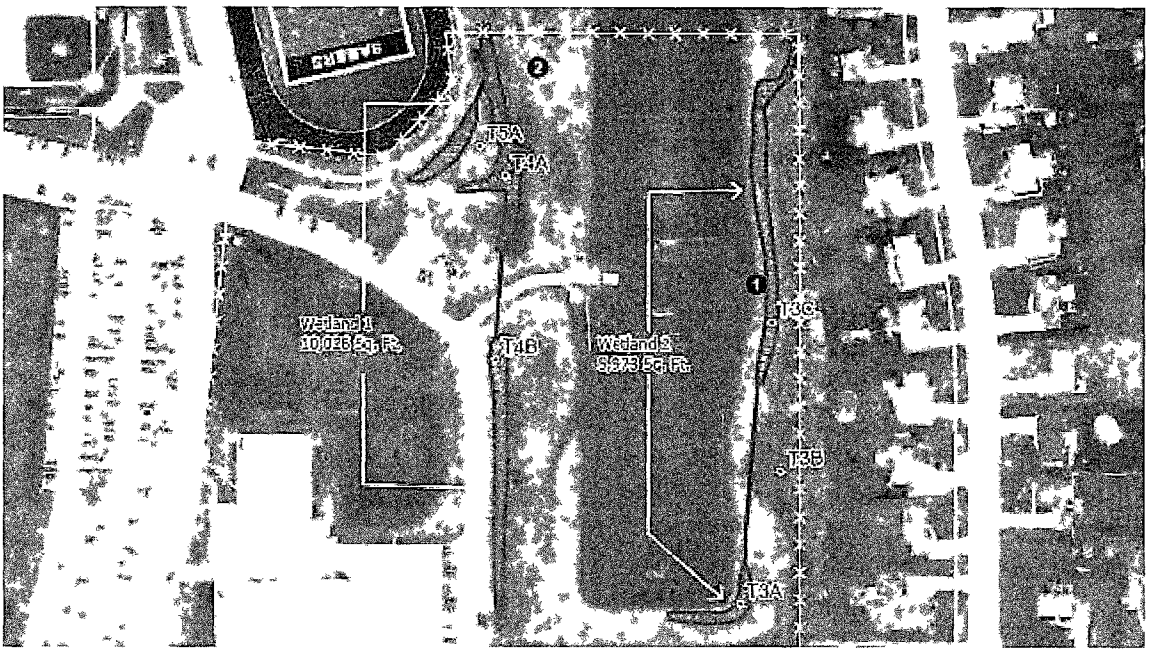
If you have any questions, please call me at (414) 430-7129 or email michelle.soderling@wisconsin.gov.

Sincerely,

Michelle Soderling
Water Management Specialist

Email CC: USACE Project Manager
City of Franklin Zoning
Shyann Banker, Evergreen Consultants LLC

Enclosure: Delineation Map



Wetlands 1 and 2

APPENDIX E

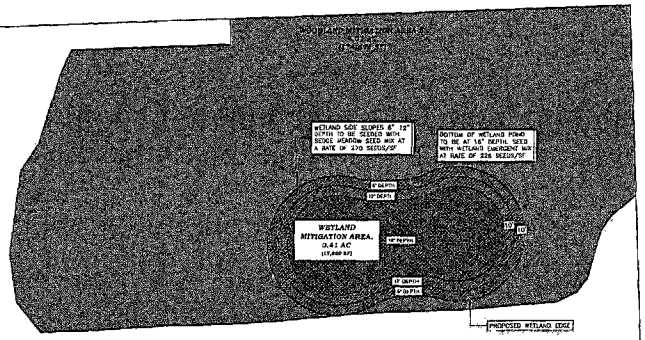
Proposed Wetland Grading Plan

LEGEND:

PROPOSED WOODLAND MITIGATION AREA

PROPOSED WETLAND SEDGE MEADOW SEED MIX

PROPOSED WETLAND EMERGENT SEED MIX



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REVISIONS

06-03-2025	WETLAND REVISIONS
08-20-2025	RESUBMITTAL

CHECKED:	JB
DRAWN:	JB
DATE	8/5/2025
PROJECT NO.	25.0023

MITIGATION PLAN 3

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point WI 54481
T 5 344 9999 (PH) T 5 344 9922 (FX)

POB Point of Beginning

SHEET
MP-3

APPENDIX F

Proposed Seed Mixes

Sedge Meadow

Sedge meadows naturally protect water quality by trapping sediment and nutrients during seasonal flooding. These important plant communities also provide wildlife habitat for many small mammals and waterfowl. Best if planted in saturated soils with full sun.

#SDMD | **Wet to Wet Mesic** | **Full Sun to Part Sun** | **6.00 PLS LBS/Acre** | **90.00 Seeds/ Sq. Ft**

Wildflowers		Oz/Acre
Acorus calamus	Sweet Flag	0.50
Alisma subcordatum	Mud Plantain	1.25
Anemone canadensis	Meadow Anemone	0.75
Angelica atropurpurea	Great Angelica	1.50
Asclepias incarnata	Marsh (Red) Milkweed	2.50
Aster novae-angliae	New England Aster	0.25
Aster puniceus	Swamp Aster	0.50
Baptisia leucantha (alba)	White Wild Indigo	1.00
Bidens frondosa	Common Beggar's Tick	1.25
Cassia hebecarpa	Wild Senna	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.50
Eupatorium perfoliatum	Boneset	0.25
Helenium autumnale	Sneezeweed	0.50
Helianthus giganteus	Tall Sunflower	0.25
Helianthus grosseserratus	Sawtooth Sunflower	0.50
Hypericum pyramidatum	Great St. John's Wort	0.25
Iris virginica shrevei	Southern Blue Flag Iris	4.00
Liatris spicata	Marsh Blazing Star	1.00
Lobelia cardinalis	Cardinal Flower	0.50
Lobelia siphilitica	Great Blue Lobelia	0.25
Lycopus americanus	Water Horehound	0.25
Napaea dioica	Glade Mallow	4.00
Penthorum sedoides	Ditch Stonecrop	0.05
Physostegia virginiana	Obedient Plant	0.50
Pycnanthemum virginianum	Mountain Mint	0.25
Rudbeckia hirta	Black-Eyed Susan	1.00
Rudbeckia laciniata	Wild Golden Glow	1.50
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.75
Sagittaria latifolia	Common Arrowhead	1.25
Silphium perfoliatum	Cup Plant	3.00
Silphium terebinthinaceum	Prairie Dock	4.00
Solidago graminifolia	Grass-Leaved Goldenrod	0.10
Solidago ohioensis	Ohio Goldenrod	0.25
Solidago riddellii	Riddell's Goldenrod	1.00
Sparganium eurycarpum	Great Bur Reed	6.00
Thalictrum dasycarpum	Purple Meadow Rue	1.00

Verbena hastata	Blue Vervain	0.25
Vernonia fasciculata	Ironweed	0.50
Grasses, Sedges, & Rushes		Oz/Acre
Andropogon gerardii	Big Bluestem	8.00
Bromus ciliatus	Fringed Brome	16.00
Calamagrostis canadensis	Blue Joint Grass	0.75
Carex bebbii	Bebb's Oval Sedge	0.50
Carex bicknellii	Copper-Shouldered Oval Sedge	1.00
Carex comosa	Bristly Sedge	1.00
Carex crinita	Fringed Sedge	0.50
Carex hystericina	Porcupine Sedge	0.25
Carex lacustris	Common Lake Sedge	0.50
Carex sprengelii	Long-Beaked Sedge	0.25
Carex stipata	Common Fox Sedge	0.50
Carex stricta	Tussock Sedge	0.25
Carex vulpinoidea	Brown Fox Sedge	0.25
Glyceria canadensis	Rattlesnake Grass	1.00
Glyceria grandis	Reed Manna Grass	1.50
Glyceria striata	Fowl Manna Grass	1.00
Juncus dudleyi	Dudley's Rush	0.10
Juncus tenuis	Path Rush	0.10
Juncus torreyi	Torrey's Rush	0.10
Leersia oryzoides	Rice Cut Grass	4.00
Panicum virgatum	Switchgrass	4.00
Scirpus acutus	Hard-Stem Bulrush	2.00
Scirpus atrovirens	Dark-Green Bulrush	0.20
Scirpus cyperinus	Wool Grass	0.10
Scirpus validus	Great Bulrush	1.00
Spartina pectinata	Prairie Cordgrass	4.00

*Note: Seed mix compositions are subject to change depending on seasonal availability.

Wetland Emergent

A nice selection of grasses, sedges, rushes, and wildflowers. Many of these species such as Blue Flag Iris and Arrowhead grow near water level and are rooted in shallow water. Wetland Emergent plants grow best where the water is 3 inches above or below the surface of the soil. These areas are found on shorelines of ponds, marshes, and lakes. Once established emergent plants can withstand several feet of standing water.

#WTLE | Wet to Wet Mesic | Full Sun to Part Sun | 4.00 PLS LBS/Acre | 113.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Acorus calamus	Sweet Flag	5.00
Alisma subcordatum	Mud Plantain	2.00
Iris virginica shrevei	Southern Blue Flag Iris	3.50
Mimulus ringens	Monkey Flower	0.20
Sagittaria latifolia	Common Arrowhead	2.00
Sparganium eurycarpum	Great Bur Reed	6.00
Grasses, Sedges, & Rushes		**Oz/Acre**
Calamagrostis canadensis	Blue Joint Grass	1.25
Carex comosa	Bristly Sedge	5.00
Carex crinita	Fringed Sedge	2.00
Carex hystericina	Porcupine Sedge	5.00
Glyceria grandis	Reed Manna Grass	3.00
Glyceria striata	Fowl Manna Grass	2.00
Juncus effusus	Common Rush	0.30
Leersia oryzoides	Rice Cut Grass	4.00
Scirpus acutus	Hard-Stem Bulrush	1.00
Scirpus atrovirens	Dark-Green Bulrush	2.00
Scirpus cyperinus	Wool Grass	0.75
Scirpus fluviatilis	River Bulrush	2.50
Scirpus pendulus	Red Bulrush	1.00
Scirpus validus	Great Bulrush	2.50
Spartina pectinata	Prairie Cordgrass	13.00

*Note: Seed mix compositions are subject to change depending on seasonal availability.

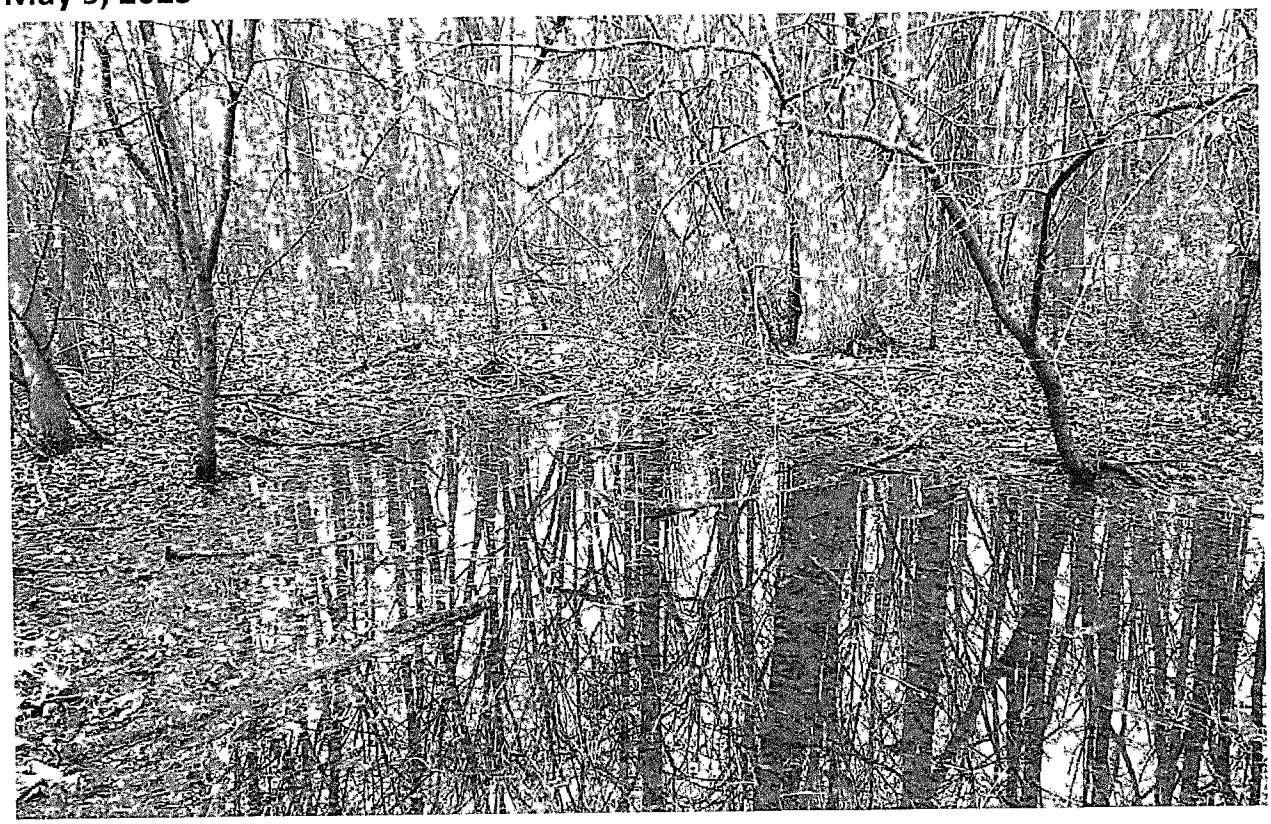
evergreen consultants LLC

PO Box 680 • Pulaski, WI 54162
Phone 920 615 0019 • Website www.evergreenwis.com

Franklin High School

Professionally Assured Wetland Delineation Report

Project Number: MIL25-040-01
Property Address: 8222 S 51st Street, City of Franklin, Milwaukee County, Wisconsin
Part of Parcel ID: 8079999001
May 9, 2025



Report Request by

Point of Beginning

4941 Kirschling Court
Stevens Point, Wisconsin 54481

evergreen consultants LLC

PO Box 680 • Pulaski, WI 54162
Phone 920 615 0019 • Website www evergreenwis com

Field Work Certification:

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Lead Wetland Delineator
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Shyann P Banker, Environmental Scientist
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1027 W. Saint Paul Avenue
Milwaukee WI 53233

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

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evergreen consultants LLC

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Appendix D – Historic Aerial Photographs
Appendix E – NRCS County Soil Survey Report
Appendix F – Precipitation Information
Appendix G – Wetland Determination Data Sheets

Introduction

Evergreen was retained by Point of Beginning to perform a professionally assured wetland delineation. The property is located at 8222 S 51st Street, City of Franklin, Milwaukee County, Wisconsin. The study area is approximately 21.62 acres in size and is in part of the West ½ of the Northeast ¼ of Section 14, Township 05 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Site Maps can be found in Appendix A.

The wetland delineation was conducted on May 2 and 9, 2025, by Chad Fradette, a Wisconsin Department of Natural Resources (WDNR) Professionally Assured Wetland Delineator with assistance from Shyann Banker, Sara Marcinkus, and Ashley Poehls. The delineation was conducted for school facility expansion. The study area consists of sports complexes, school buildings and roads, and a shrub/scrub forested area. The school was constructed in the 1960s. Expansion in 1975 led to the creation of drainage ditches that today contain wetlands. In 2015, an additional athletic field expansion led to the creation of additional ditches that contain wetland today. The woodland area of the site was partially disturbed in the past, but has been left fallow for decedes.

The WDNR Wisconsin Wetland Inventory (WWI) Map was reviewed and indicates the presence of scrub/shrub and emergent wetlands in the northwest ¼ of the study area, forested wetlands in the northeast ¼, and small forested wetlands within the south half of the study area. The WWI wetland indicator soils layer was also reviewed and indicates the absence of indicator soils within the study area. The study area is mapped as having Predominantly Non-Hydric soils. Indicator soils are soils which are commonly found in wetlands or have inclusions of soils that are commonly found in wetlands. The WDNR Surface Water Data Viewer (SWDV) was also reviewed and indicates the absence of waterways within the study area, but an unnamed Order 3 stream is located to the northwest of the site and unnamed Order 1 streams located to the northeast and southwest of the site.

Five wetlands were delineated during the site visit. The Wetland Data Sheets classify the wetland according to the Cowardin classification system[1].

Wetland ID	Wetland Description[2]	Cowardin Classification[3]	*Surface Water Connections	*NR151 Protective Area	Acreage On-site
Wetland 1	Ruderal Wet Meadow and Marsh in a storm treatment ditch/swale	PEM1Bx	Potential connection via ditching	Less susceptible, 10 feet	10,026 sf 0.230 acres

[1] Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.

[2] WI Department of Natural Resources, *Natural Heritage Conservation Key to Wetland Natural Communities,* Version 1.3, 4/8/2022

[3] Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.

Wetland 2	Ruderal wet meadow, Shrub Swamp in a storm treatment ditch/swale	PEM1Bx PSS1/5Bx	Potential connection via ditching	Less susceptible, 10 feet	5,973 sf 0.137 acres
Wetland 3	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	2,124 sf 0.049 acres
Wetland 4	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	6,801 sf 0.156 acres
Wetland 5	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	10,841 sf 0.249 acres
**These are based on professional opinion. Local zoning ordinances may have additional restrictions. US Army Corps of Engineers has authority for determining federal jurisdiction of wetlands and waterways.*					**0.821 ac**

An antecedent precipitation evaluation was conducted for the three months prior to the site visit. It was determined climatic conditions were normal at the time of the site visit during the wet season. The antecedent precipitation evaluation, WETS data and Palmer Drought Index reports for the area at the time of the site visit are included in Appendix F.

The areas identified as wetland were identified based on transitions from wetland to upland vegetation, hydrology indicators and hydric soil indicators, or lack thereof, in wetland areas versus upland areas, topographical position and best professional judgment. See Appendix A for the Wetland Determination Map. Wetland data sheets are included in Appendix G.

Personnel

Mr. Fradette is an Environmental Professional, Analytical Chemist, WDNR Professionally Assured Wetland Delineator and has over twenty years of experience working on public and private infrastructure, community development, and industrial projects throughout the entire Midwest and Northeast, including Wisconsin. His expertise is in completing wetland delineations, reports, permit applications, exemptions, compliance cases, compensatory wetland mitigation plans, endangered species assessments, and floristic habitat assessments. Mr. Fradette is professionally trained and experienced in the practice of wetland delineation.

Mrs. Shyann Banker, Environmental Scientist and WDNR Professionally Assured Wetland Delineator and has nine years of experience conducting wetland delineations for utility, municipal, residential, and industrial projects in Wisconsin. Her expertise is in completing wetland delineations, reports, and exemption applications.

Ms. Ashley Poehls, Biologist, has two years of professional experience in working on utility, municipal, residential, and industrial projects in Wisconsin.

Methodology

Available topographic maps, survey maps, WWI and NWI maps, County Soil Survey maps, wetland indicator and hydric soil maps and all available aerial photos were reviewed prior to visiting the property to identify potential wetland areas. These figures are included in Appendix A.

Antecedent precipitation information was evaluated through use of available local WETS data for the three months prior to the delineation to determine if conditions were within normal, wetter than normal or drier than normal at the time of the site visit. The Antecedent Precipitation Evaluation, WETS Data and the Palmer Drought Index reports are included in Appendix F.

Aerial images on cultivated or previously cultivated sites were reviewed for wet signatures following the Minnesota Board of Water and Soil Resources (BWSR) and St Paul District Corps of Engineers *Guidance for Offsite Hydrology/Wetland Determinations.*[4]

Examination of vegetation, soils, and hydrology, as outlined in the Corps of Engineers Wetlands Delineation Manual[5] and the Northcentral and Northeast Regional Supplement[6], were used to characterize, and determine wetland boundaries. The Natural Resources Conservation Service (NRCS) Field Indicators of Hydric Soils in the United States Guide[7] was also utilized to help identify hydric soils at the site and the Wetland Training Institute field guide[8]. All available information including transitions in vegetation, soils and hydrology, review of aerial photos, antecedent precipitation analysis, topographic position, along with best professional judgment was applied.

Sample transects were established in a representative wetland to upland transition zone. The transects were comprised of two or more sample points located along a line running perpendicular to the wetland edge, with at least one point in obvious wetland and one point in obvious upland. A field data form was completed for each of the upland and wetland sample points. The sample locations were also located with a GPS and are indicated on Wetland Delineation Map within Appendix A. Field data forms are included in Appendix G.

Wetland classification was performed according to Cowardin Classification. Vegetation was identified using suitable keys (Eggers[9]; Chadde[10]) and a plant's hydrophytic status was determined using the most recent Northcentral and Northeast Region – National Wetland Plant List[11]. Wetland boundaries were

---

[4] USACE, MN Board of Water & Soil Resources, *Guidance for Offsite Hydrology/Wetland Determinations,* 2016

[5] USACE, Waterways Experiment Station, Wetlands Research Program Technical Report Y-87-1

[6] *Regional Supplement to the 1987 Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions,* 2012

[7] USDA, Natural Resources Conservation Service (NRCS), *Field Indicators of Hydric Soils in the United States, Guide for Identifying and delineating Hydric Soils,* Version 9.0, 2024

[8] Wetland Training Institute, Inc., *2013 Pocket Guide to Hydric Soil Field Indicators,* Wetland Training Institute, Inc., Glenwood, NM, 2013

[9] *Eggers, Steve D., and Reed, Donald M., U.S. Army Corps of Engineers, St. Paul District, Wetland Plants and Plant Communities of Minnesota & Wisconsin, Version 3.2, July 2015*

[10] Chadde, Steve W., *Wetland Plants of Wisconsin, Second Edition,* Steve Chadde, United States, 2013

[11] U.S. Army Corps of Engineers. (2023). 2022 National Wetland Plant List, version 3.6. U.S. Army Engineer Research and Development Center, Vicksburg, MS. http://wetland-plants.usace.army.mil/

determined based on the comprehensive wetland delineation method as defined in the Corps of Engineers Wetlands Delineation Manual and the Northcentral and Northeast Regional Supplement.

Mapping

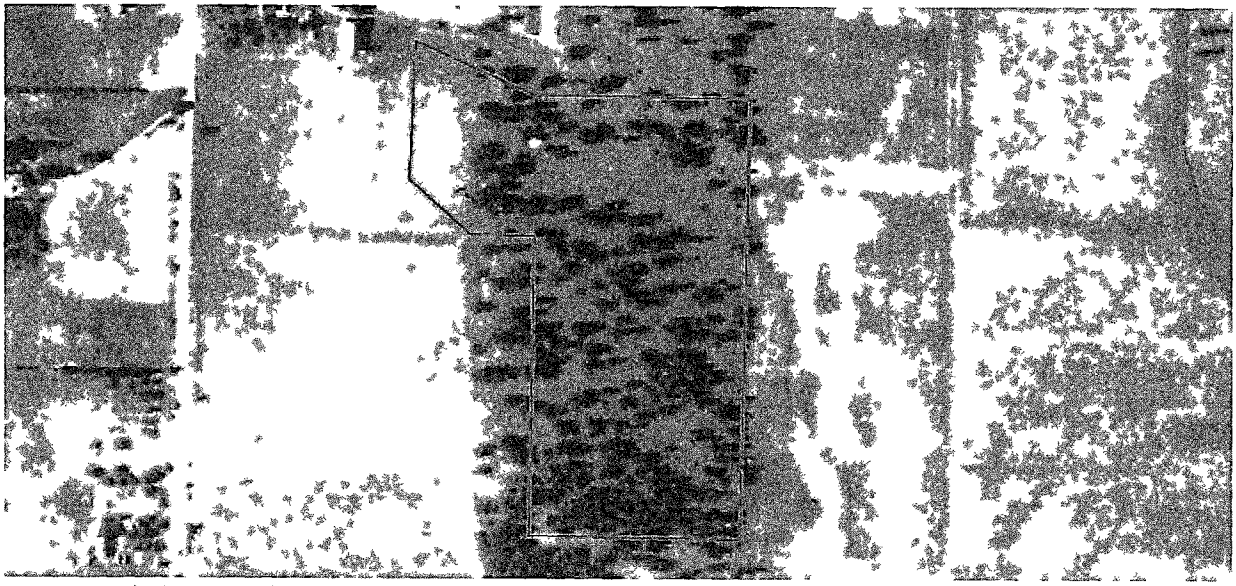
The Wetland boundaries and Wetland edges were flagged with pink "Wetland Delineation" flags and/or ribbon. Boundary and sample plot locations were located with a Leica Zeno GG04 Global Positioning System (GPS) with sub-inch accuracy and are shown on the Wetland Delineation Map, located in Appendix A, Site Maps.

Results

Off Site Analysis

Land Use

Aerial photographs from 1937 through 2024 were reviewed. The study area was mostly forested with cleared cropland in the northwest corner. The 1951 aerial photograph shows some clearing within the center of the site. The 1963 photograph shows grading within the north and west portions of the site with a school building constructed to the west of the site. The Historic Aerial Photographs are in Appendix D.[12] [13] [14]

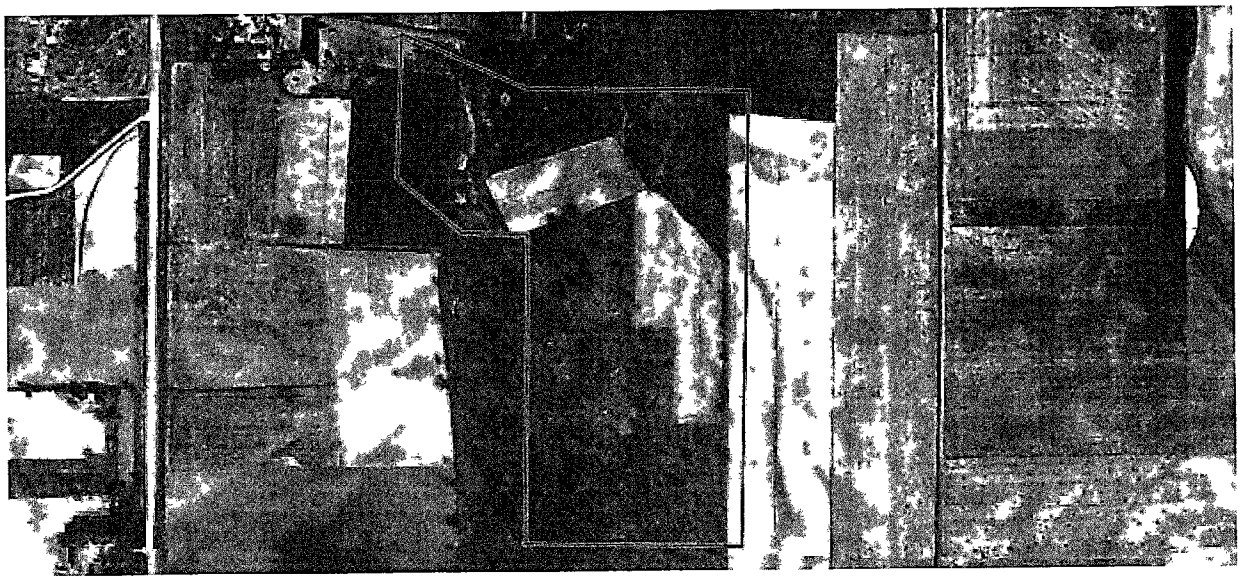


1937 Aerial photograph

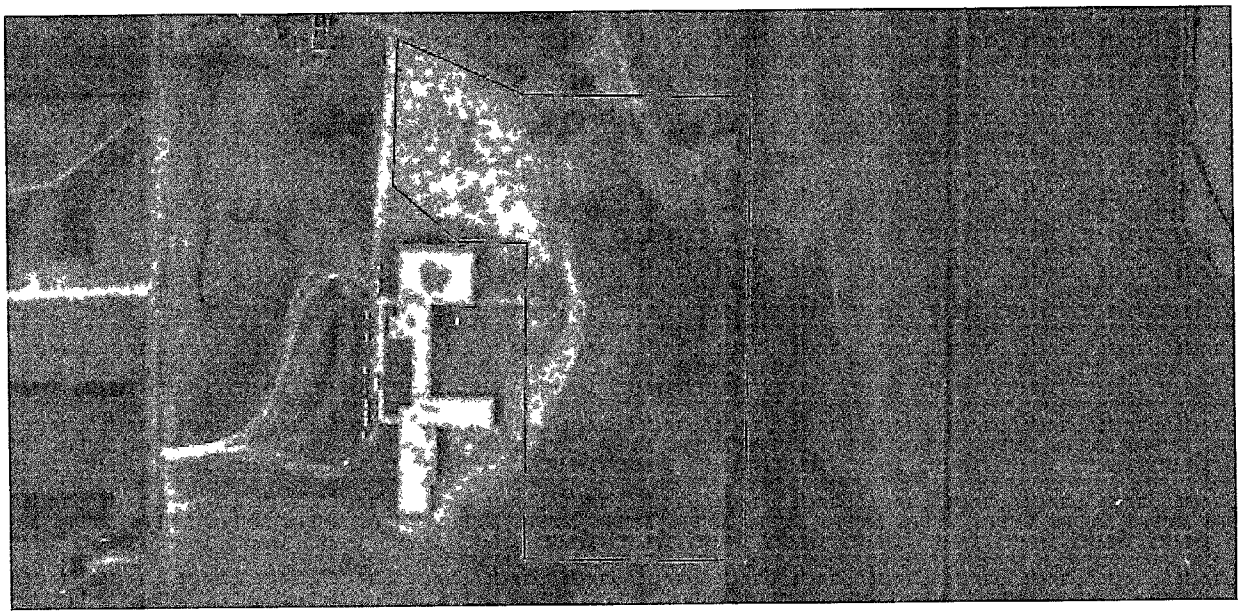
[12] Milwaukee County, GIS, *aerial photographs, topography*, Milwaukee County, WI

[13] USDA, FSA, Service Center, *FSA Slides for years 1981 through 2002*. Milwaukee County, WI

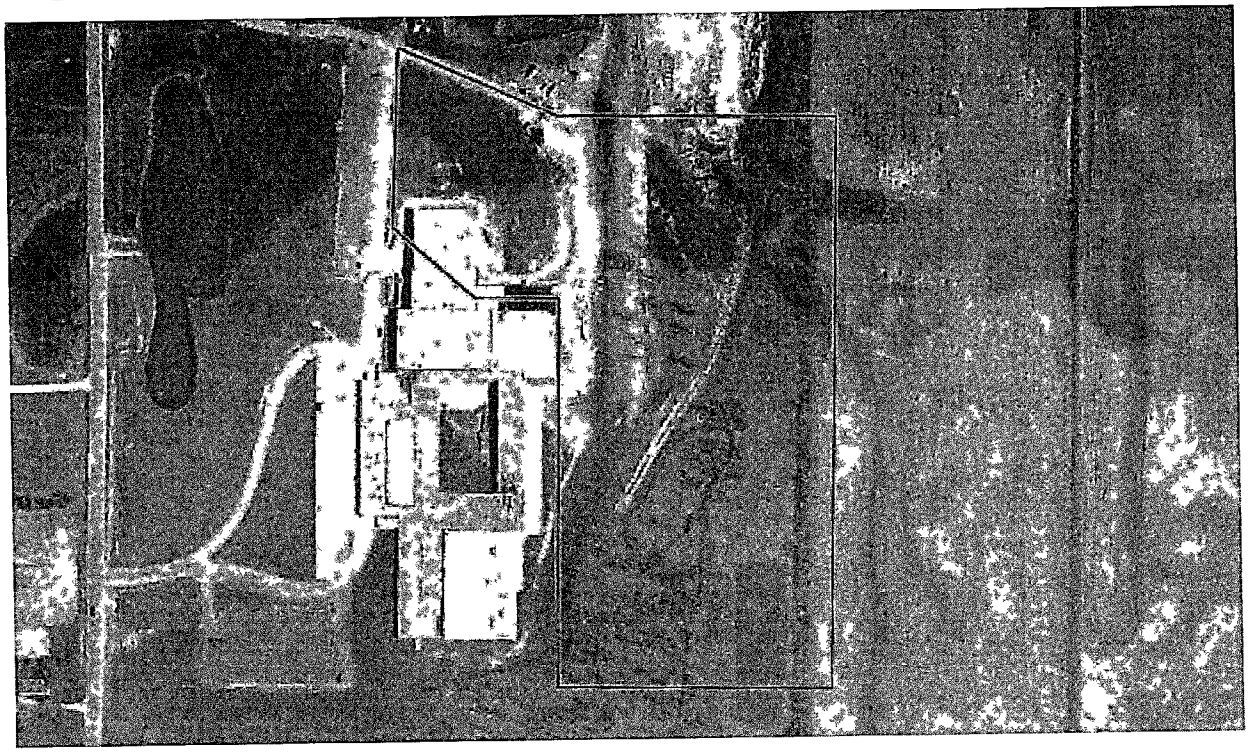
[14] University of Wisconsin, *Wisconsin Historic Aerial Image Finder*, 2025



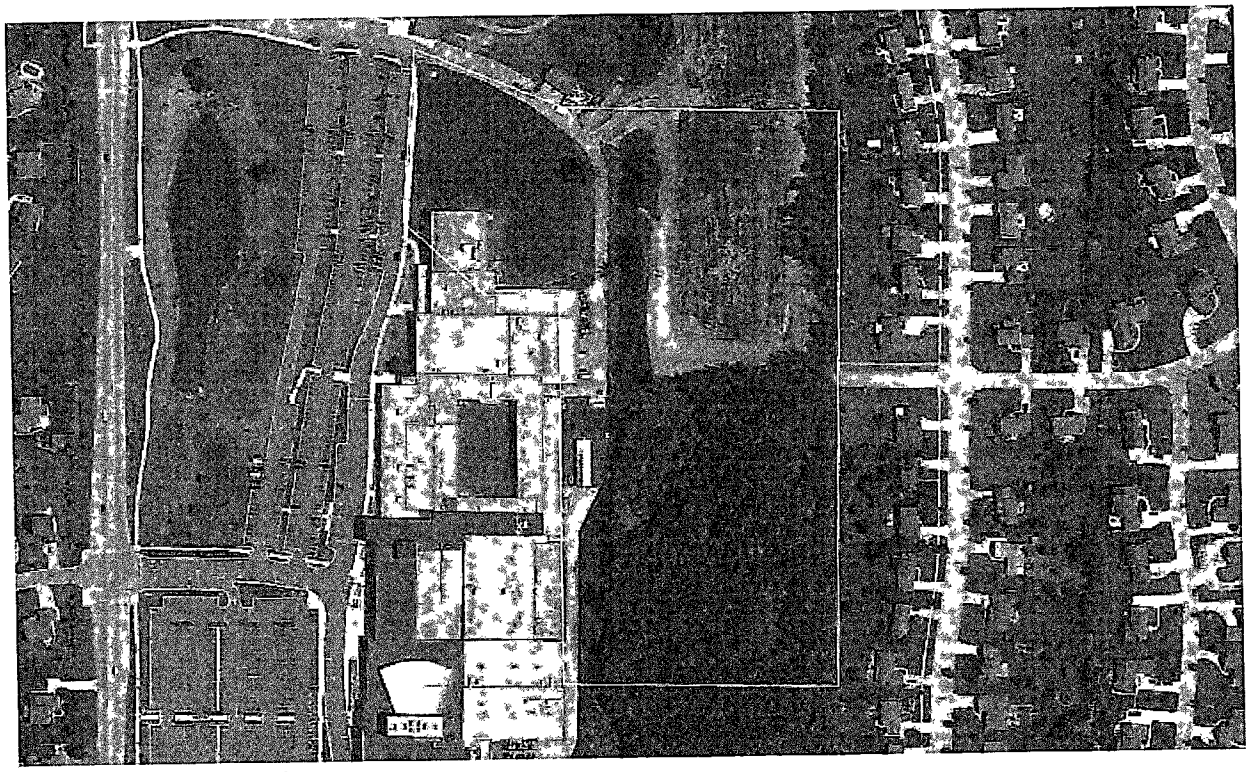
1951 Aerial Photograph



1963 Aerial Photograph



1975 Aerial Photograph



2015 Aerial Photograph

Original Land and Bordner Surveys

The Original Survey shows the Site within the West ½ of the Northeast ¼ of Section 14. The Original Survey Notes describe the vegetation in this area as sugar maple, white ash, basswood, red oak, white oak, and ironwood.[15] The Original Survey Map and Original Survey Notes are in Appendix C.

No Bordner Survey is available for Milwaukee County[16].

Topography

The topography at the Site ranges from an elevation of 780 feet down to 731 feet. The topography of the Site slopes down towards the Northwest corner of the study area.[17] The Topographic Map is in Appendix A.

Precipitation

An antecedent precipitation evaluation was conducted for the three months prior to the site visit. Precipitation data from the Milwaukee Mitchell Airport WETS station indicates climatic conditions were normal at the time of the site visit during the wet season. The drought index indicated a mild drought. The Palmer Drought Index also indicates conditions were normal (Mid-Range, -1.99 to +1.99) for this location at the time of the site visit. Based on evaluation of both sources of data, it was determined climatic conditions were normal at the time of the site visit. The antecedent precipitation evaluation, WETS data and Palmer Drought Index reports for the area at the time of the site visit are included in Appendix F.

Wetland Mapping

The WDNR Wisconsin Wetland Inventory (WWI) Map was reviewed and indicates the presence of scrub/shrub and emergent wetlands in the northwest ¼ of the study area, forested wetlands in the northeast ¼, and small forested wetlands within the south half of the study area.[18] The WWI wetland indicator soils layer was also reviewed and indicates the absence of indicator soils within the study area. The study area is mapped as having Predominantly Non-Hydric soils. Indicator soils are soils which are commonly found in wetlands or have inclusions of soils that are commonly found in wetlands. The WDNR Surface Water Data Viewer (SWDV) was also reviewed and indicates the absence of waterways within the study area, but an unnamed Order 3 stream is located to the northwest of the site and unnamed Order 1 streams located to the northeast and southwest of the site.

The NWI Map was reviewed and indicates a small emergent wetland within the northwest ¼ of the study area.[19] The WWI, SWDV, and NWI Maps are in Appendix A.

---

[15] Board of Commissioners of Public Lands, *Wisconsin Public Land Survey Records: Original Field Notes and Plat Maps*, Madison, Wisconsin, 2025

[16] University of Wisconsin Digital Collections Center, *Wisconsin Land Economic Inventory Maps (Bordner Survey)*, Madison, WI, 2025

[17] Milwaukee County GIS

[18] WDNR, *Surface Water Data LiDAR Viewer*, 2025

[19] U.S. Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, 2025

Mapped Soils

The NRCS Web Soil Survey indicates the presence of the following soil types[20]:

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)–Milwaukee County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
BIA	Blount silt loam, 1 to 3 percent slopes	10	WI Predominantly Nonhydric	Depressions
Cv	Clayey land	10	WI Predominantly Nonhydric	Depressions
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	6	WI Predominantly Nonhydric	Ground moraines

NRCS County Soil Survey Report is in Appendix E.

[20] USDA, NRCS, *Web Soil Survey*, 2025

Field Investigation

Five wetlands were identified and delineated within the Study Area. Wetland determination data sheets (Appendix G) were completed at 12 sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix B provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Wetland Delineation Map within Appendix A and the wetlands are summarized in Table 1 and detailed in the following section.

Wetland 1

Wetland 1 is 0.230-acres of wet meadow with cattails a few trees and some brush within an excavated storm ditch. Part of the drainage ditch is located between athletic fields. The wetland continues beyond the study area to the north.

All three wetland parameters were met. The wetland boundary followed a well-defined topographic break and change in vegetation, hydric soil, and wetland hydrology indicators.

Dominant vegetation observed included black willow (*Salix nigra*, OBL), common buckthorn (*Rhamnus cathartica*, FAC), silky dogwood (*Cornus amomum*, FACW), sandbar willow (*Salix interior*, FACW), reed canary grass (*Phalaris arundinacea*, FACW), and hybrid cattail (*Typha x glauca*, OBL).

Depleted Below Dark Surface (A11) and Redox Dark Surface (F6) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), High Water Table (A2), Saturation (A3), and Presence of Reduced Iron (C4). The secondary indicators that were observed include Saturation Visible on Aerial Images (C9), Geomorphic Position (D2), and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1 inch. The water table was observed at the soil surface to a depth of 6 inches from the soil surface and the soil was saturated at the soil surface to a depth of 6 inches in depth from the soil surface.

View of drainage ditch within Wetland 1.

View of drainage ditch within Wetland 1.

Wetland 2

Wetland 2 is 0.137-acres of ruderal shrub swamp in an excavated drainage ditch around an athletic field. The wetland continues beyond the study area to the north.

All three wetland parameters were met. The wetland boundary followed a well-defined topographic break and change in vegetation, hydric soil, and wetland hydrology indicators.

Dominant vegetation observed included sandbar willow (*Salix interior*, FACW), woolly sedge (*Carex pellita*, OBL), common horsetail (*Equisetum arvense*, FAC) meadow willow (*Salix petiolaris,* OBL), common reed (*Phragmites australis*, FACW), and orange jewelweed (*Impatiens capensis*, FACW).

Depleted Matrix (F3) hydric soil indicator and Red Parent Material (F21) indicator for problematic hydric soils were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1) and Inundation Visible on Aerial Imagery (B7). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 0-3 inches.

View of Phragmites infestation within Wetland 2.

Wetland 3

Wetland 3 is 0.049-acres of a ruderal shrub swamp within a small closed depression in a basswood forest. A running trail passes along the side of the wetland. The wetland is entirely within the study area.

The wetland boundary was determined by probing soils to determine where redox features started. The wetland vegetation changed from basswood forest in the uplands to buckthorn in the wetland to areas of surface water. The wetland boundary was marked near the toe slope of the depression. All three wetland parameters were met.

Dominant vegetation observed included basswood (*Tilia americana*, FACU), silky dogwood (*Cornus amomum*, FACW), common buckthorn (*Rhamnus cathartica*, FAC), and woolly sedge (*Carex pellita*, OBL).

Redox Dark Surface (F6) and Redox Depressions (F8) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), Inundation Visible on Aerial Imagery (B7), Water-Stained Leaves B9), and Aquatic Fauna (B13). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1-5 inches.

View of basswood forest within Wetland 3.

Wetland 4

Wetland 4 is 0.156-acres of ruderal shrub swamp within a small closed depression in a buckthorn thicket. A running trail bisects the wetland. The wetland is entirely within the study area.

The wetland boundary was marked near the toe slope of the depression. All three wetland parameters were met. The vegetation changed form basswood forest with oaks to light elm forest with a heavy buckthorn infestation in the wetlands.

Dominant vegetation observed included American elm (*Ulmus americana*, FACW), basswood (*Tilia americana*, FACU), common buckthorn (*Rhamnus cathartica*, FAC), and brome-like sedge (*Carex bromoides*, FACW).

Depleted Below Dark Surface (A11), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), Sparsely Vegetated Concave Surface (B8), and Water-Stained Leaves B9). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1-3 inches.

View of buckthorn infested forest within Wetland 4.

Wetland 5

Wetland 5 is 0.249-acres of ruderal shrub swamp within a small closed depression in a buckthorn thicket with dead ash. The wetland extends beyond the study area slightly to the east.

The wetland boundary was marked near the toe slope of the depression. All three wetland parameters were met. The vegetation in the area changed from basswood forest to a heavy infestation of buckthorn with small areas of surface water and moss.

Dominant vegetation observed included common buckthorn (*Rhamnus cathartica*, FAC) and upright sedge (*Carex stricta*, OBL).

Redox Dark Surface (F6) and Redox Depressions (F8) hydric soil indicators were observed.

The primary wetland hydrology indicators that were observed included Surface Water (A1), High Water Table (A2), Saturation (A3), and Sparsely Vegetated Concave Surface (B8). The secondary indicators that were observed include Geomorphic Position (D2) and a Positive FAC-Neutral Test (D5). Surface water was present with a depth of 1-4 inches. The water table was observed at a depth of 9 inches from the soil surface and saturation was present at the soil surface to a depth of 9 inches.

View of buckthorn thicket with dead ash trees within Wetland 5.

Uplands

Uplands within the study area consist of parking lots/roads, sports complexes, woodlands, basswood forest, brushy woodland remnants, and grassy areas.

View of woodland.

View of basswood forest.

View of brushy woodland remnant.

View of grassy area between athletic fields.

Conclusion

This report is limited to the identification and delineation of wetlands within the Delineation Area as shown on Figure 1, Appendix A. Other regulated environmental resources that result in land use restrictions may be present (e.g. navigable waterways, floodplains, cultural resources, and threatened or endangered species).

Wetlands

Investigation of the area determined that wetlands exist as shown on the attached figures and Wetland Delineation Map.

Table 1. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description[21]	Cowardin Classification[22]	*Surface Water Connections	*NR151 Protective Area	Acreage On-site
Wetland 1	Ruderal Wet Meadow and Marsh in a storm treatment ditch/swale	PEM1Bx	Potential connection via ditching	Less susceptible, 10 feet	10,026 sf 0.230 acres
Wetland 2	Ruderal wet meadow, Shrub Swamp in a storm treatment ditch/swale	PEM1Bx PSS1/5Bx	Potential connection via ditching	Less susceptible, 10 feet	5,973 sf 0.137 acres
Wetland 3	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	2,124 sf 0.049 acres
Wetland 4	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	6,801 sf 0.156 acres
Wetland 5	Ruderal Shrub Swamp	PSS1B	Isolated wetland	Moderately susceptible, 50 feet	10,841 sf 0.249 acres
*These are based on professional opinion. Local zoning ordinances may have additional restrictions. US Army Corps of Engineers has authority for determining federal jurisdiction of wetlands and waterways.					**0.821 ac**

The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under Milwaukee County, and the City of Franklin.

[21] WI Department of Natural Resources, *Natural Heritage Conservation Key to Wetland Natural Communities,* Version 1.3, 4/8/2022

[22] Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.

Protective Areas

WI Admin. Code[23] requires that impervious surfaces shall be kept out of the "protective area" to the maximum extent practicable. Protective area is an area of land that commences at the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands, and that is the greatest of the following widths, as measured horizontally from the top of the channel or delineated wetland boundary to the closest impervious surface.

Protective area does not include any area of land adjacent to any stream enclosed within a pipe or culvert, such that runoff cannot enter the enclosure at this location.

a. For outstanding resource waters and exceptional resource waters, and for wetlands in areas of special natural resource interest as specified in s. NR 103.04, 75 feet.

b. For perennial and intermittent streams identified on a United States geological survey 7.5-minute series topographic map, or a county soil survey map, whichever is more current, 50 feet.

c. For lakes, 50 feet.

d. For highly susceptible wetlands, 50 feet. Highly susceptible wetlands include the following types: fens, sedge meadows, bogs, low prairies, conifer swamps, shrub swamps, other forested wetlands, fresh wet meadows, shallow marshes, deep marshes and seasonally flooded basins.

e. For less susceptible wetlands, 10% of the average wetland width, but no less than 10 feet nor more than 30 feet. Less susceptible wetlands include degraded wetlands dominated by invasive species such as reed canary grass.

Protective Areas do not apply to the following:

1. Redevelopment post-construction sites.
2. In-fill development areas less than 5 acres.
3. Structures that cross or access surface waters such as boat landings, bridges and culverts.
4. Structures constructed in accordance with s. 59.692 (1v), Stats.
5. Post-construction sites from which runoff does not enter the surface water, except to the extent that vegetative ground cover is necessary to maintain bank stability.
6. Wetlands that have been completely filled in accordance with all applicable state and federal regulations.

Authority to apply wetland and waterway protective areas under NR 151 lies with the WDNR. Some local zoning authorities and regional planning organizations may have adopted protective areas as setbacks as part of their zoning codes or may have additional land use restrictions within or adjacent to wetlands.

[23] Wisconsin Administrative Code, NR 151.245

Concurrence and Certification

If wetlands are proposed to be impacted a Section 404 Letter of Permission Authorization will need to be obtained from USACE and according to Section 281.36, Wisconsin Statutes and NR 299 and NR 103, Wisconsin Administrative Code a permit from the WDNR would be necessary.

For wetlands to be confirmed as exempt from state regulatory authority an exemption determination application must be submitted to the DNR Wetland ID Program whose staff makes the final decision.

Chad M Fradette is a WDNR Professionally Assured Wetland Delineator and WDNR concurrence is granted for five years unless site conditions are significantly altered.

Plant Identification References

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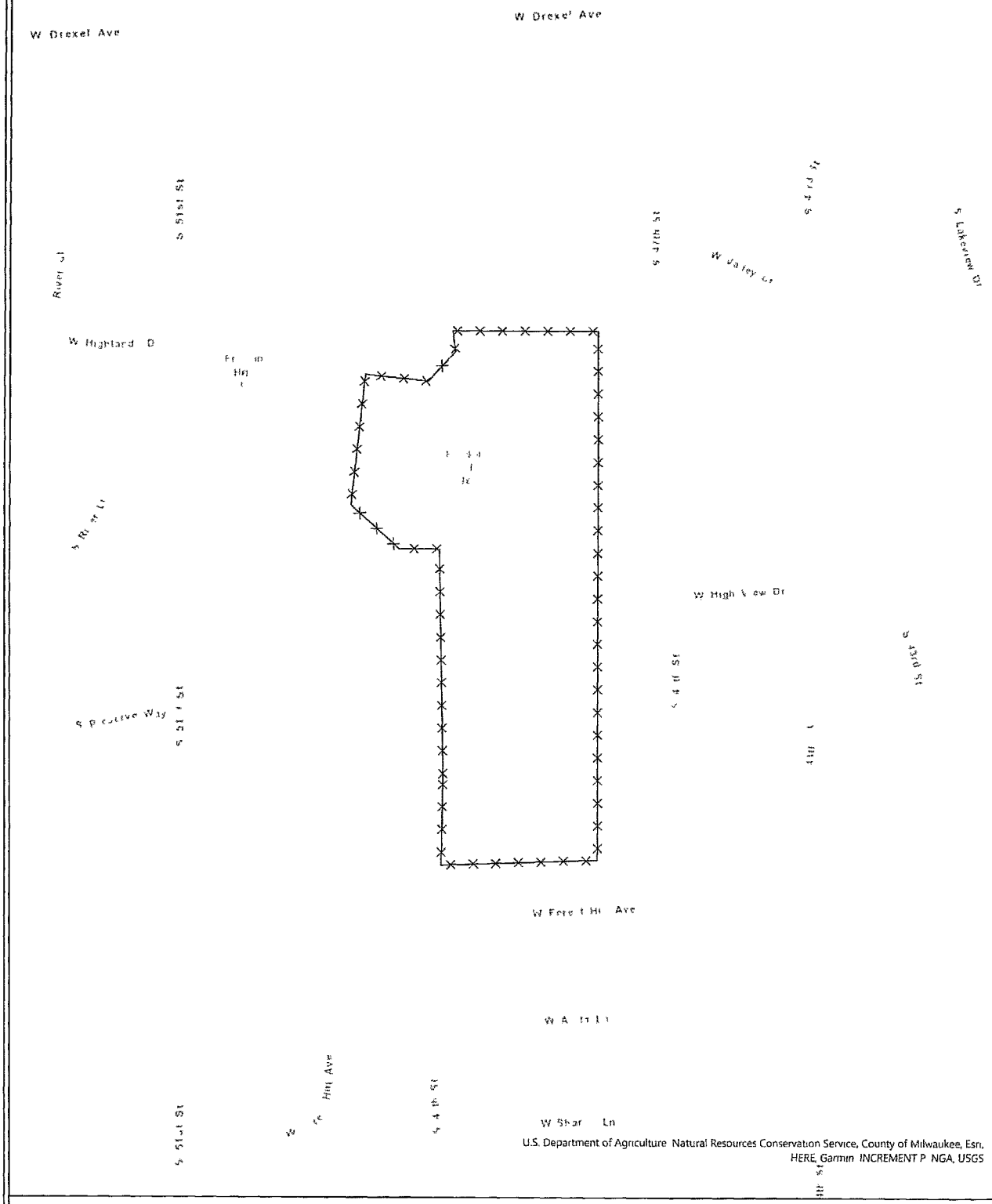
Appendix A:

Figures and Site Maps



Legend

Site Boundary

Franklin High School
Site Location Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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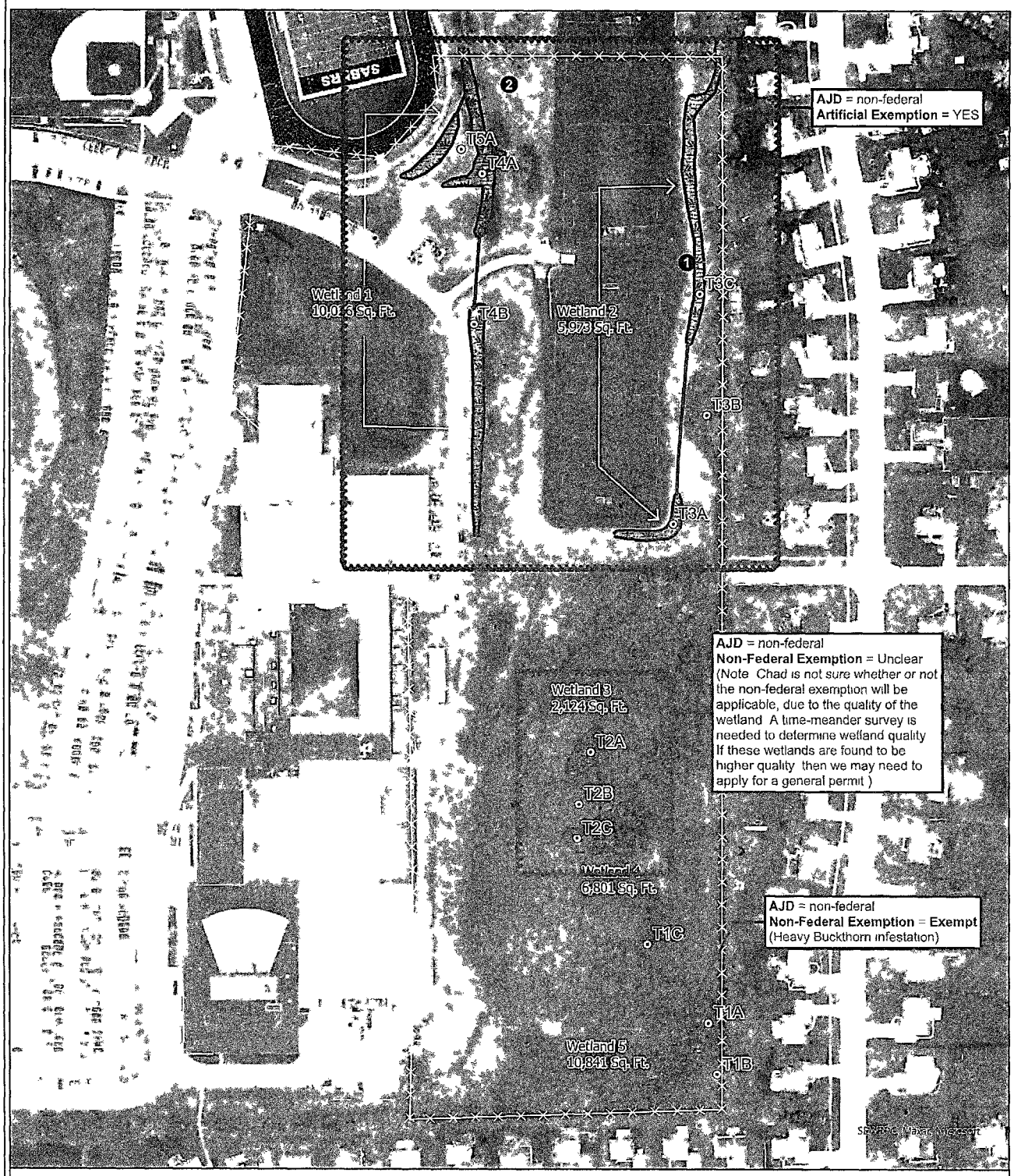
Project: MIL25-040-01

0 150 300 600
Feet

evergreen consultants LLC
PO Box 680 Pulaski WI 54 62



Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Culvert

Franklin High School
Wetland Delineation Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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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: MIL25-040-01

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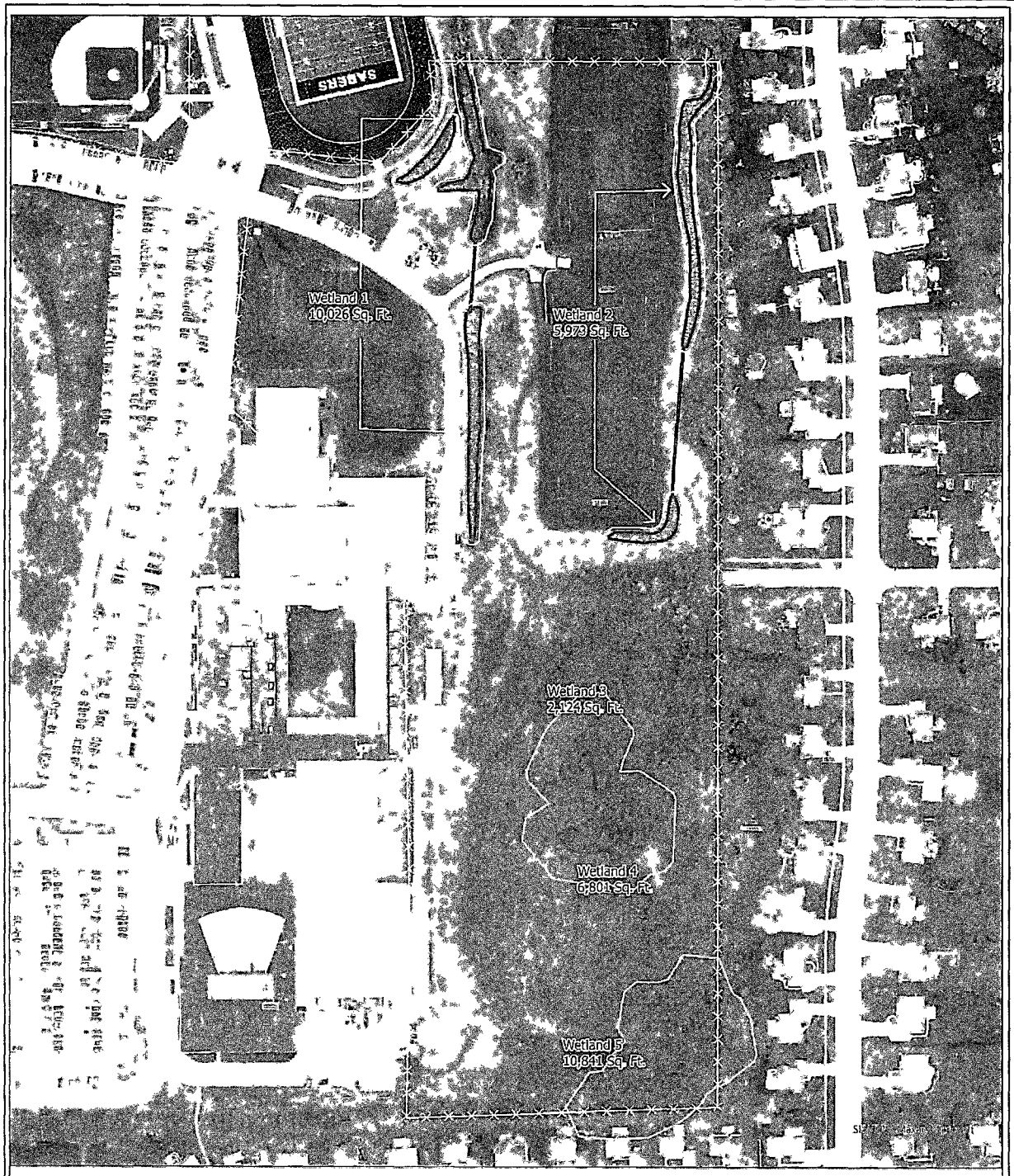
evergreen consultants LLC
PO Box 680 Pulaski WI 54162
[illegible] www.evergreenwi.com



Legend

- Site Boundary
- WDNR Protective Area
- Wetland Line
- Wetland
- Culvert

Franklin High School
Wetland Delineation Map with WDNR Protective Areas
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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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: MIL25-040-01

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evergreen consultants LLC
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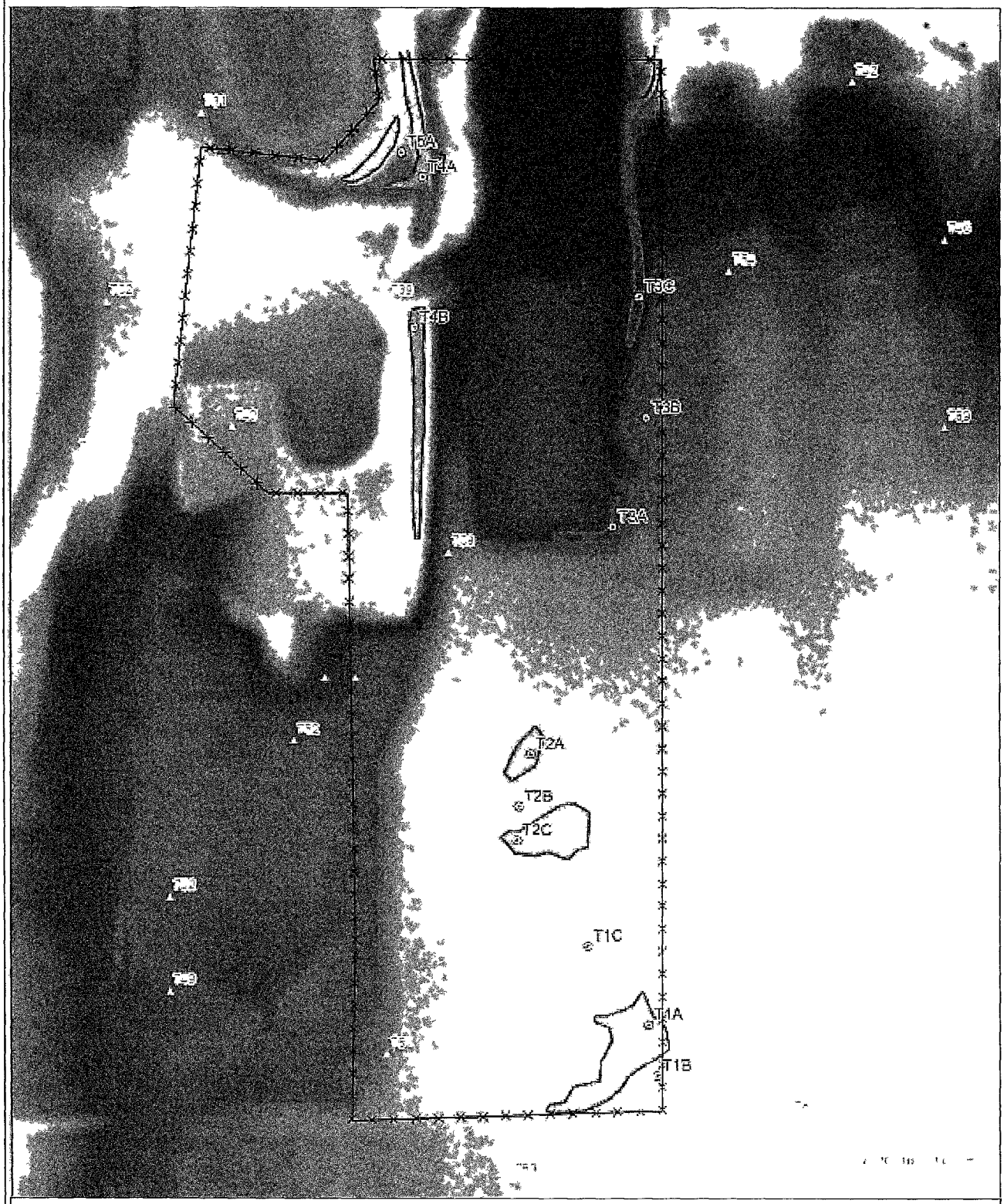

Legend

- Site Boundary
- Wetland Line
- Wetland
- Sample Point

Franklin High School
WDNR LiDAR Viewer Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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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. MIL25-040-01

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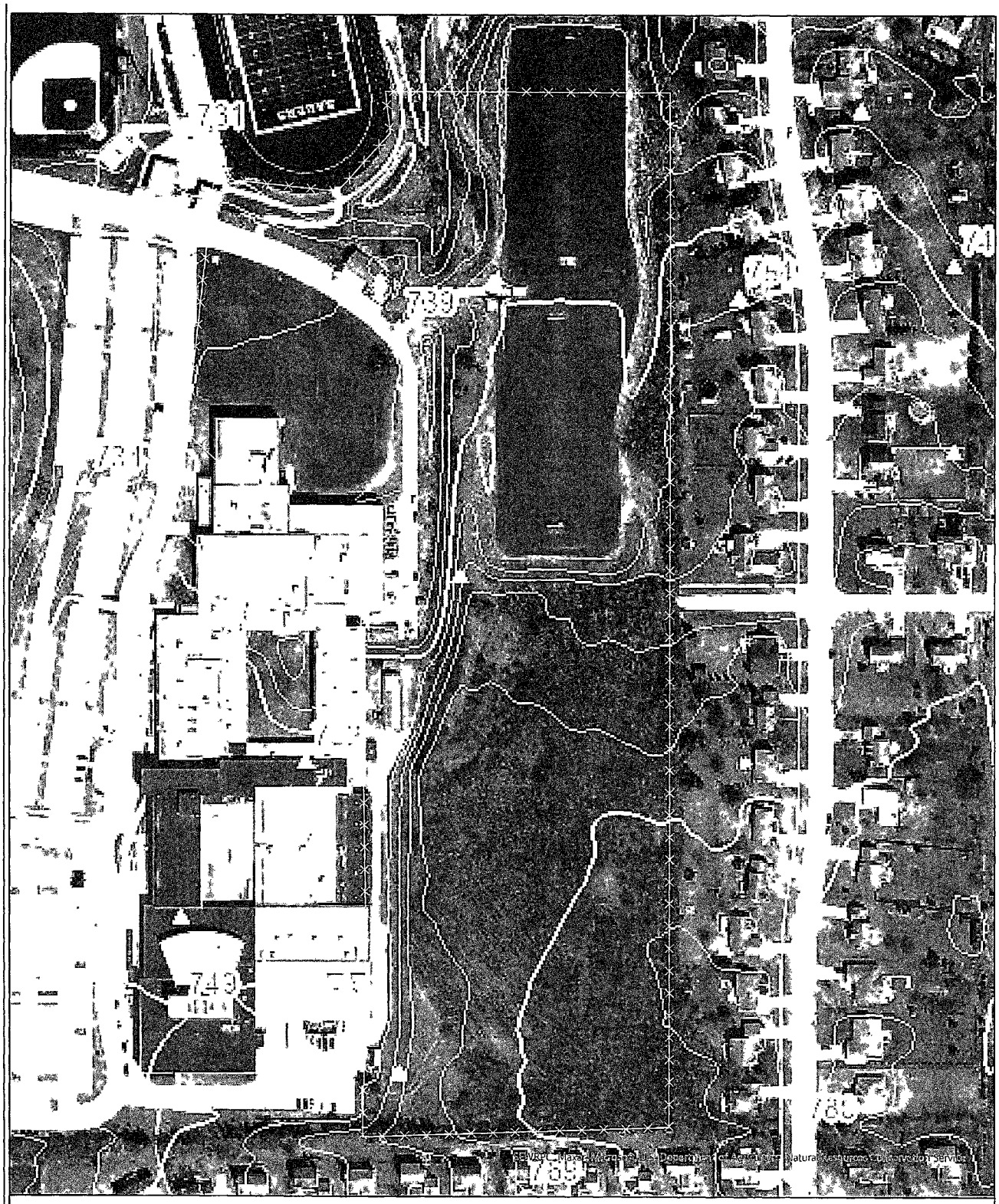
evergreen consultants LLC
PO Box 68



Legend

Site Boundary

Franklin High School
Topographic Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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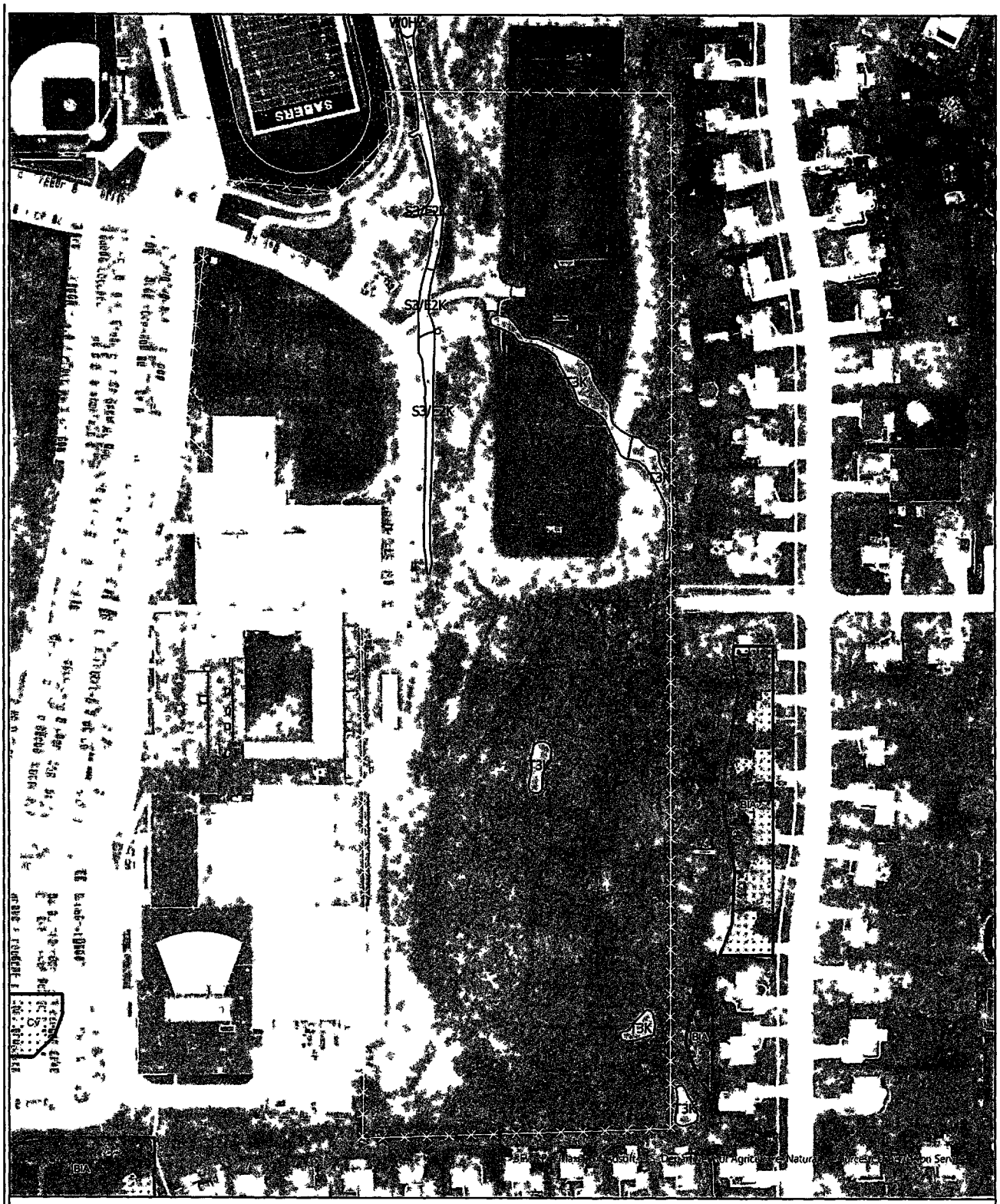
evergreen consultants LLC



Legend

- Site Boundary
- USDA Wetspots
- Maximum Extent Wetland Indicators
- Wisconsin Wetland Inventory
- Wetland Points

Franklin High School
Wisconsin Wetland Inventory Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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evergreen consultants LLC
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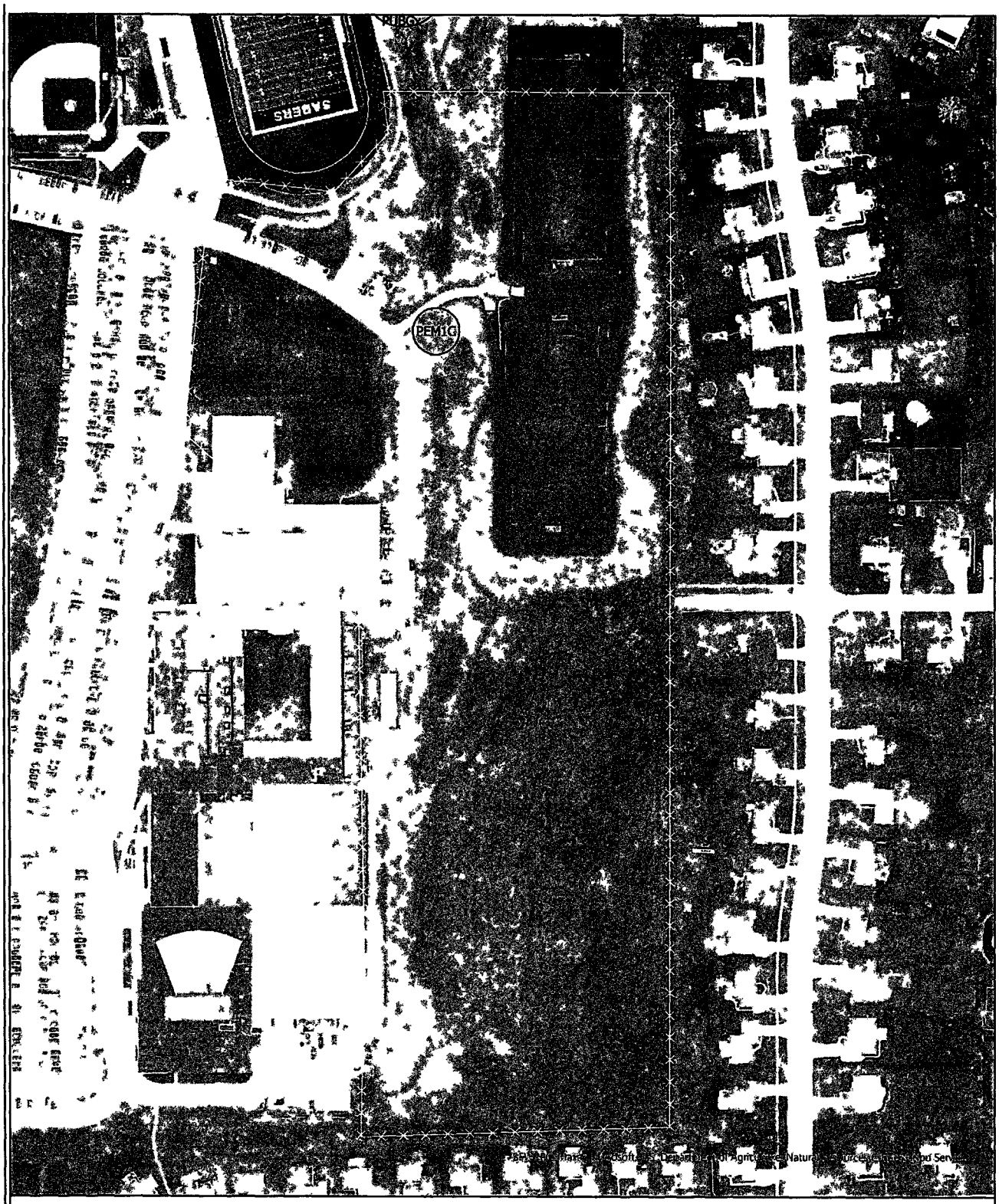

Franklin High School
National Wetland Inventory Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

Legend

Site Boundary

NWI Wetlands

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Project: MIL25-040-01

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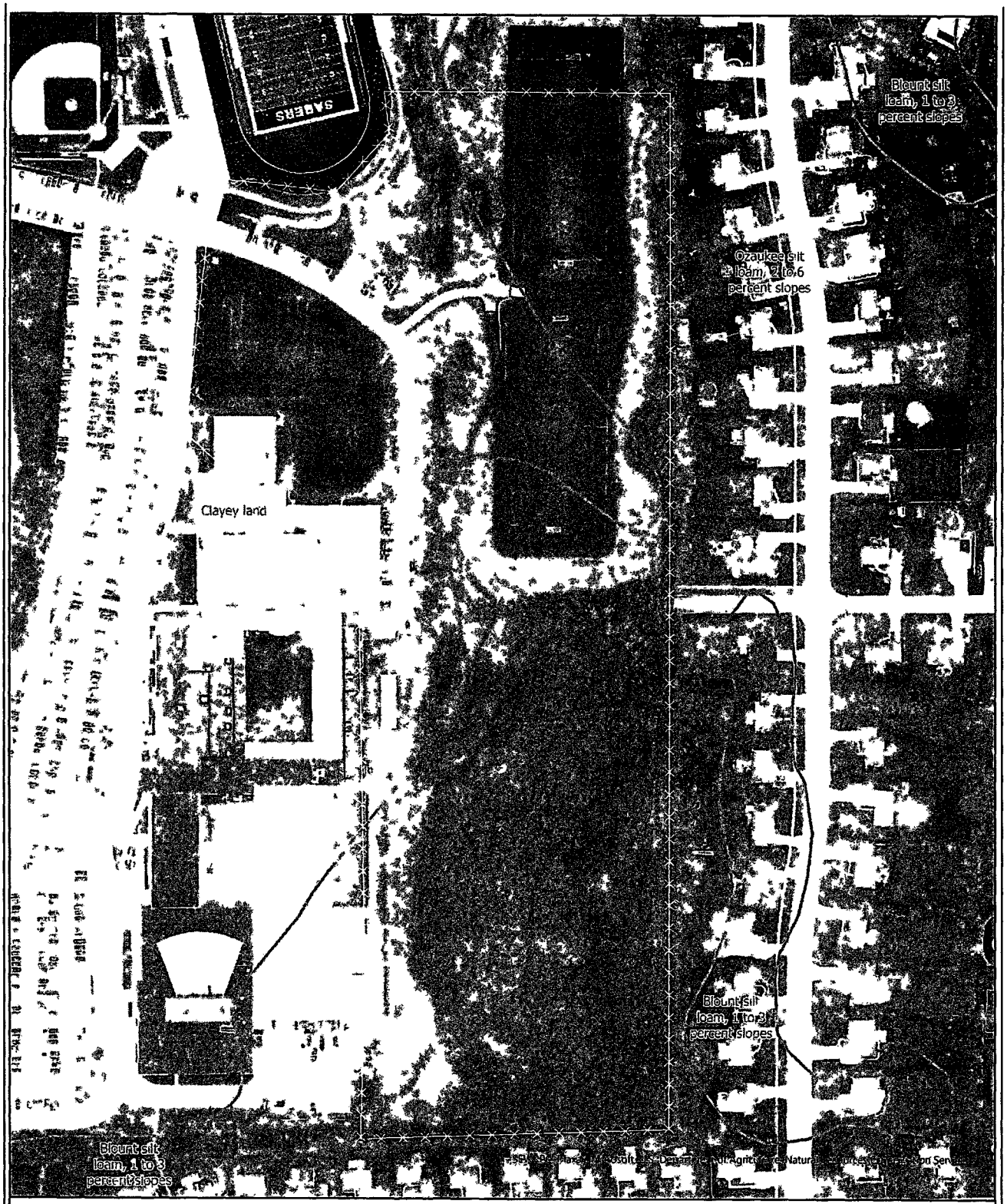

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Site Boundary

USA Soils Map Units

Franklin High School
NRCS Soil Survey Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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evergreen consultants LLC

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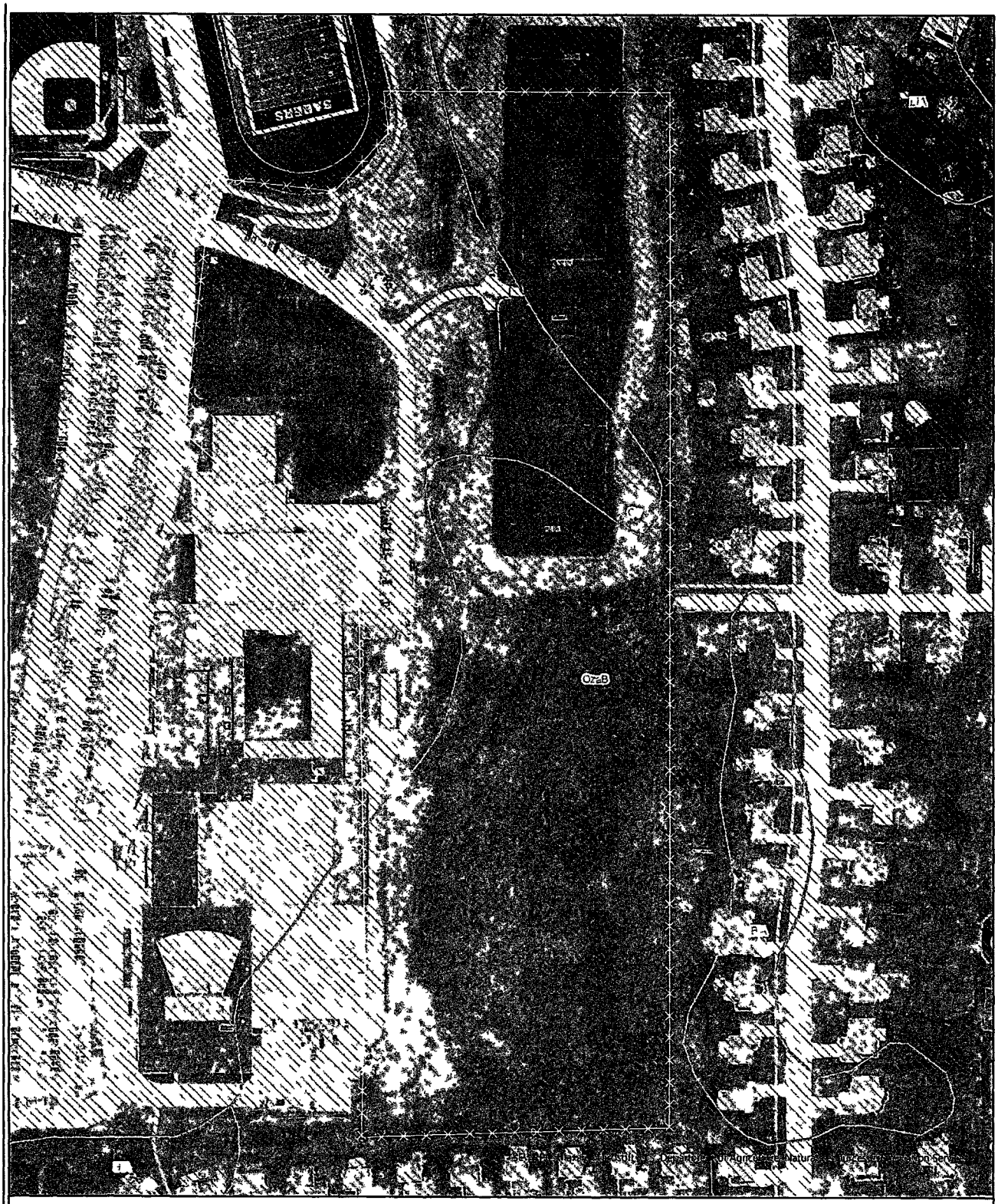

Legend

Site Boundary

Hydric Rating

- Hydric
- Predominantly Hydric
- Partially Hydric
- Predominantly Non-Hydric

Franklin High School
NRCS Soil Hydric Ratings Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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Feet

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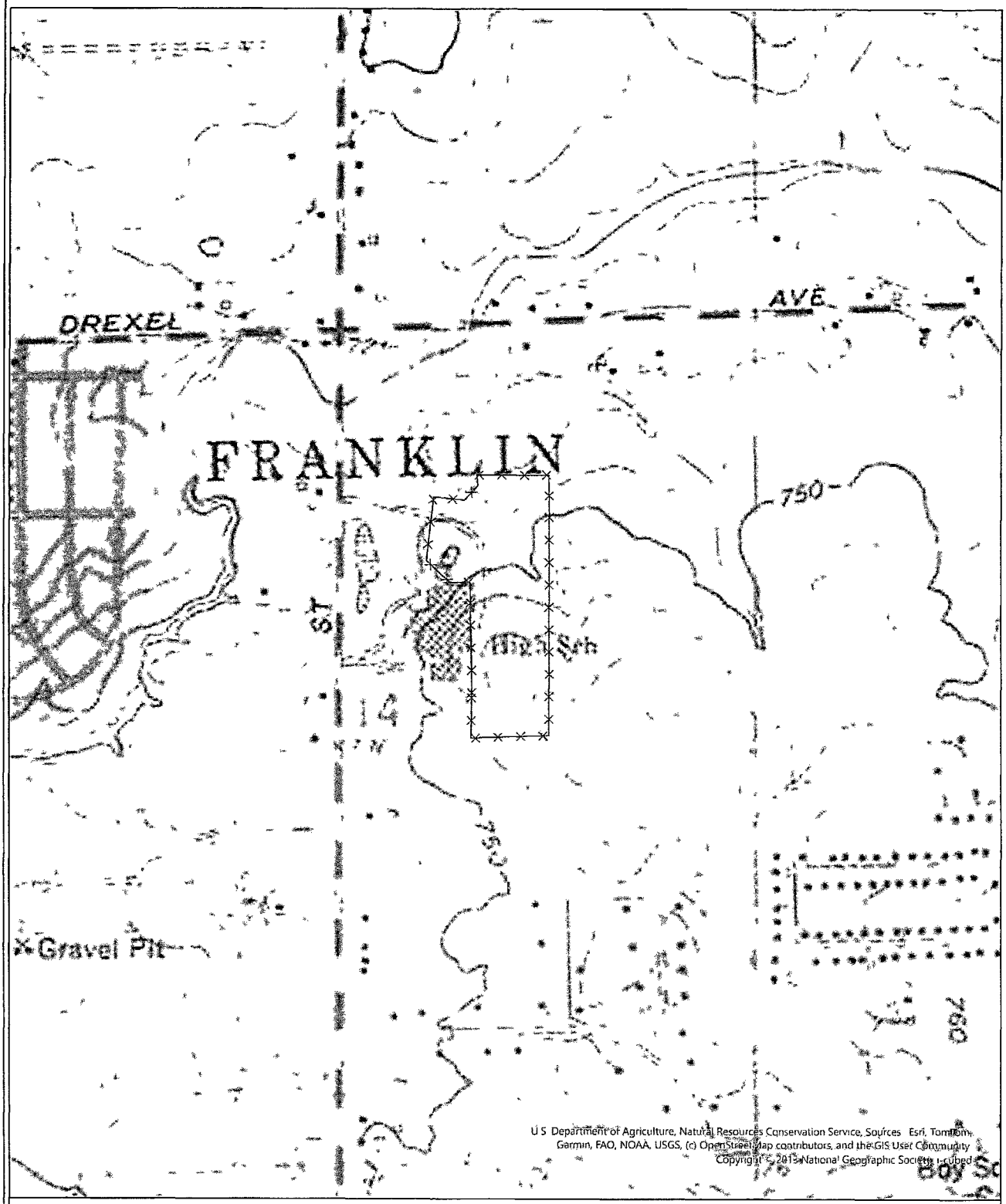

Legend

Site Boundary

Franklin High School
USGS Topographic Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

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Project: MIL25-040-01

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Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162

Appendix B:

Site Pictures

Standing near T1A within Wetland 5.

Standing near T1B adjacent to Wetland 5.

Standing near T1C.

Standing near T1C.

Standing near T2A within Wetland 3.

Standing near T2A within Wetland 3.

Standing near T2B between Wetlands 3 and 4.

Standing near T2B between Wetlands 3 and 4.

Standing near T2C within Wetland 4.

Standing near T3A facing southwest within Wetland 2.

Standing near T3A facing north within Wetland 2.

Standing near T3B.

Standing near T3C facing north within Wetland 2.

Standing near T3C facing south within Wetland 2.

Standing near T4A within Wetland 1.

Standing near T4A within Wetland 1.

Standing near T4A within Wetland 1.

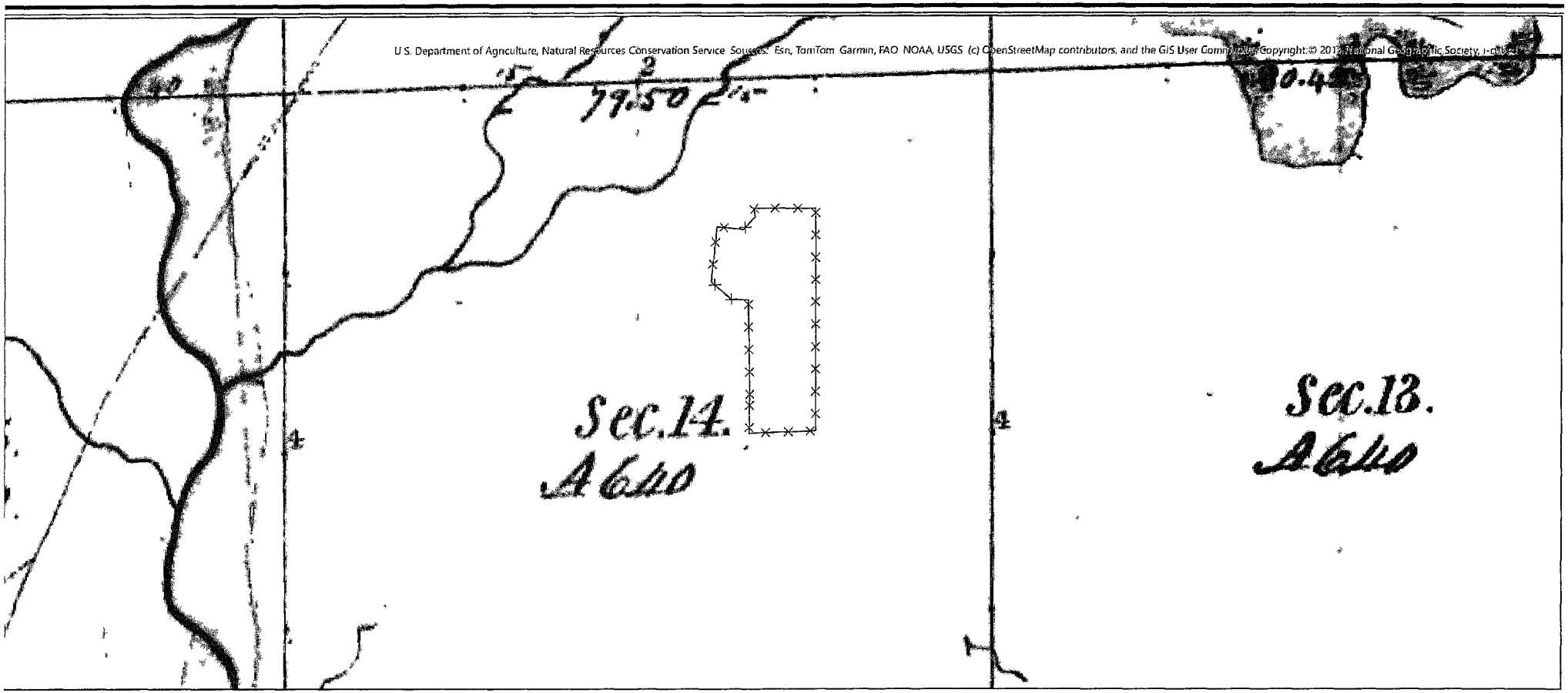
Standing near T4B facing south within Wetland 1.

Standing near T5A adjacent to Wetland 1.

Standing near T5A adjacent to Wetland 1.

Appendix C:

Original Survey Map and Notes



Franklin High School
Original Survey Map
8222 S 51st Street
City of Franklin
Milwaukee County, WI

Project: MIL25-040-01

Legend

Site Boundary

0 350 700 1,400 Feet

N W E S

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Phone 920.615.0019 • Website www.evergreenwis.com

T. 5, R. 21 E. 4th. Mer.

North between Sections 13 & 14
6.35 Sugar 8
14.00 Run Cr. N. N. W.
32.32 Sugar 5
40.00 Set ¼ Sec. post in Run Cr. N. E.
W. Oak 8 L 40 E. 19
W. Oak 8 N 24 W. 34
54.59 Lynn 14
69.33 Sugar 10
80.00 Set Post cor. to Sec. 11.12.13&14
R. Oak 14 L 48 E. 11
W. " 36 N. 63 W. 16

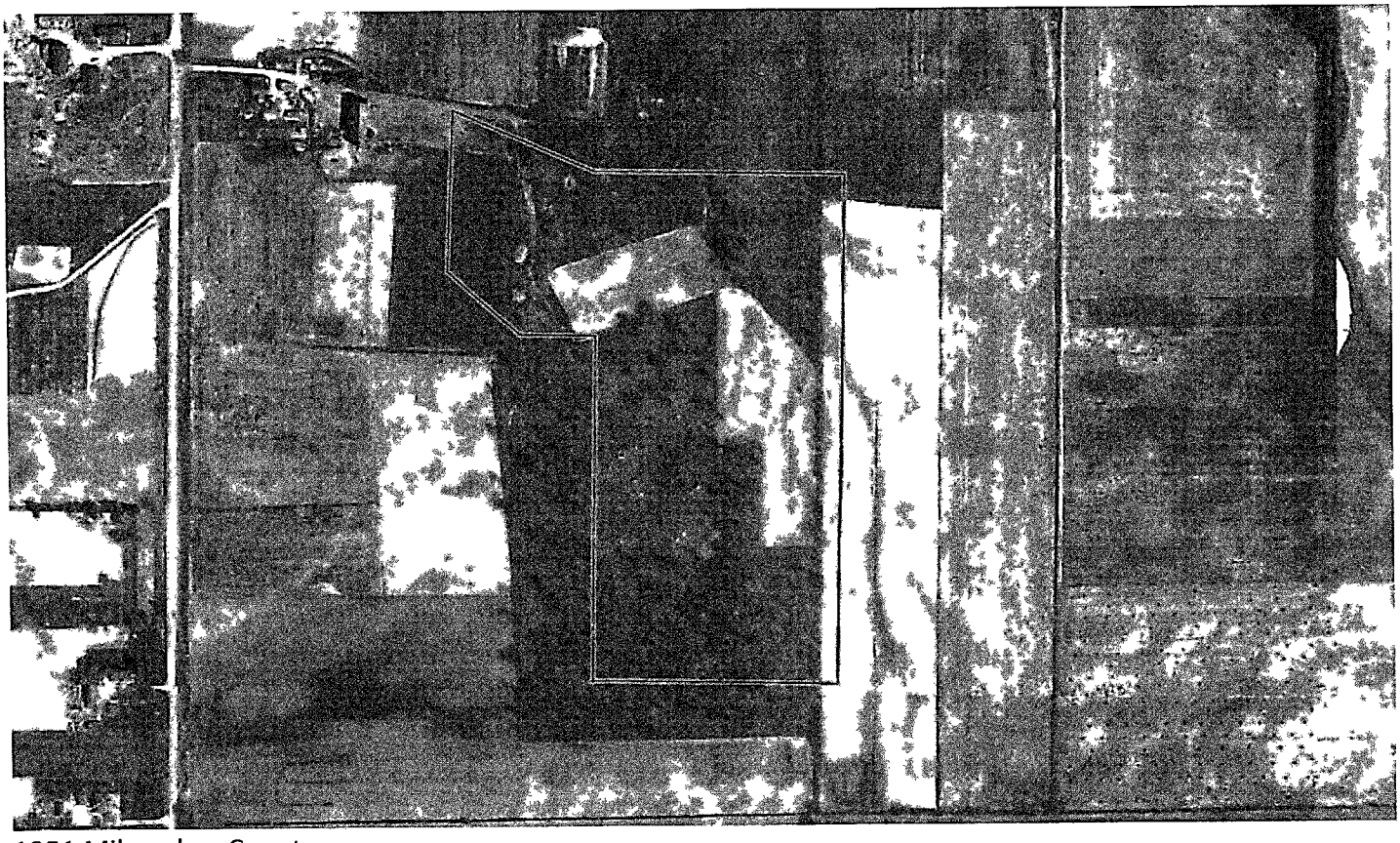
Land rolling good 2? rate —
Timber, W. & R. Oak, Sugar, Lynn,
Ironwood &c:

Original Survey Notes

Appendix D:

Historic Aerial Photographs

1937 Milwaukee County



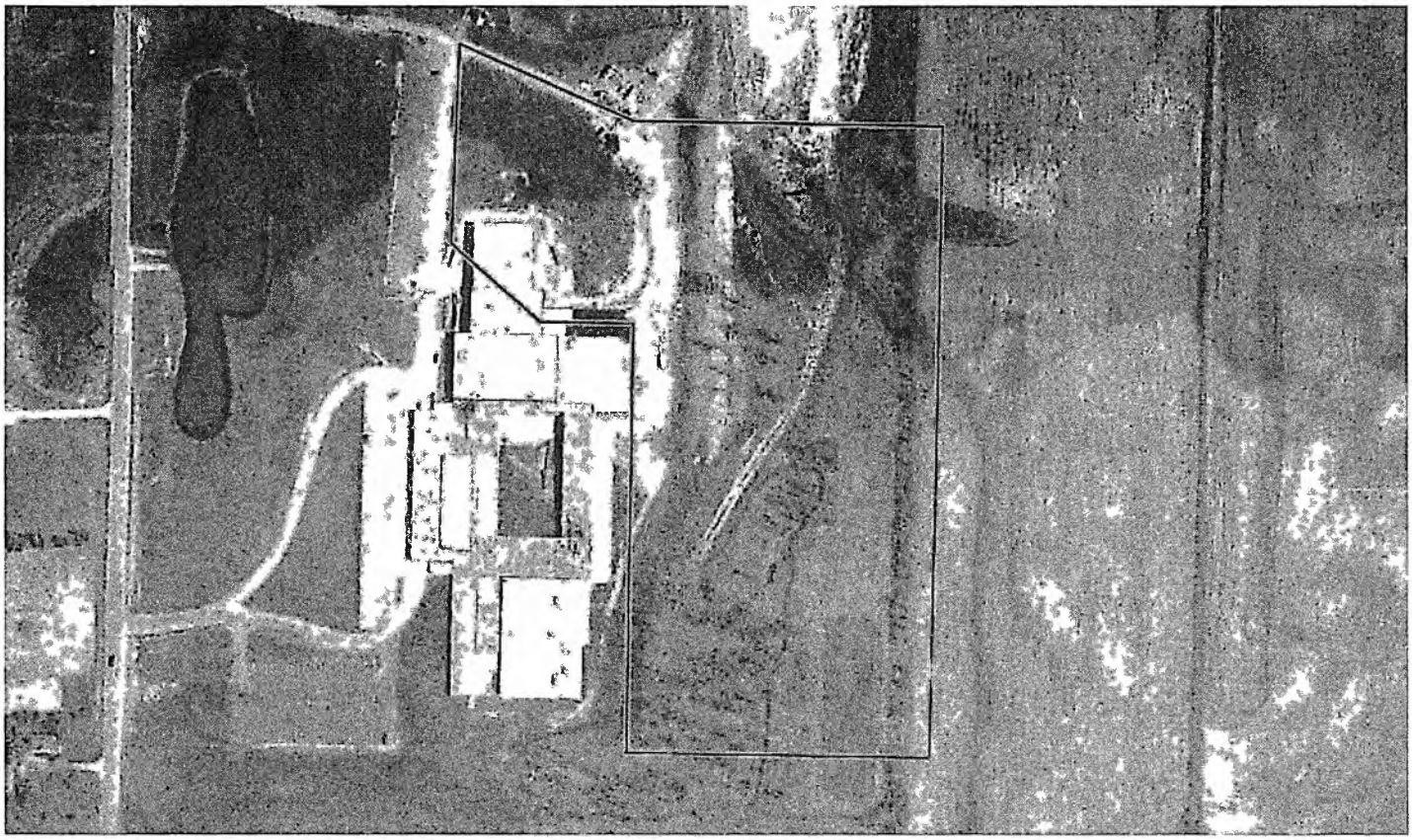
1951 Milwaukee County

1956 Milwaukee County

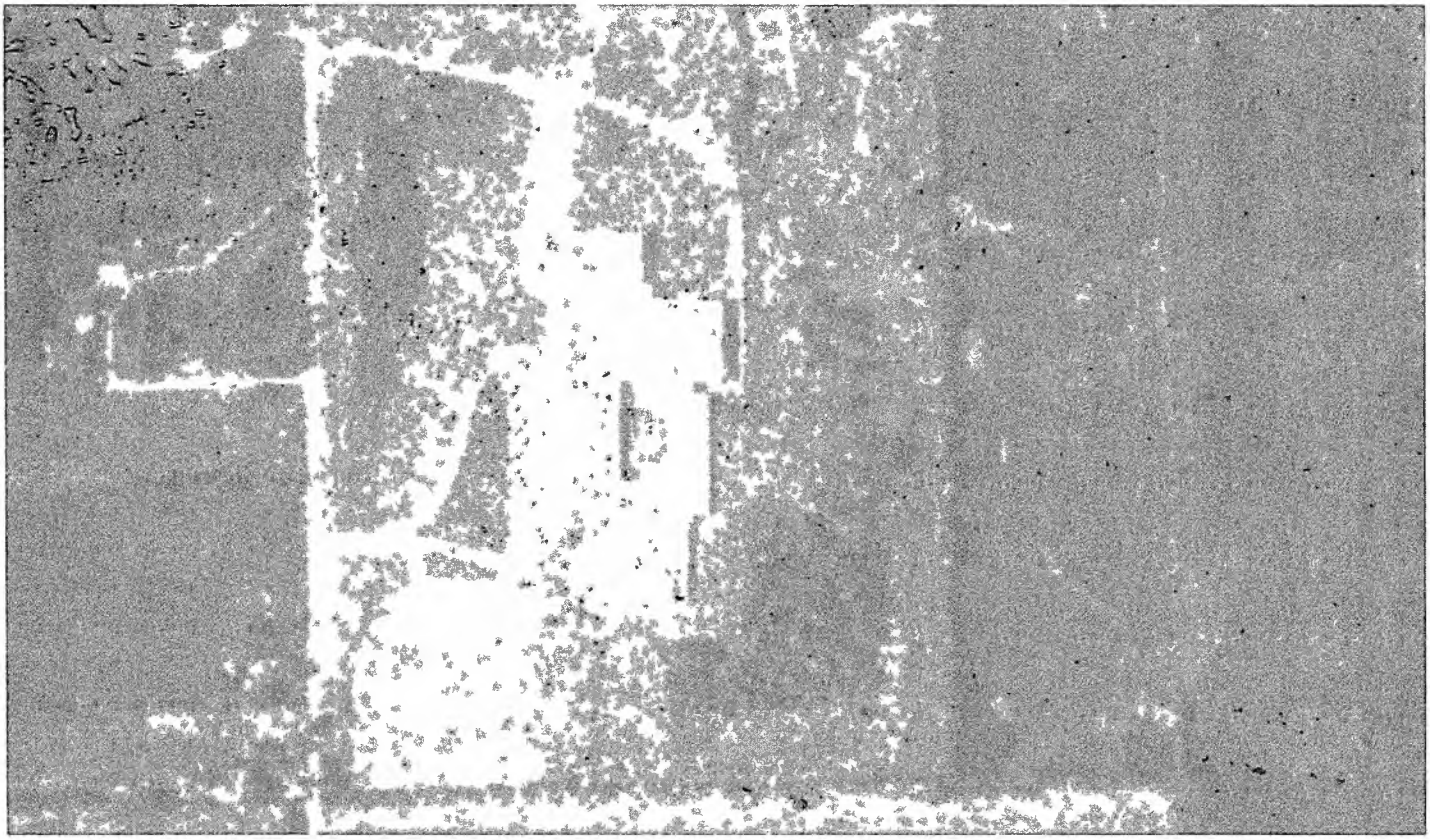
1963 Milwaukee County

1967 Milwaukee County

1970 Milwaukee County



1975 Milwaukee County

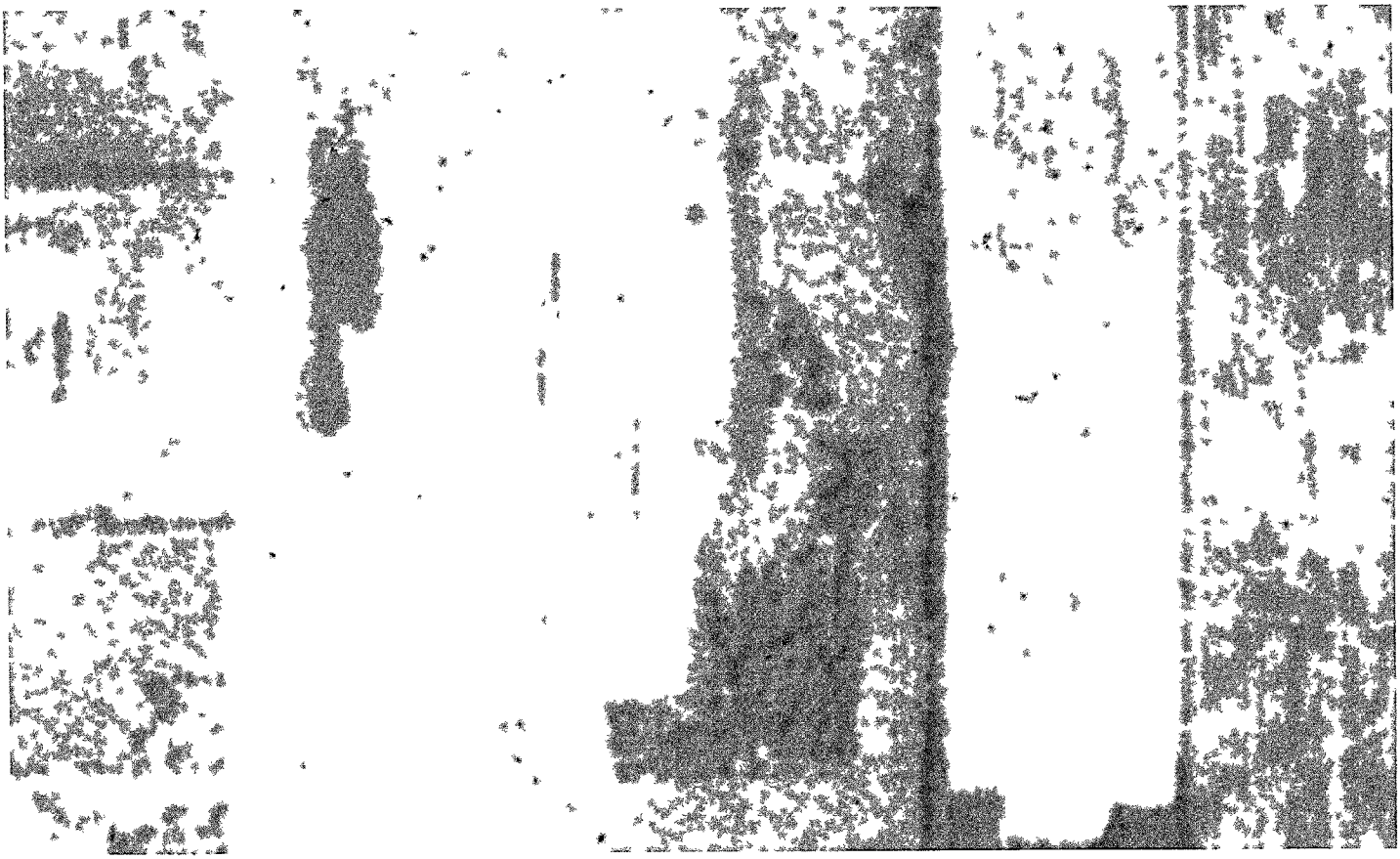


1980 FSA

1981 FSA

1982 FSA

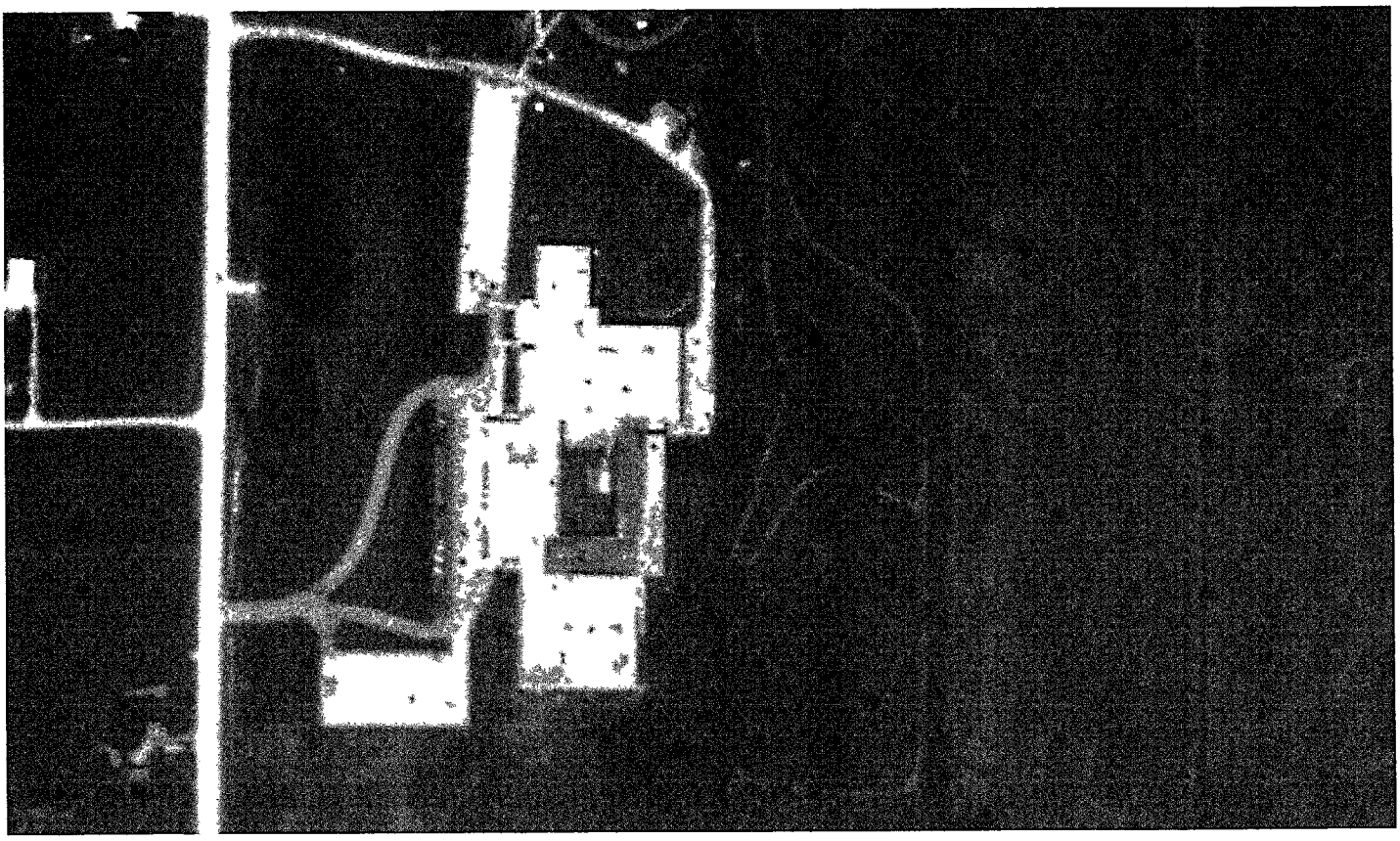
1983 FSA



1984 FSA

1985 FSA

1986 FSA

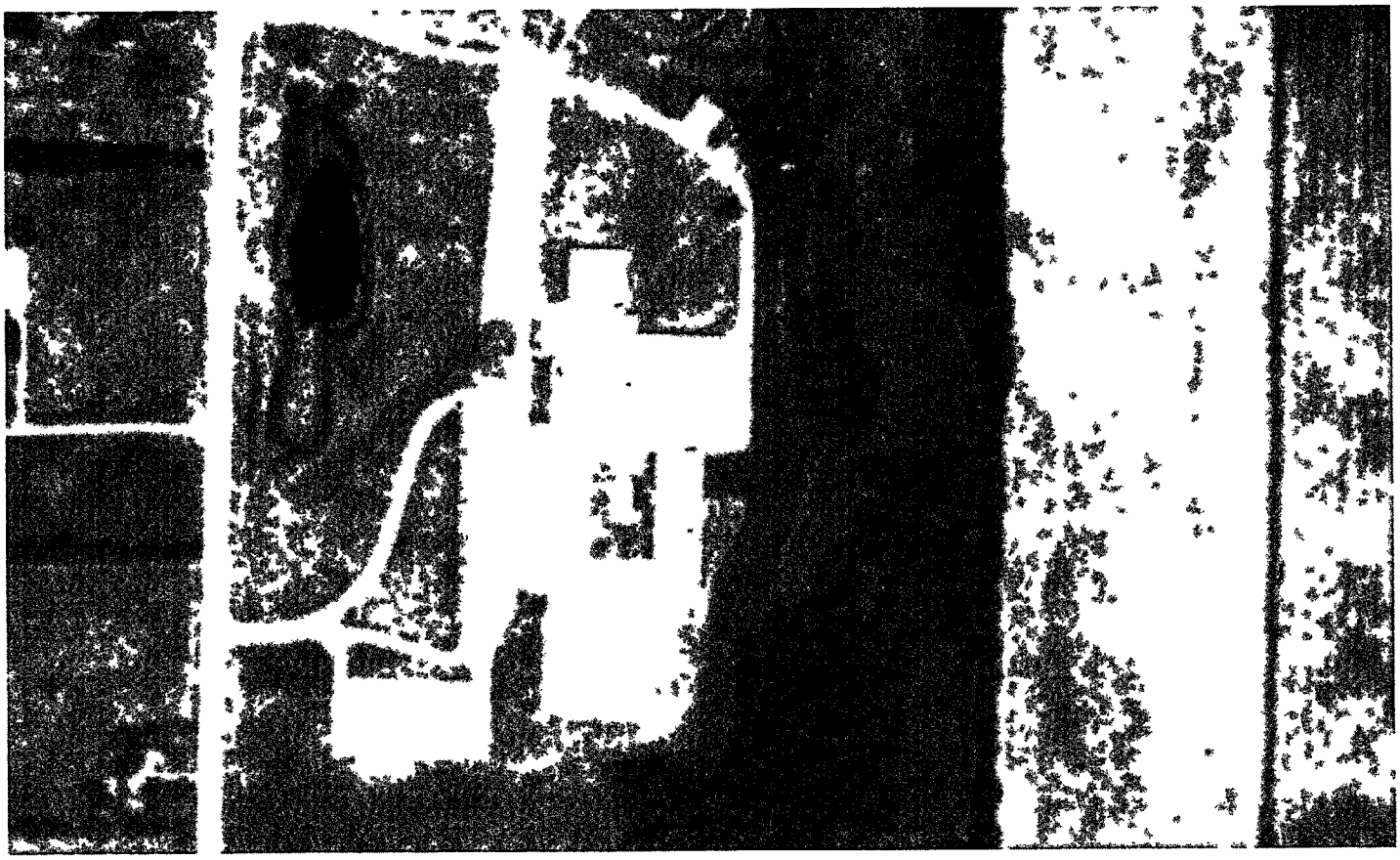


1987 FSA

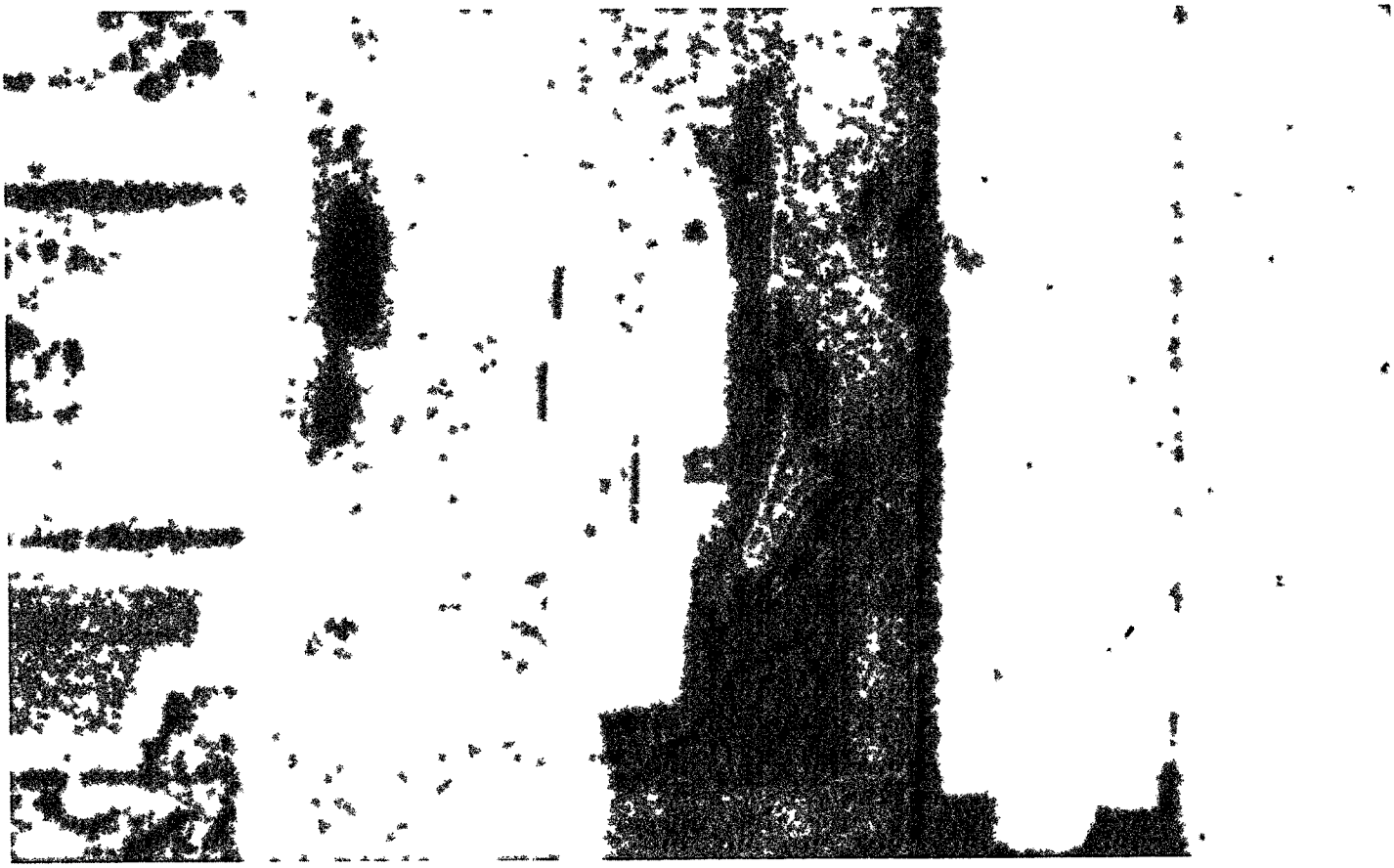
1988 FSA

1989 FSA

1990 FSA

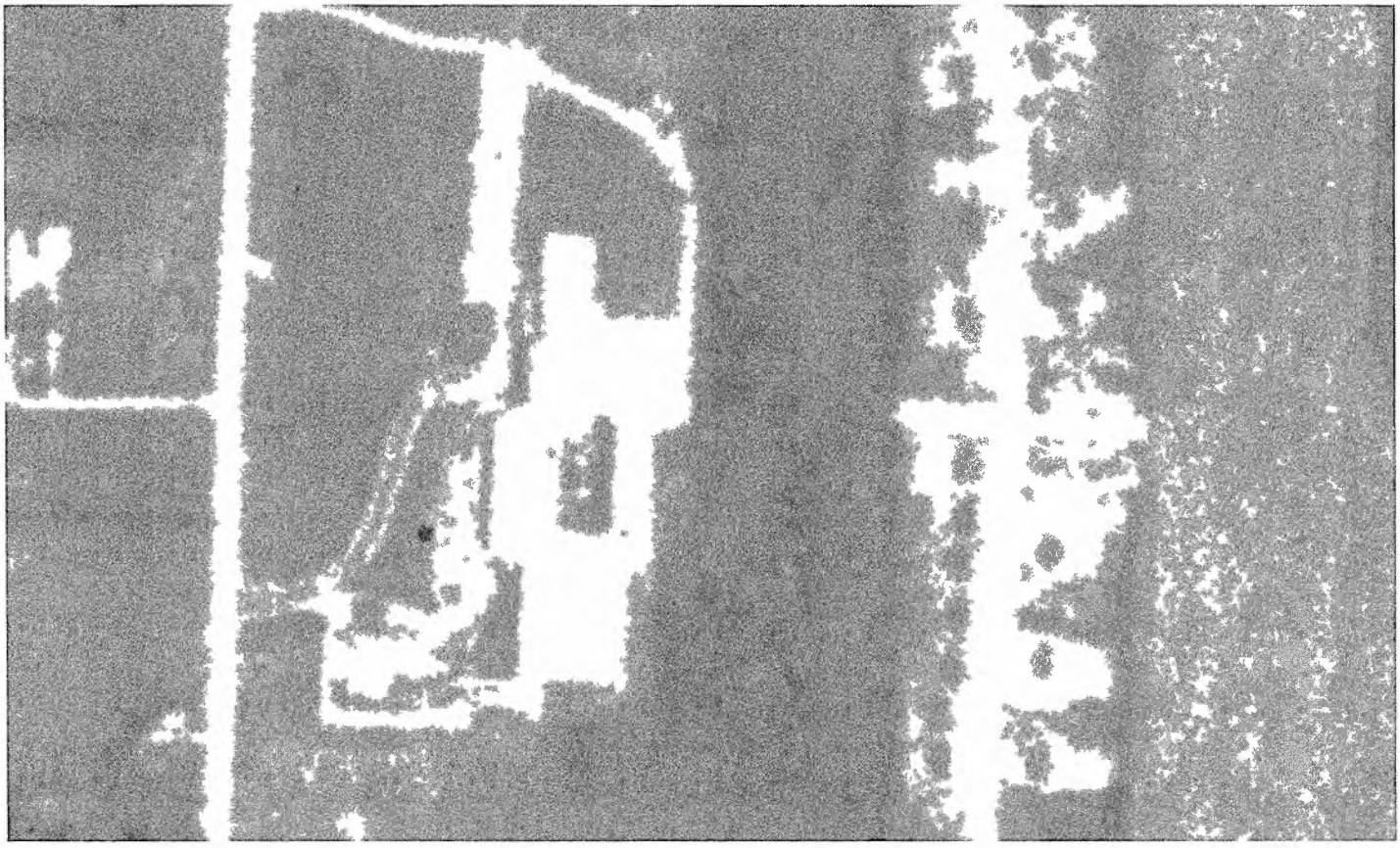


1991 FSA



1992 FSA

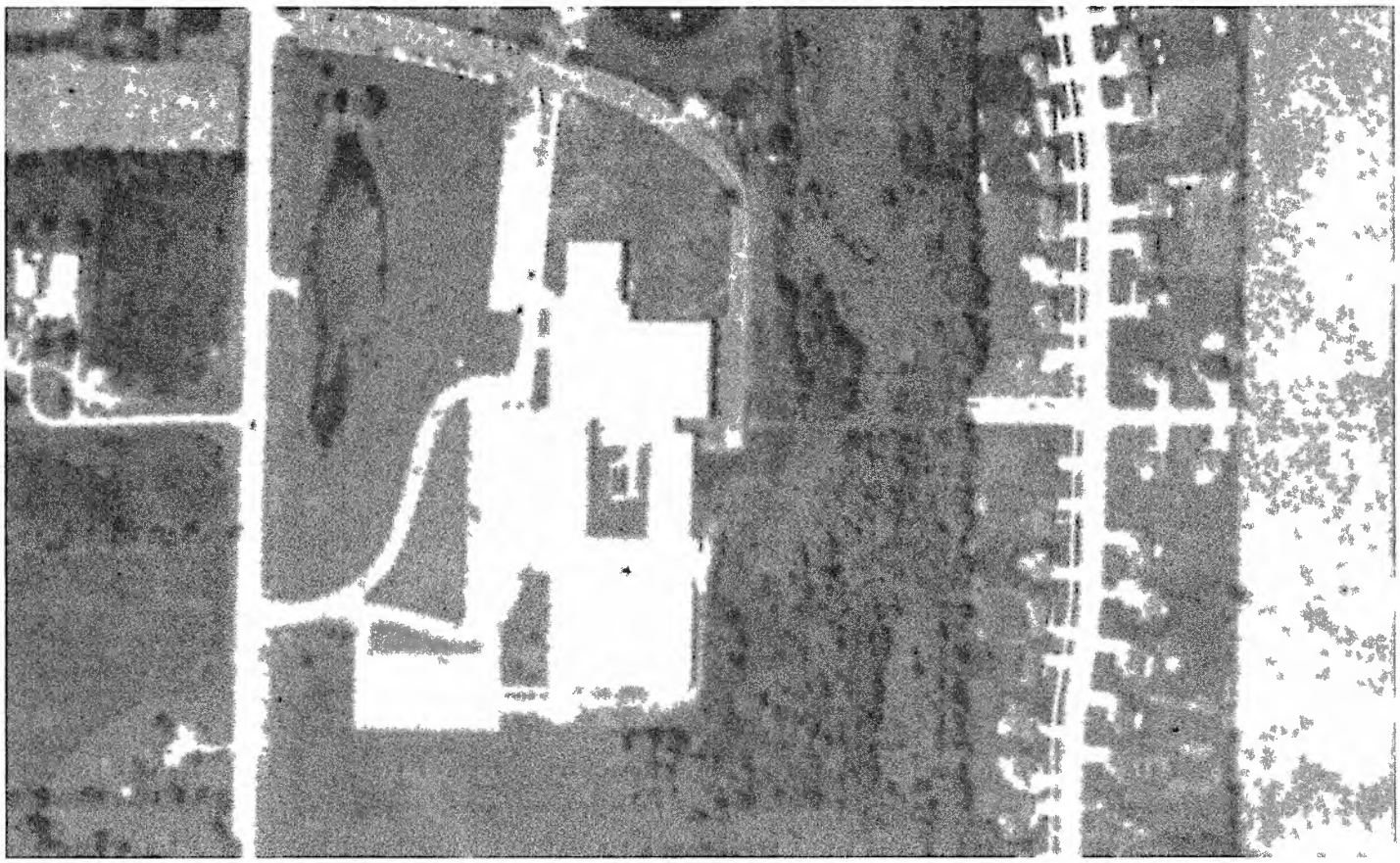
1993 FSA



1994 FSA

1995 FSA

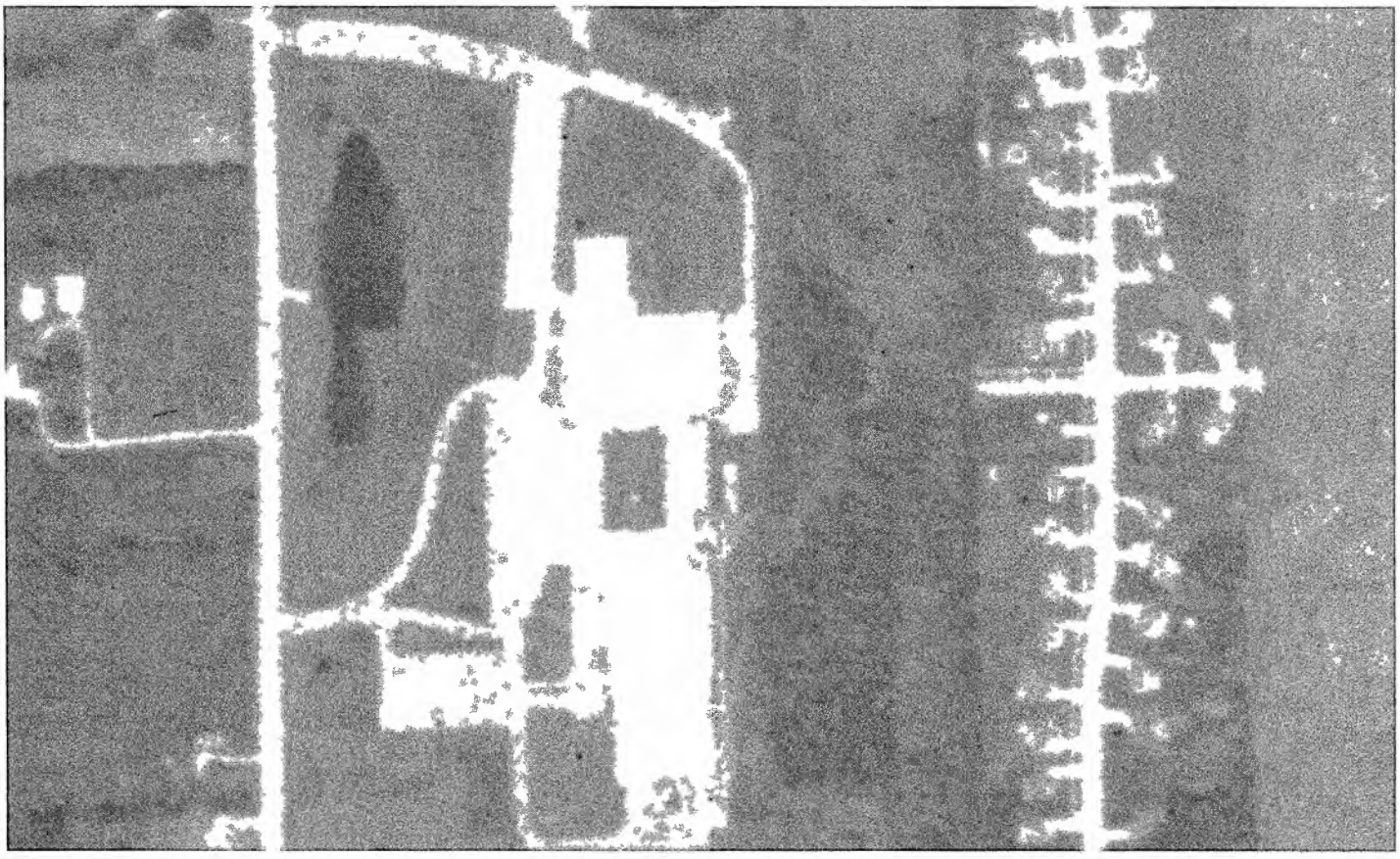
1996 FSA



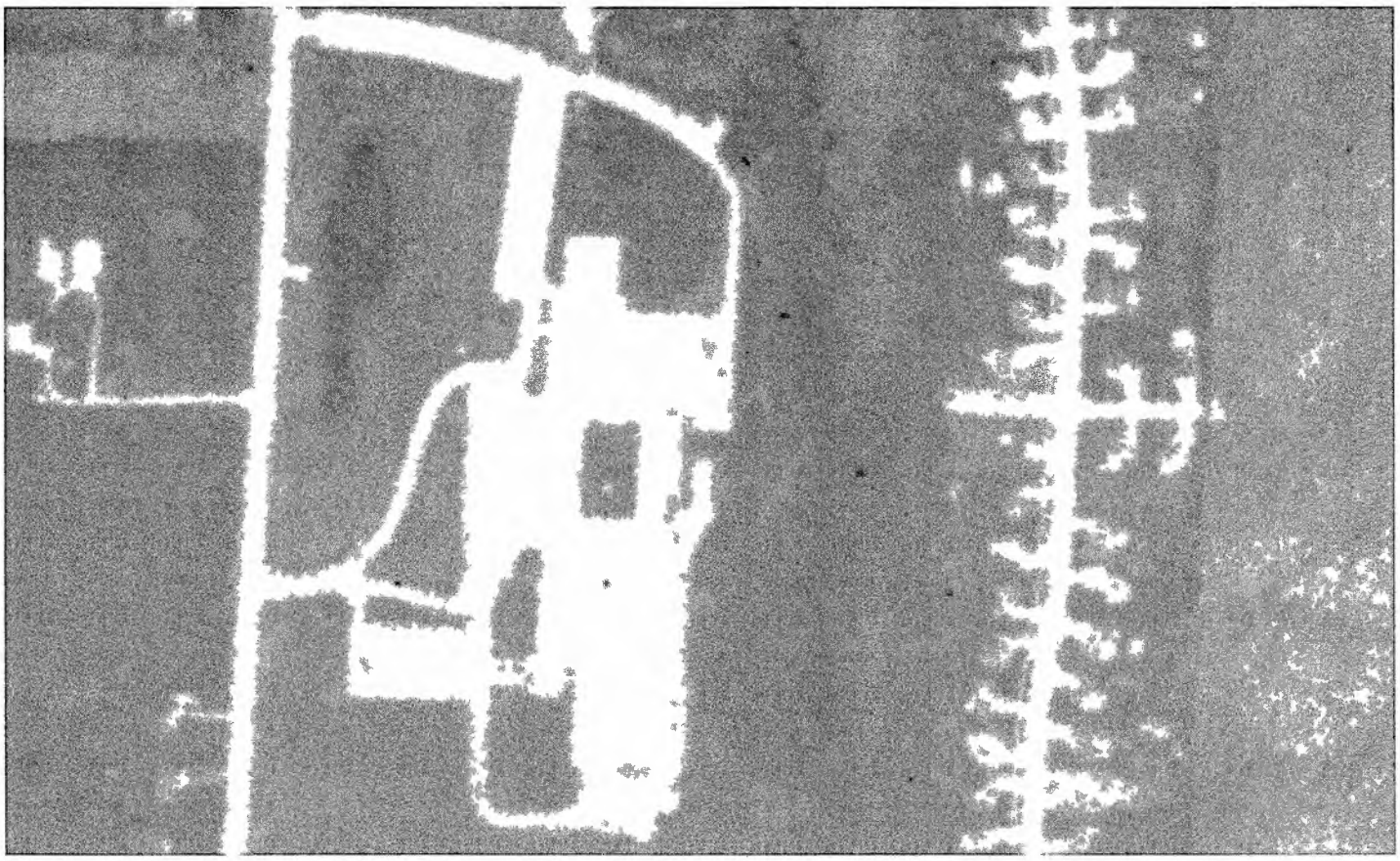
1997 FSA

1998 FSA

1999 FSA



2000 FSA



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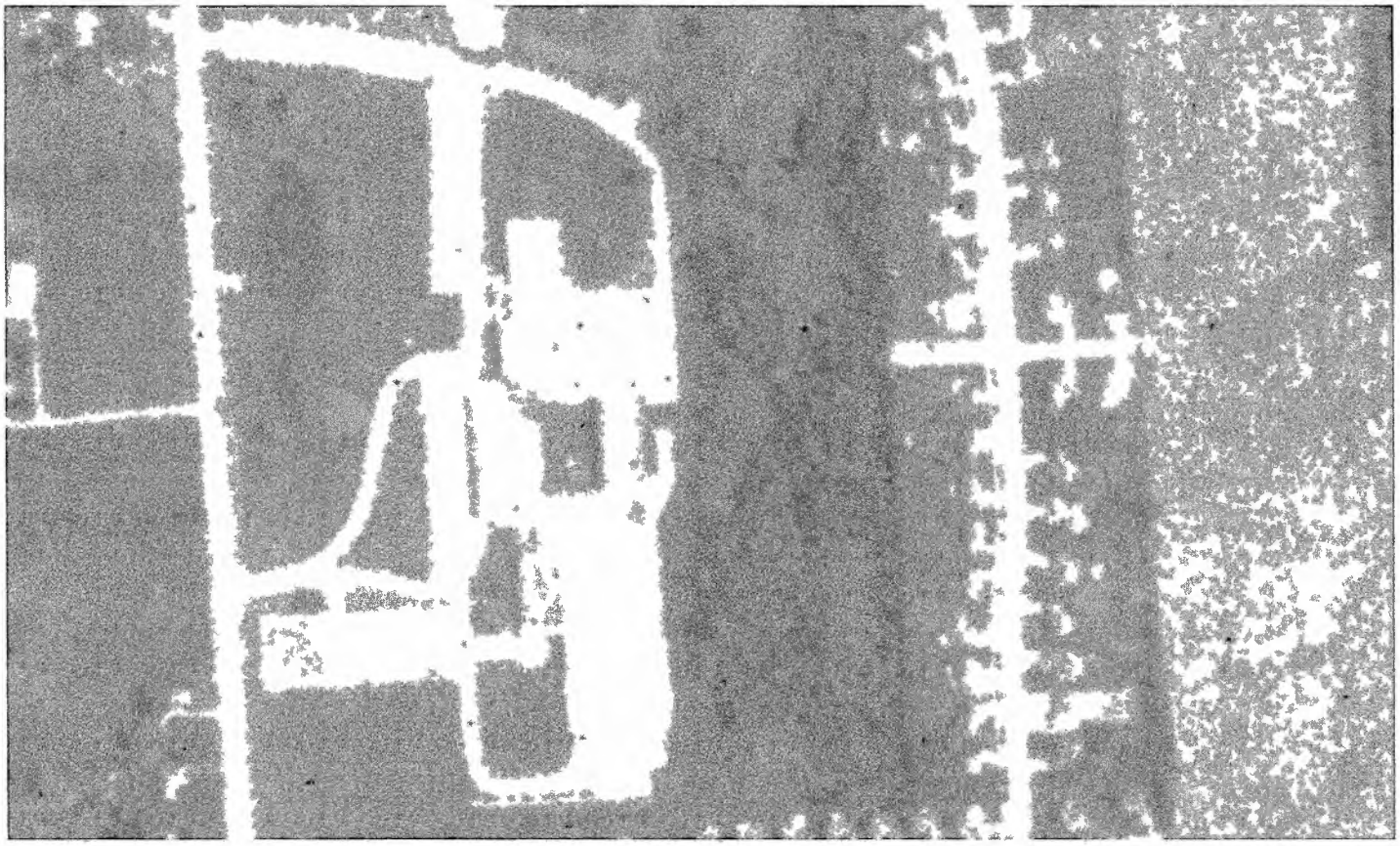

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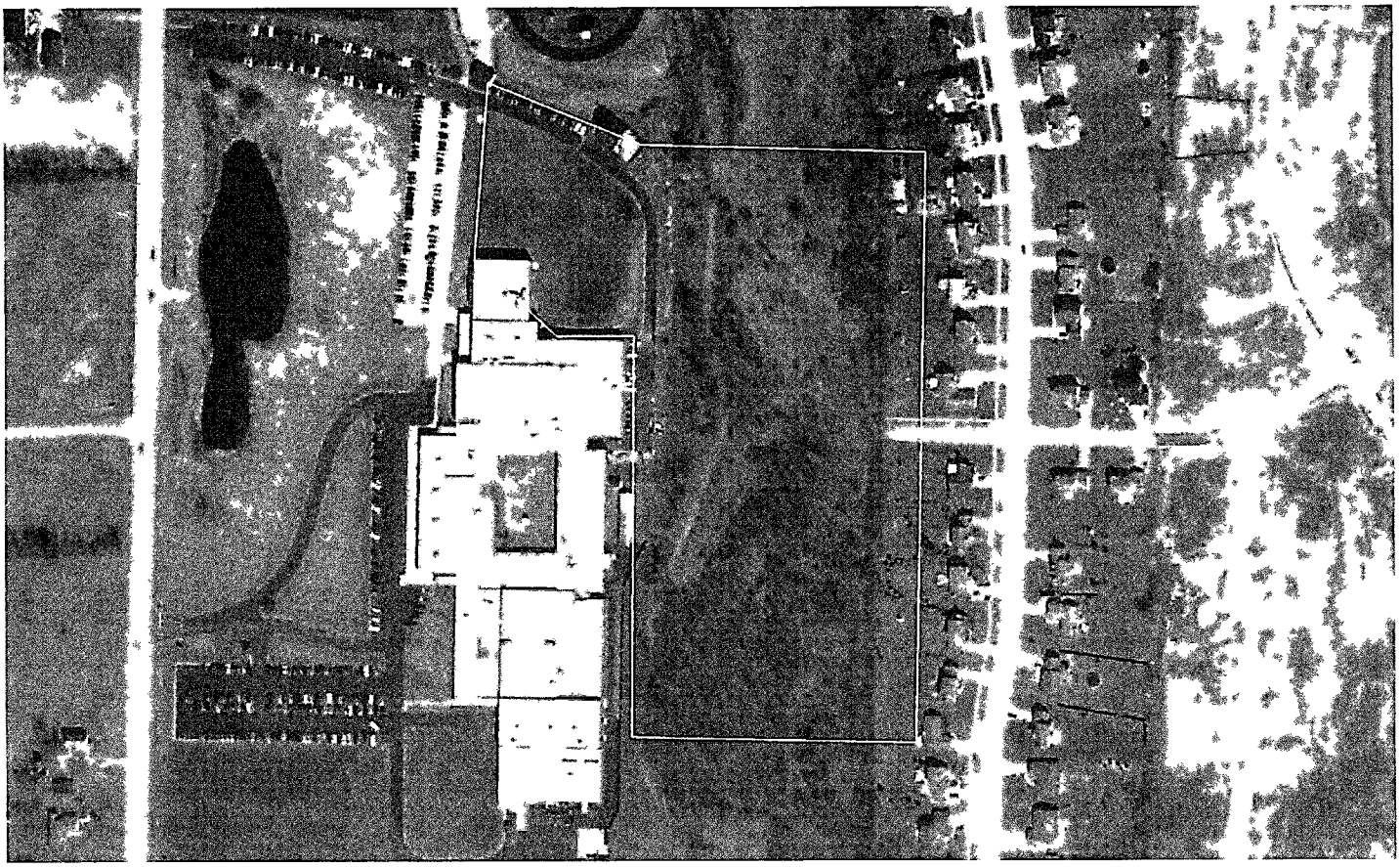
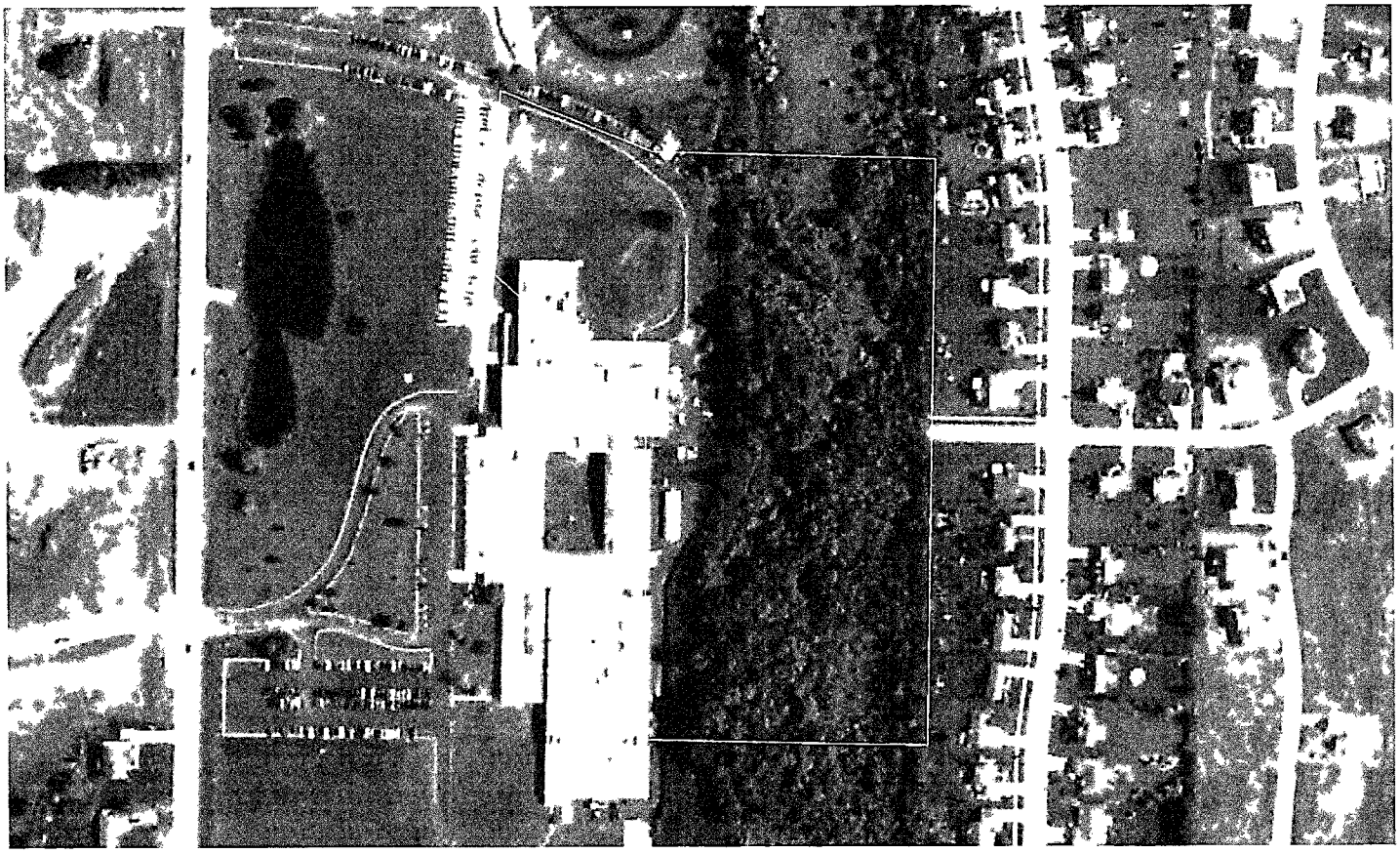
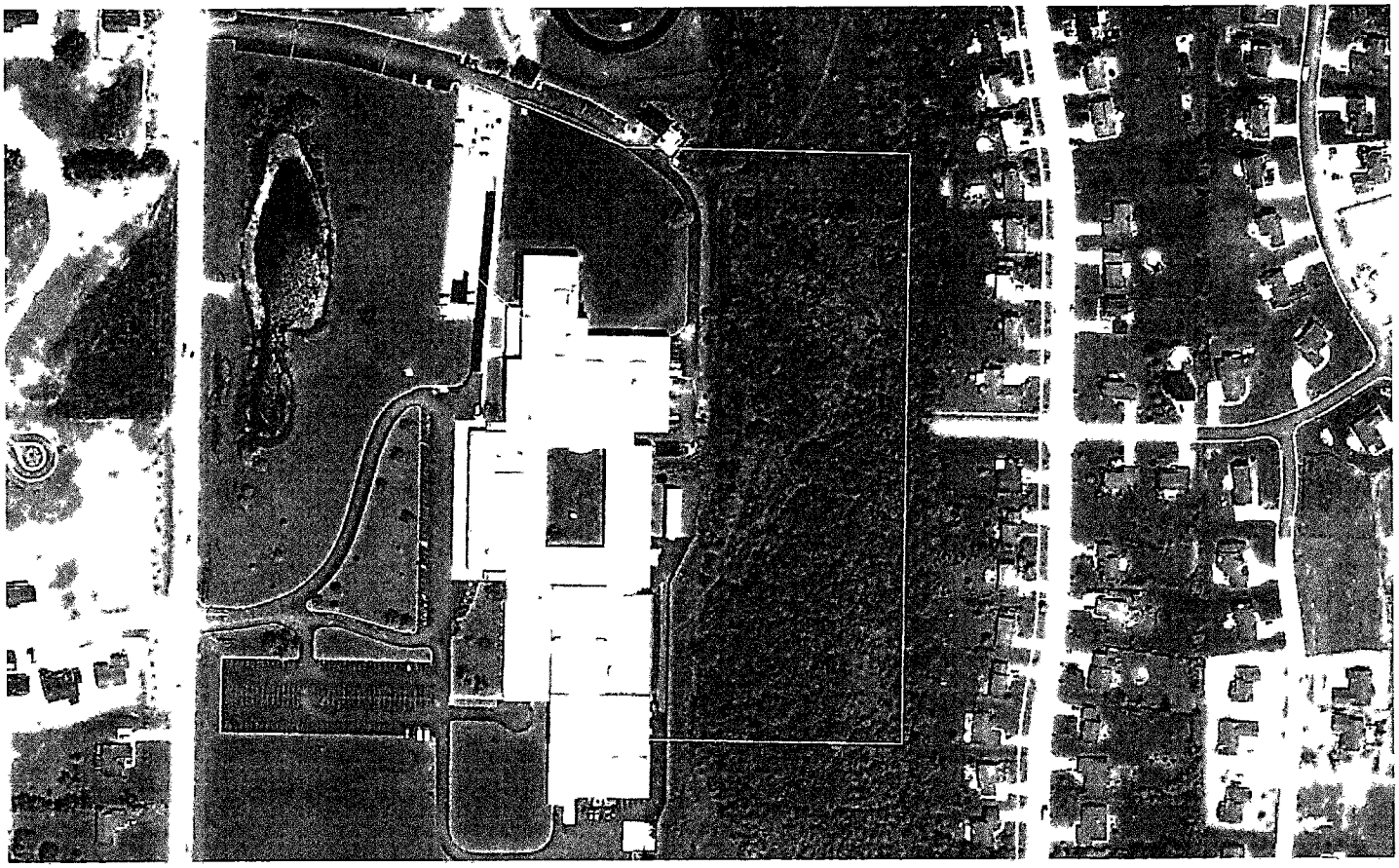


2004 Maxar Technologies



2005 Google Earth



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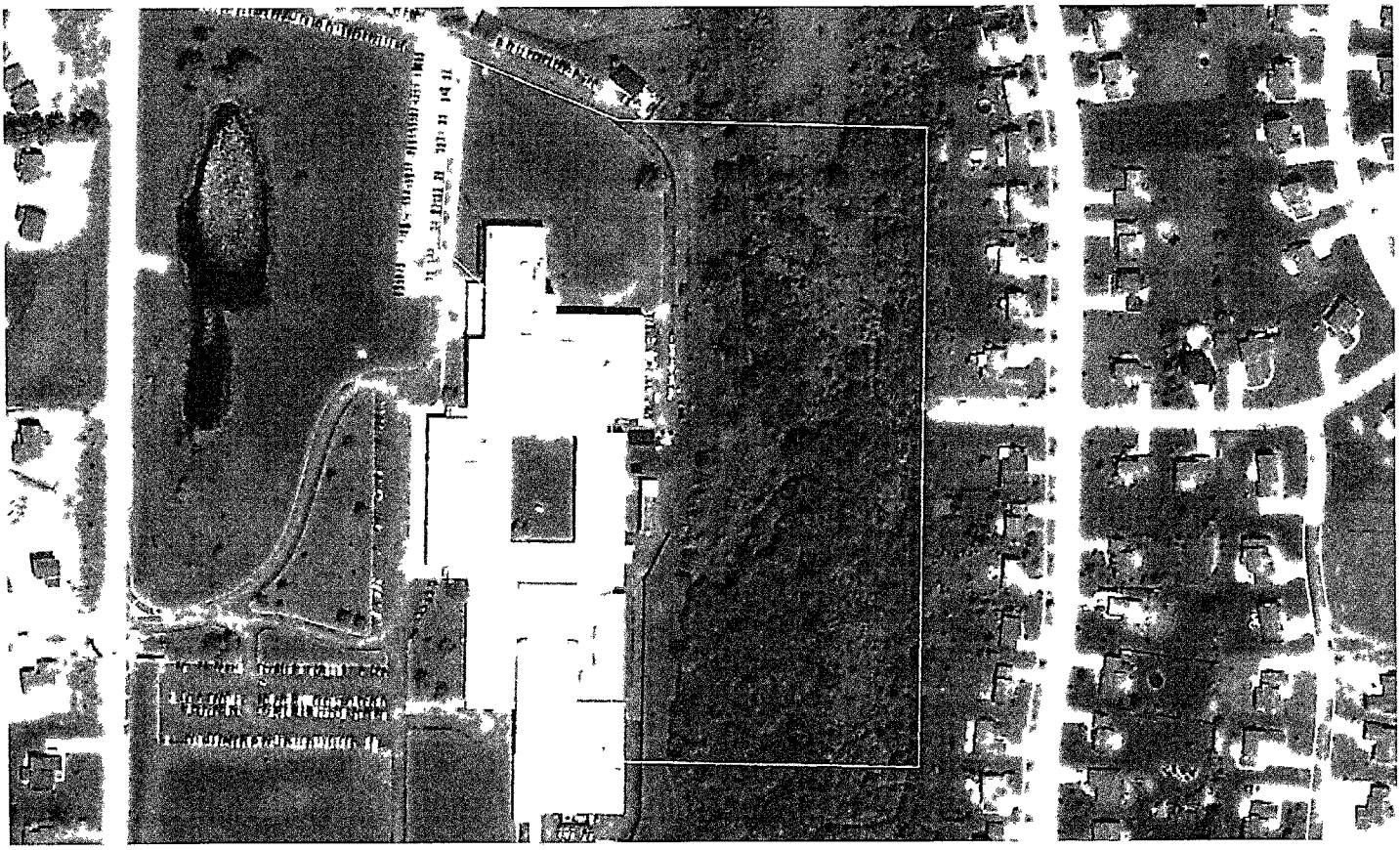

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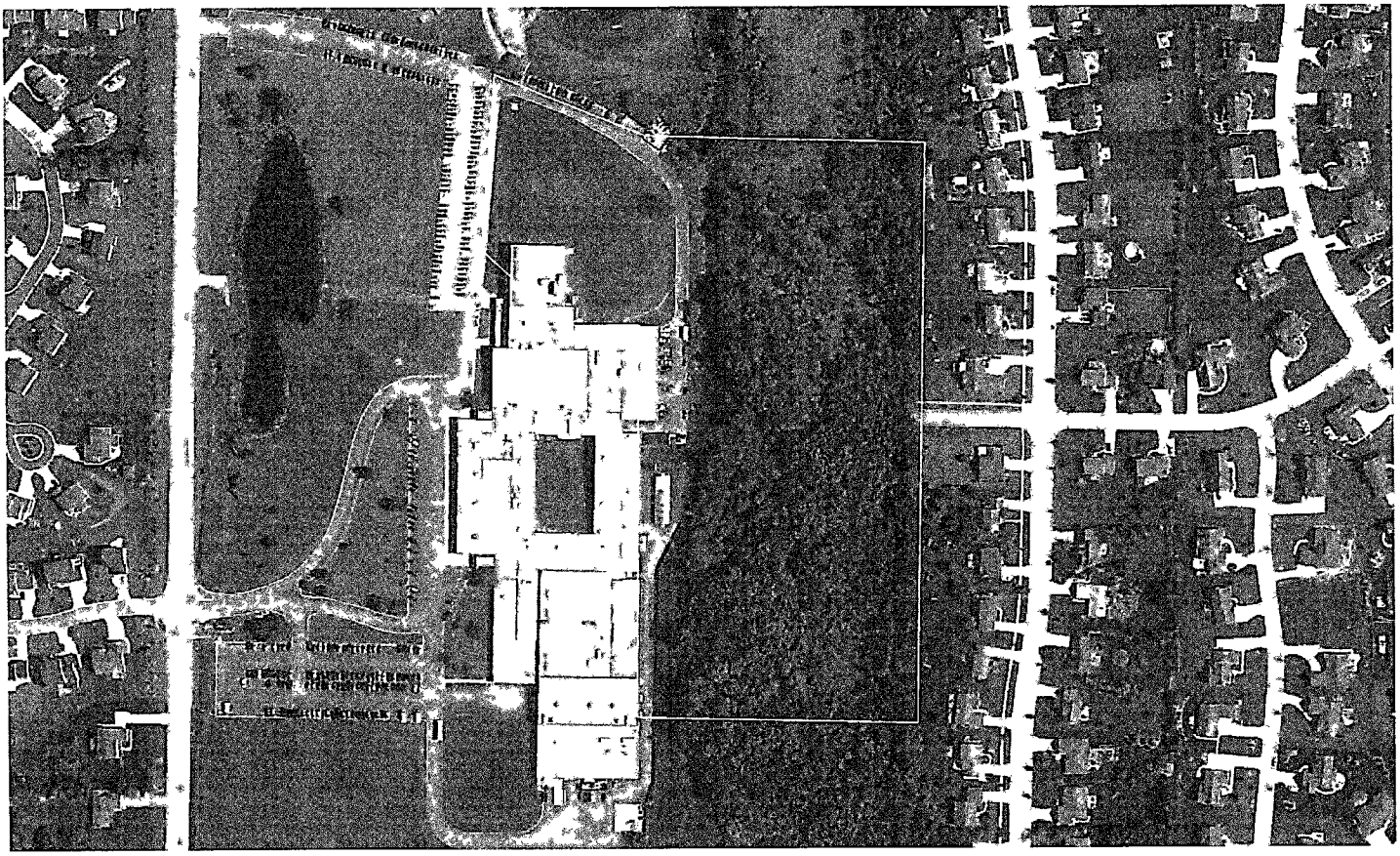

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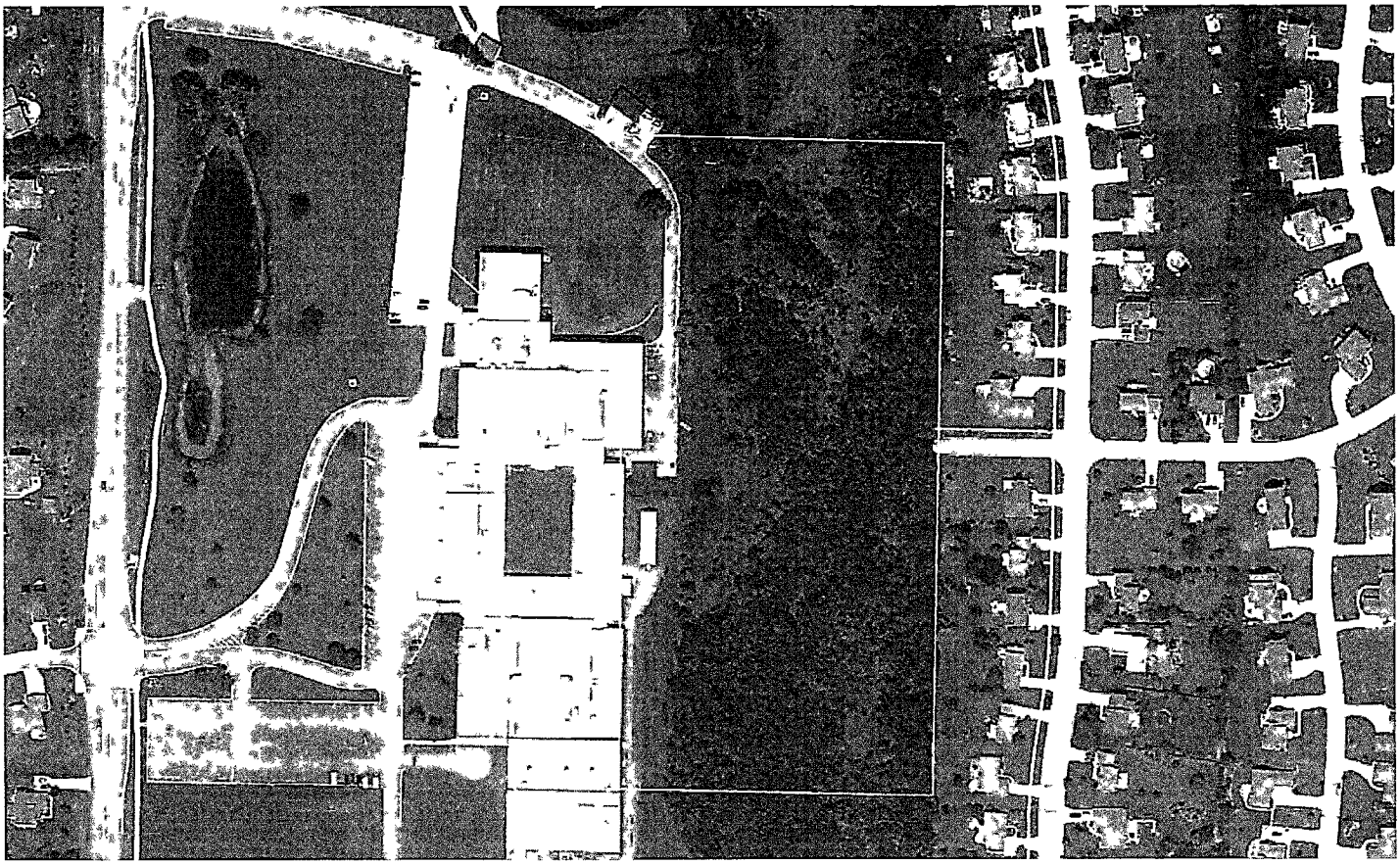

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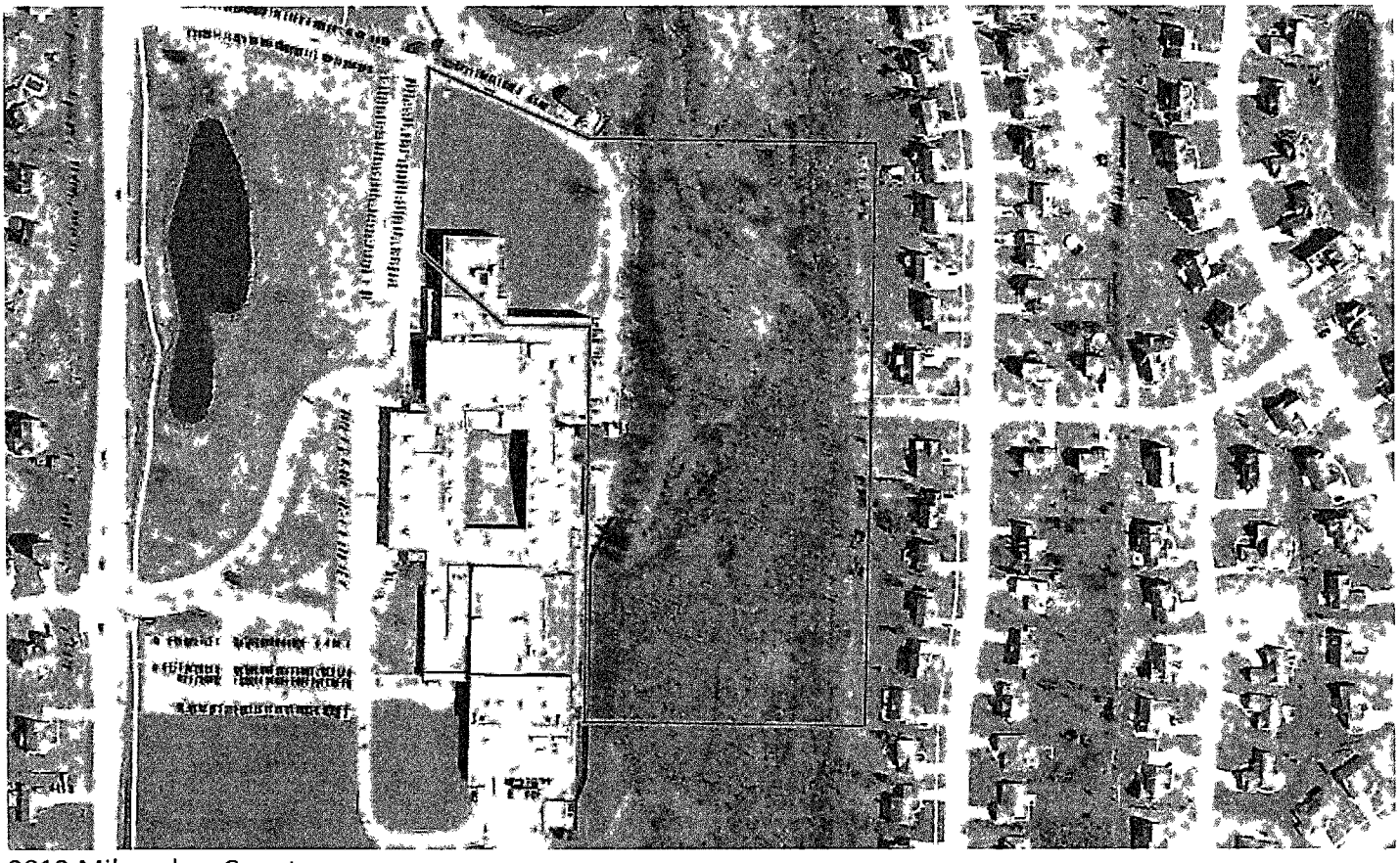
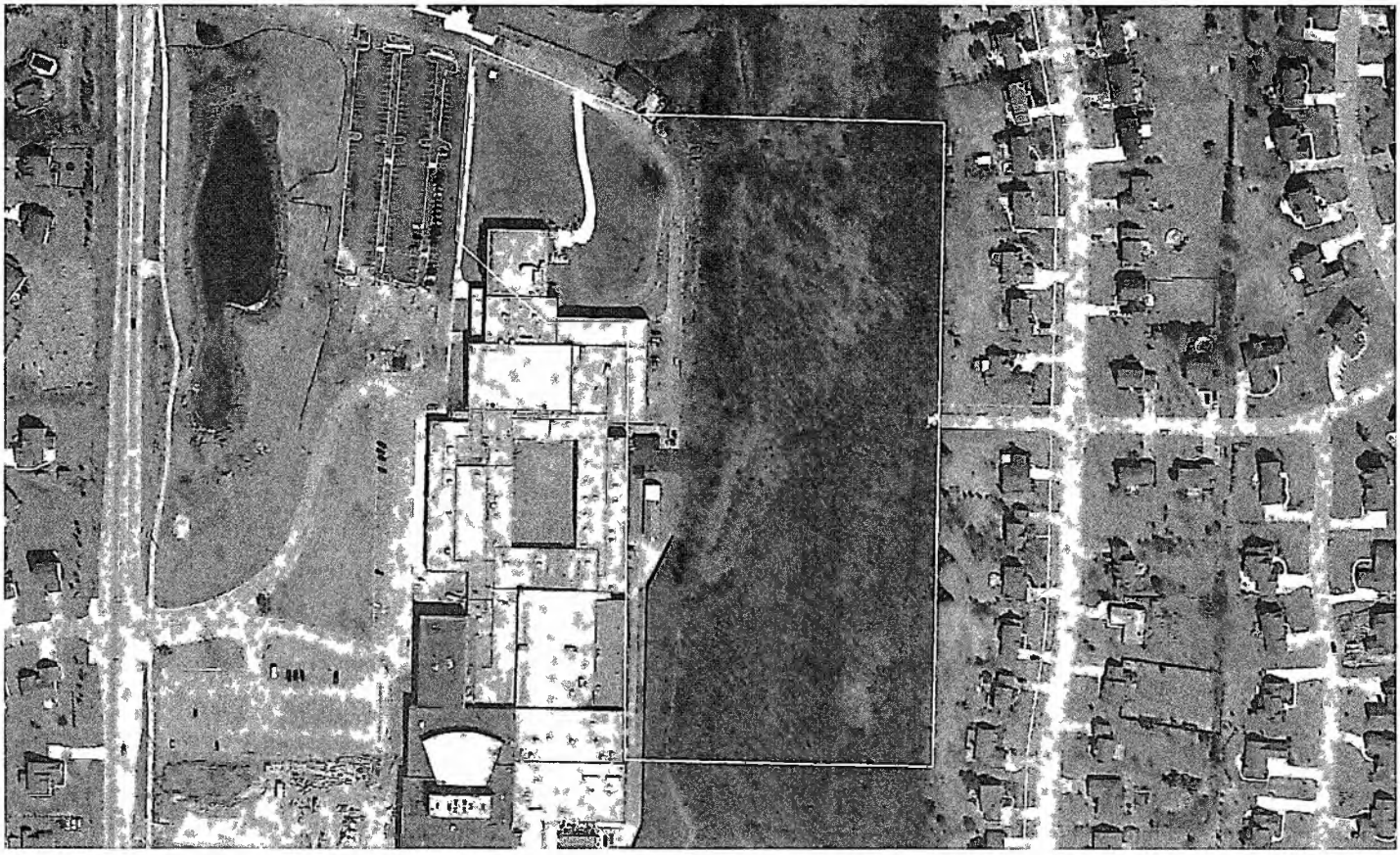


2013 Milwaukee County



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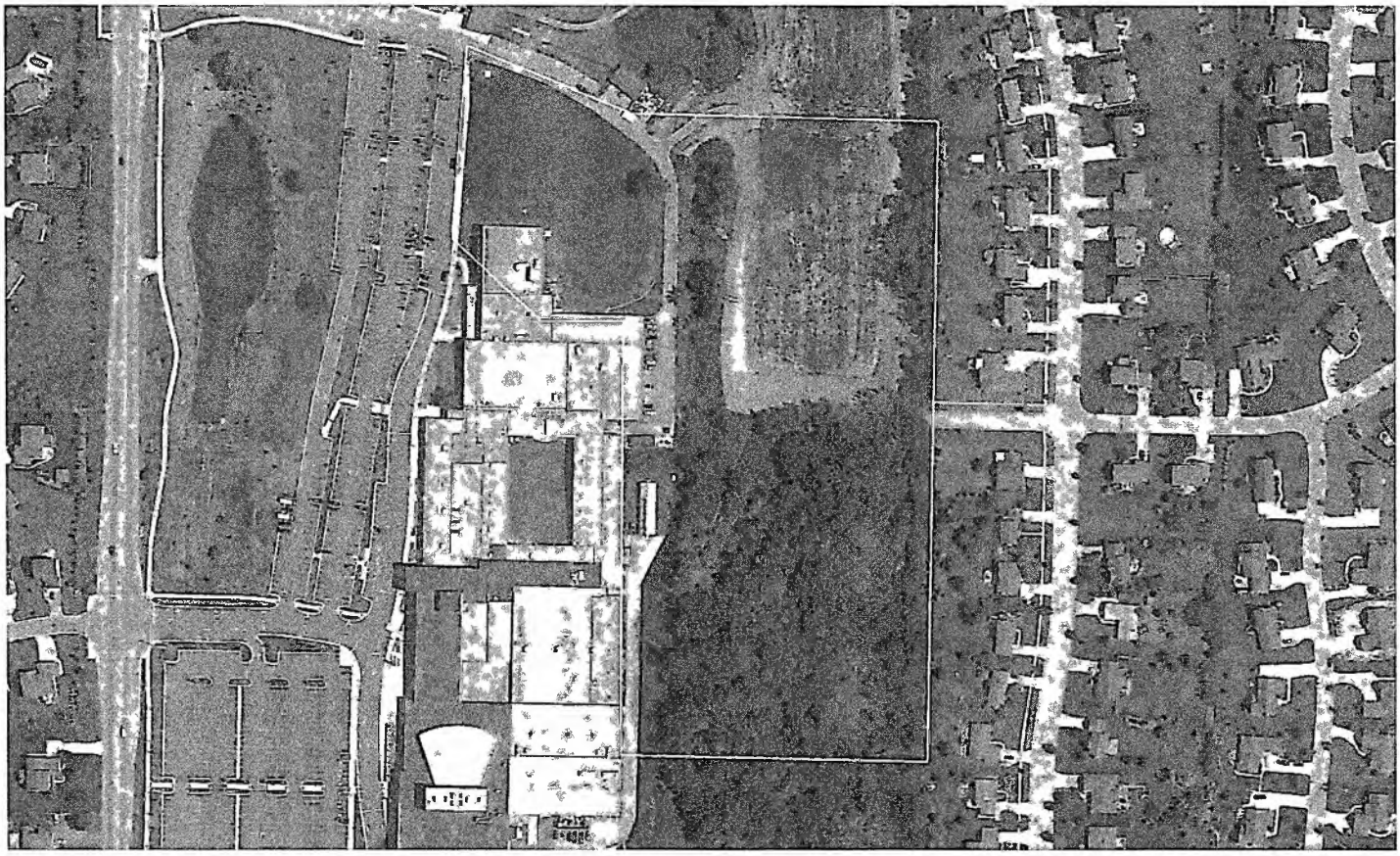

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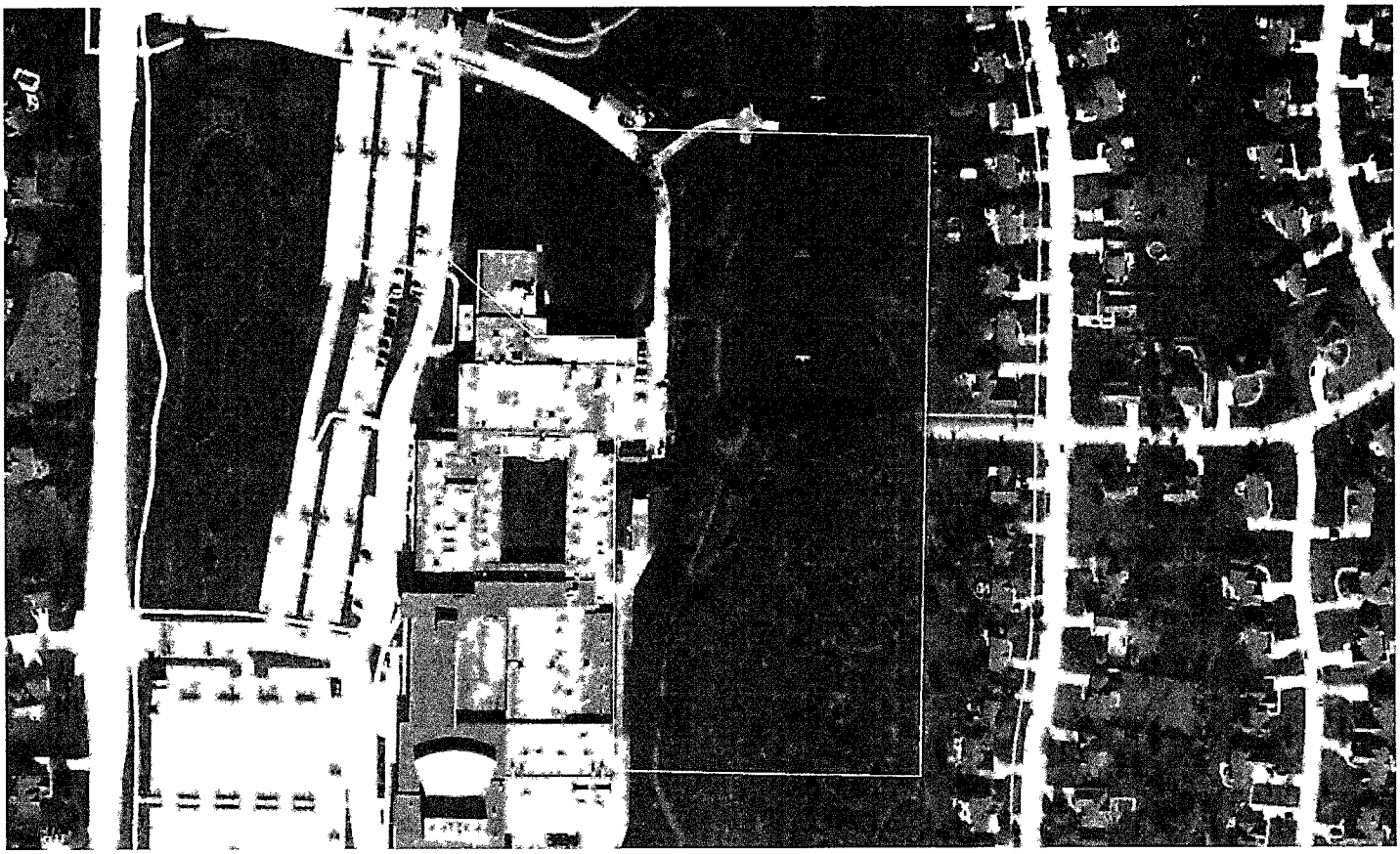

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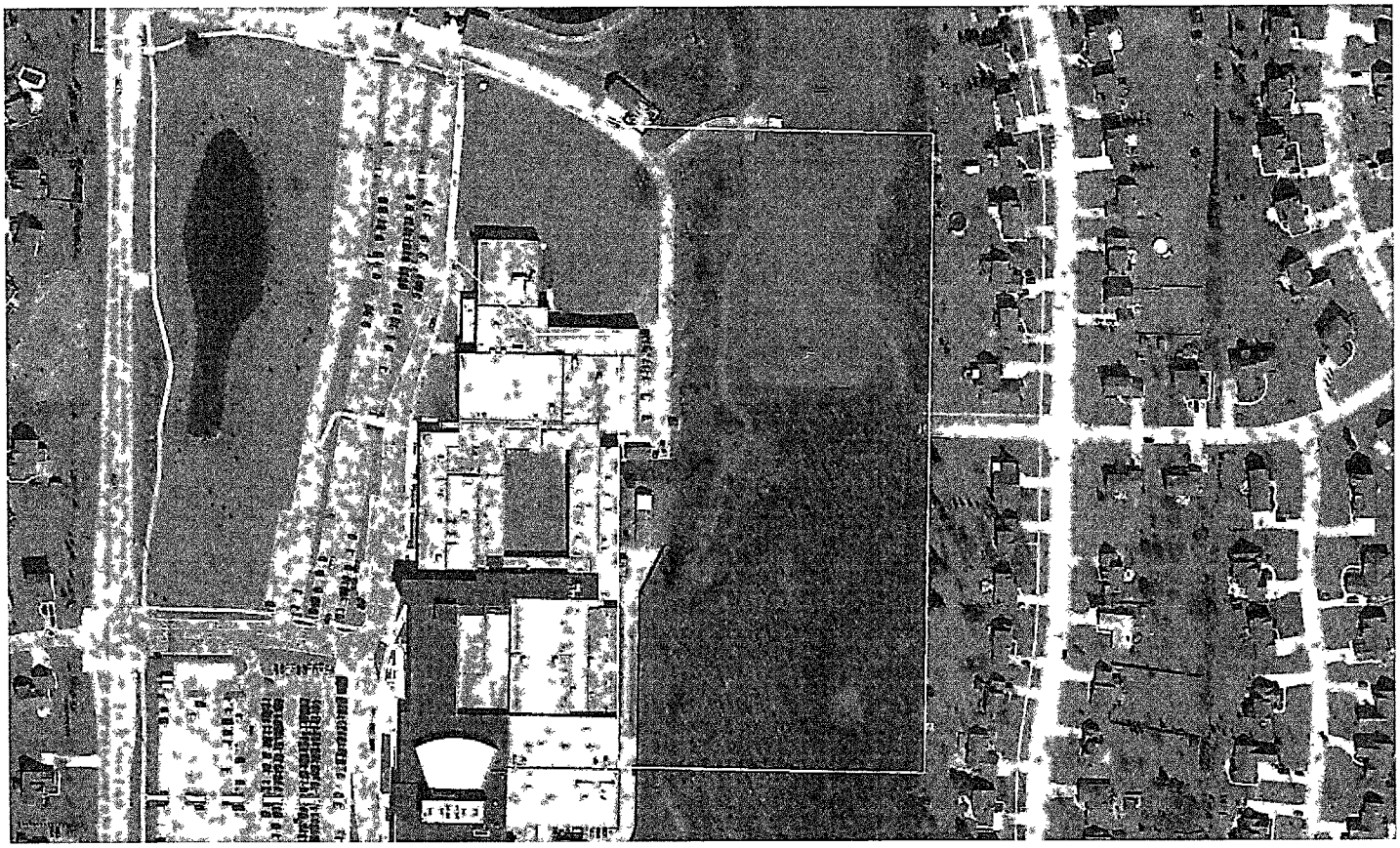
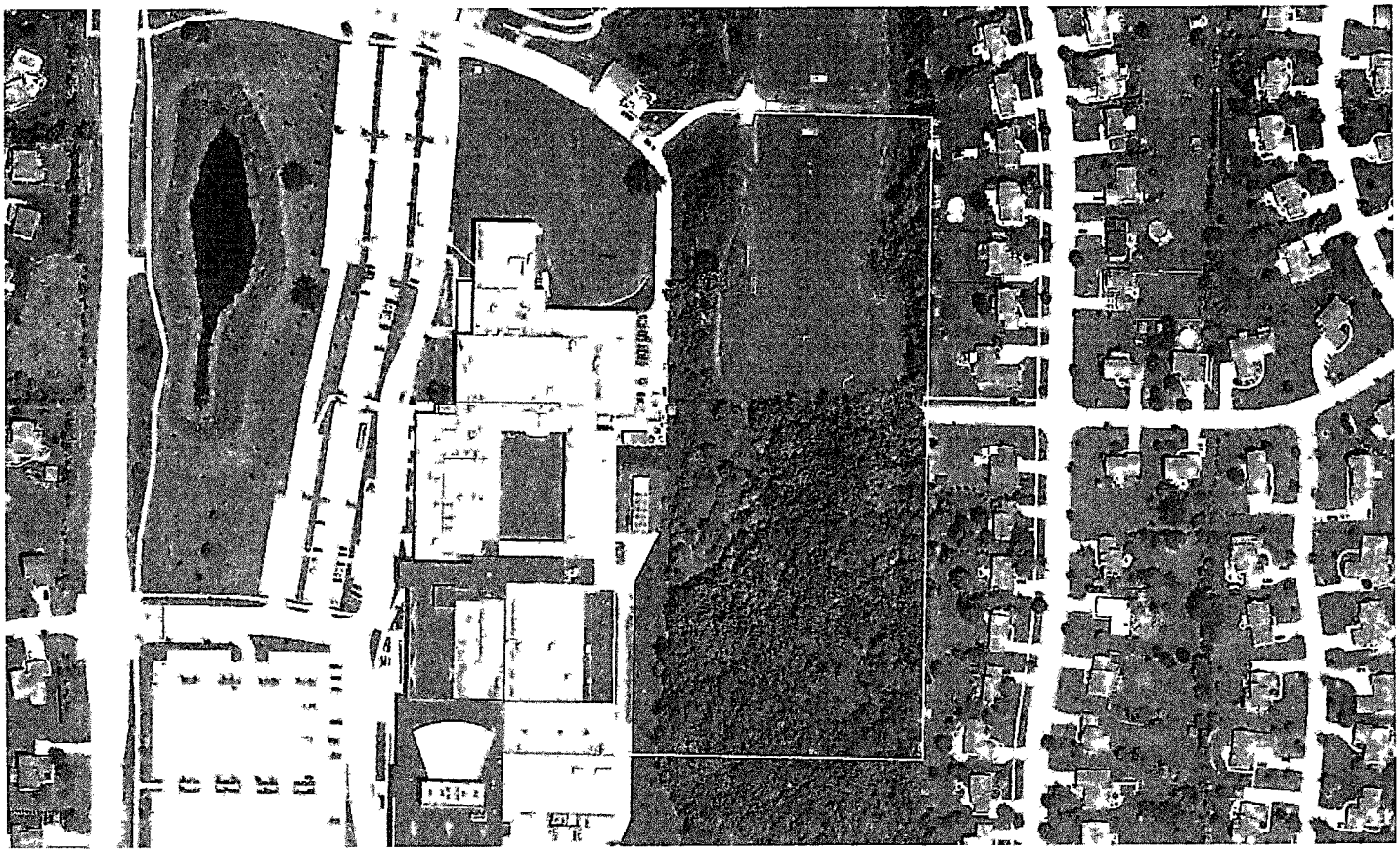
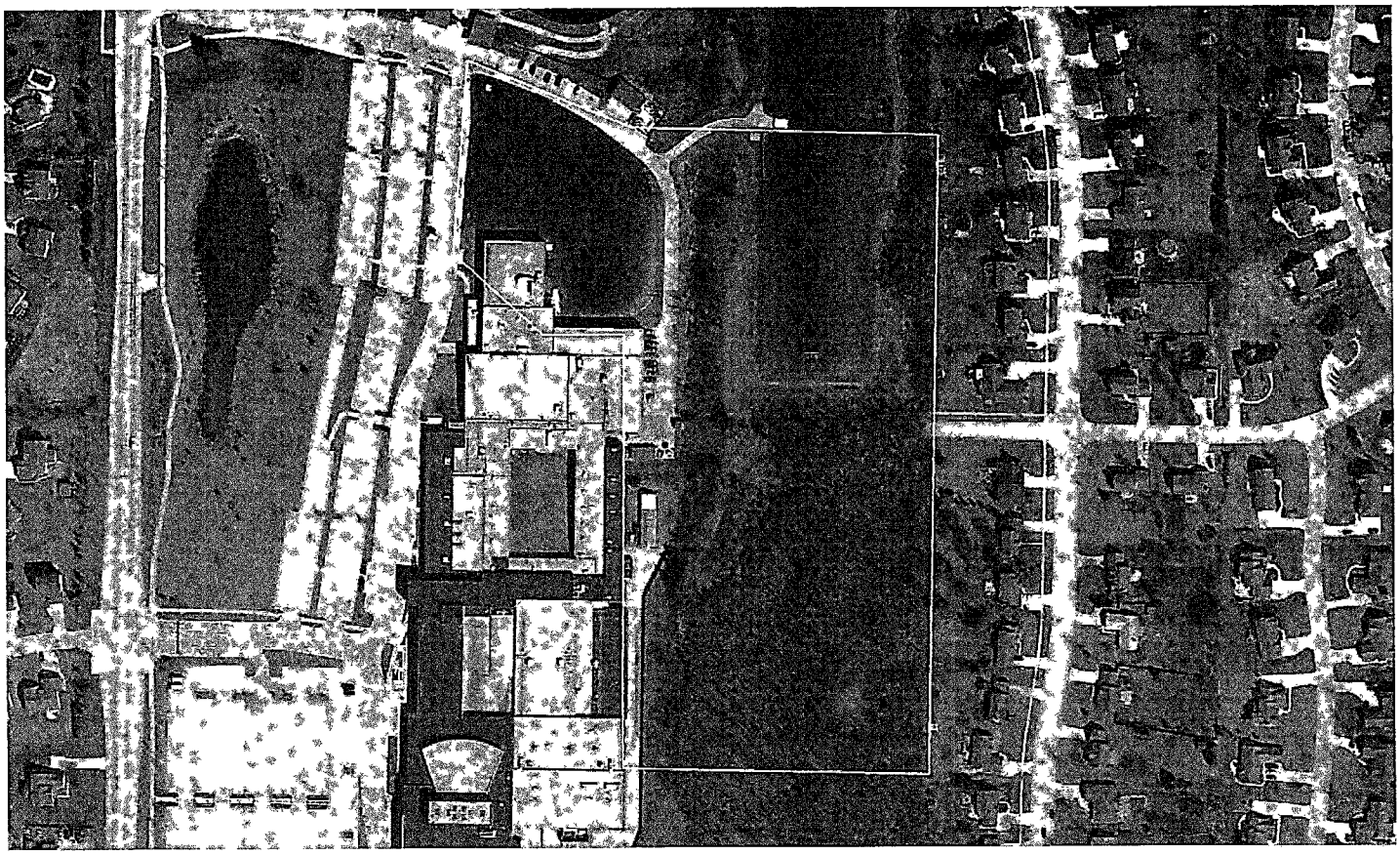


2018 Google Earth

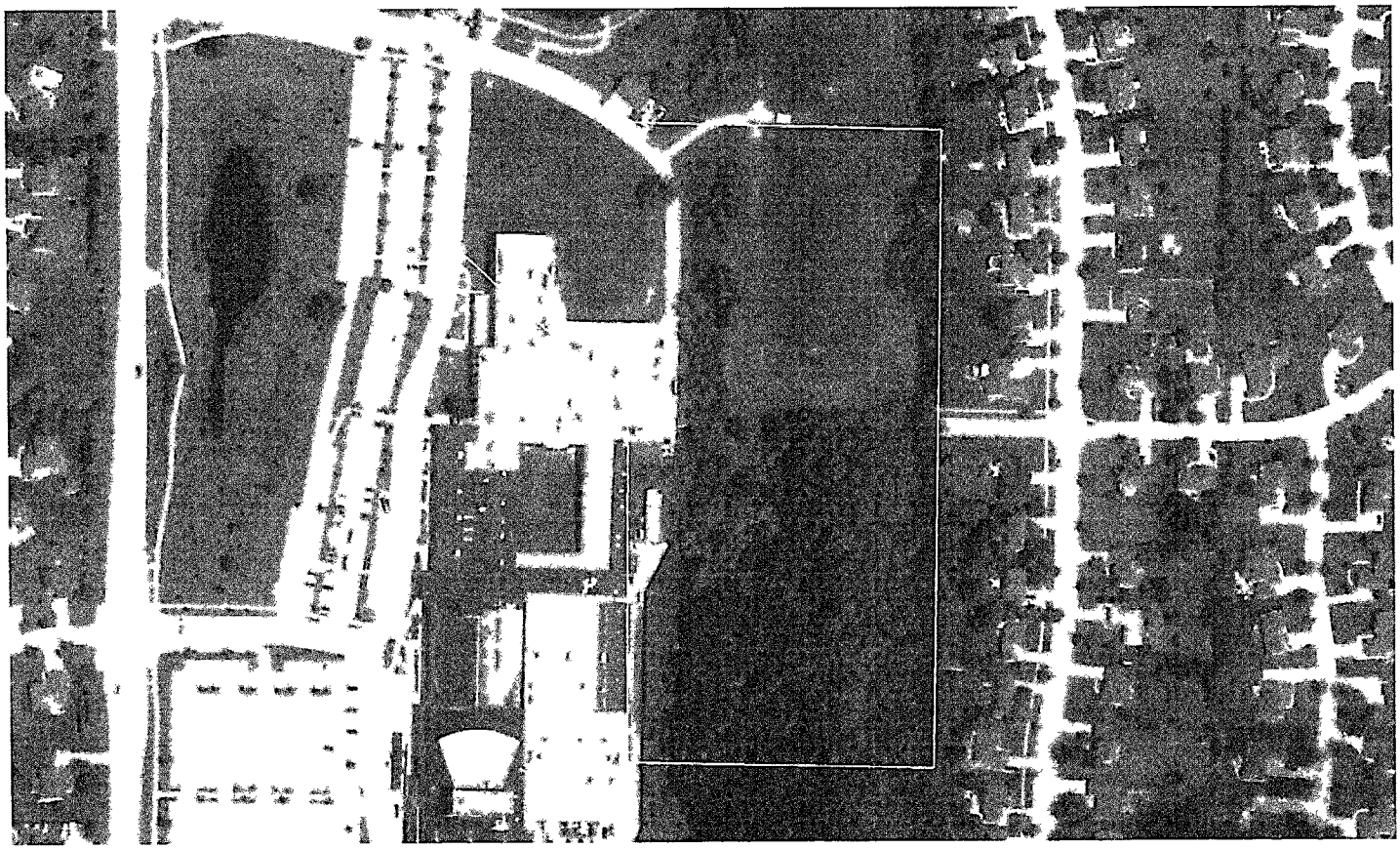


2019 Google Earth

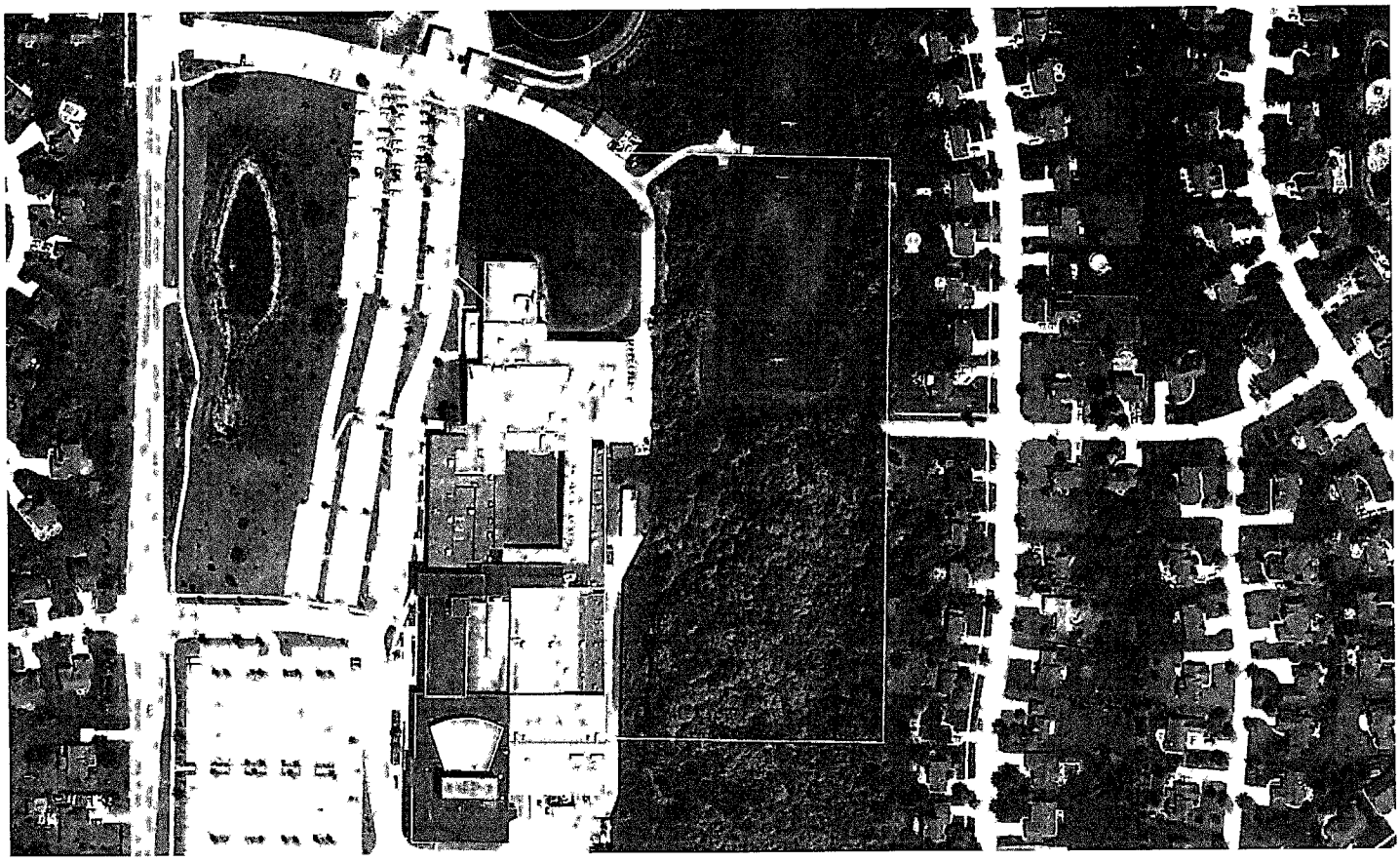
2020 Airbus



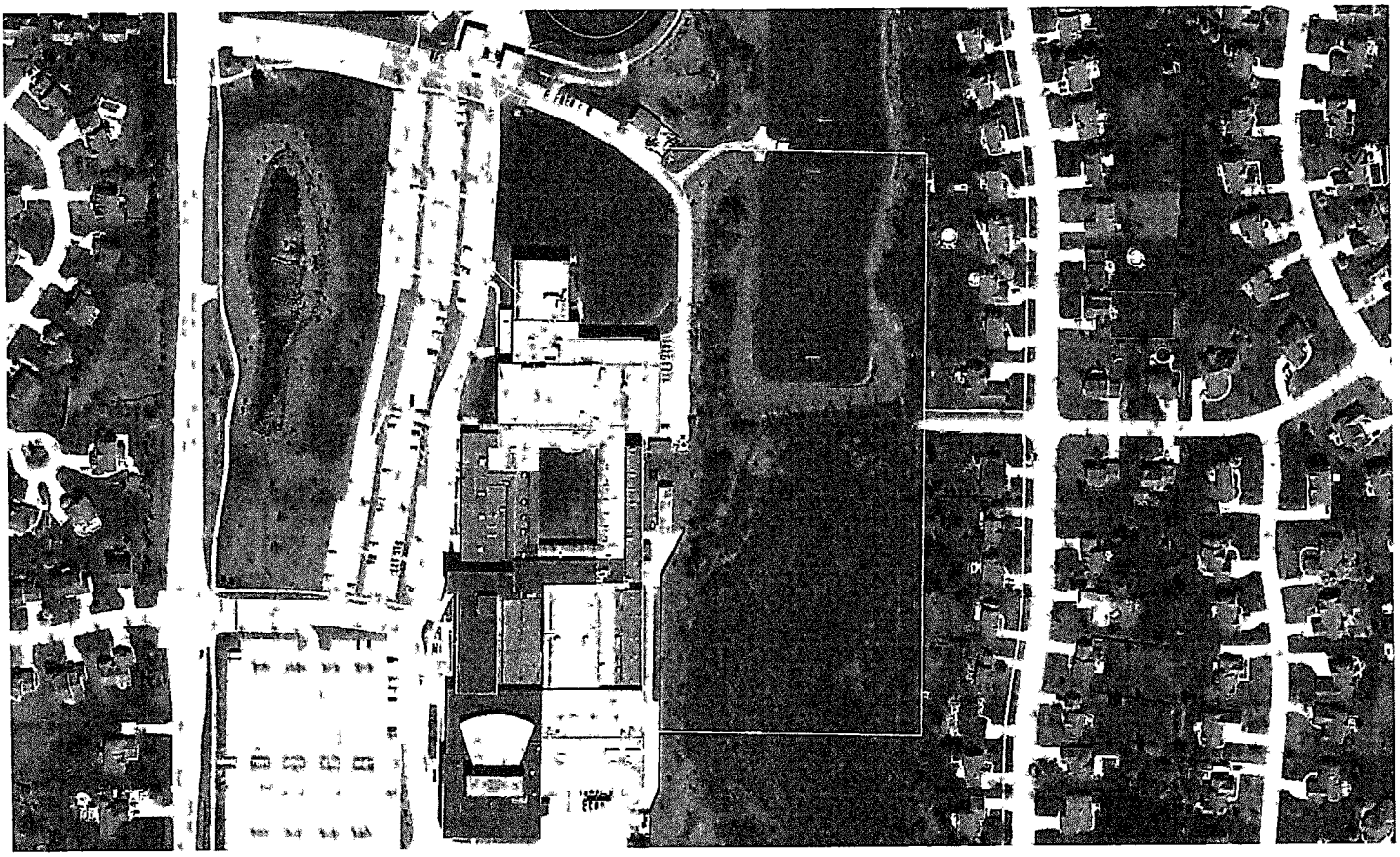
2021 Google Earth



2022 Maxar Technologies



2023 Airbus

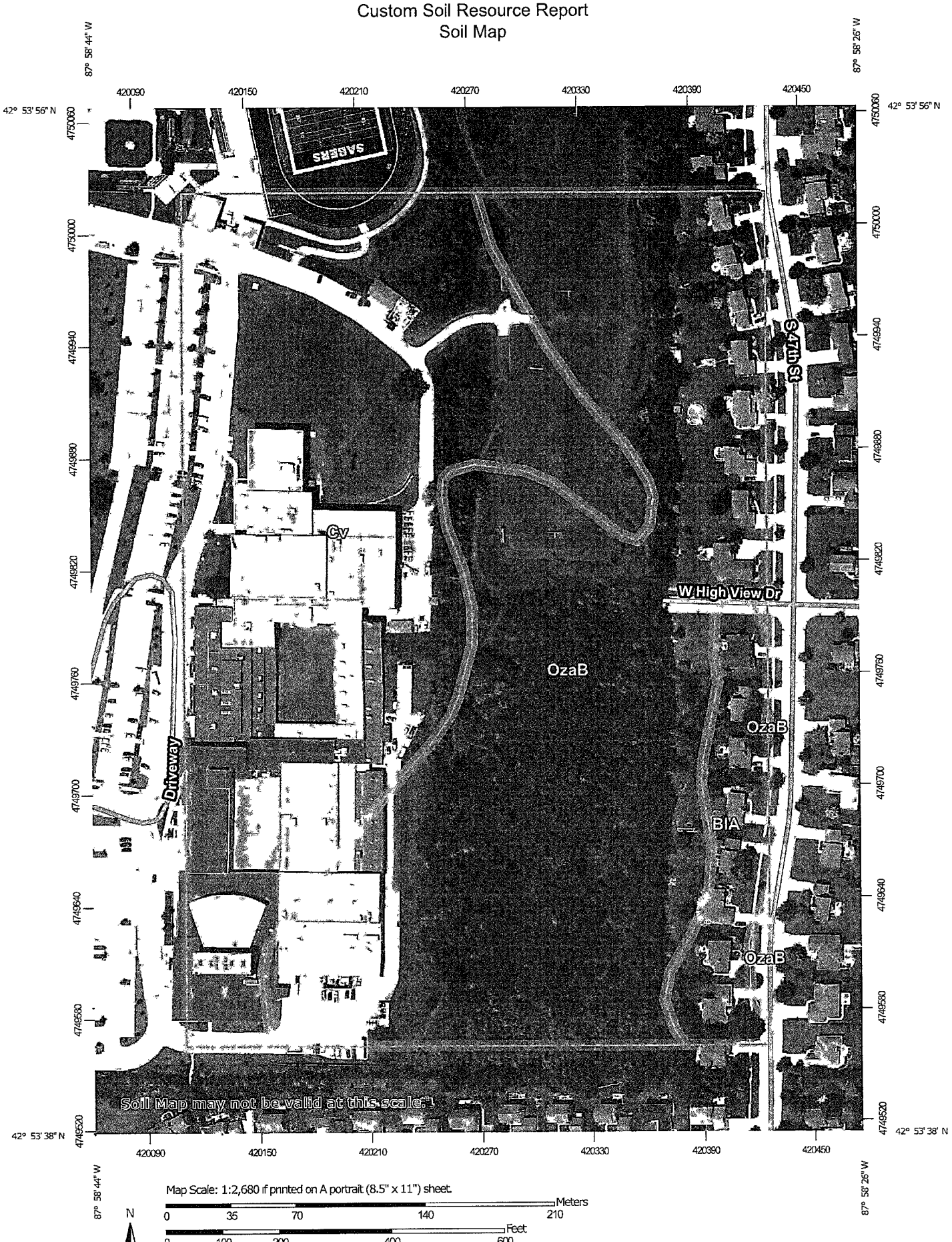


2024 Airbus

Appendix E:

NRCS County Soil Survey Report

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Aug 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BIA	Blount silt loam, 1 to 3 percent slopes	2.1	5.7%
Cv	Clayey land	15.9	44.3%
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	17.9	49.9%
Totals for Area of Interest		**35.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Milwaukee County, Wisconsin

BlA—Blount silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: g92m
Elevation: 670 to 1,100 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Blount and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blount

Setting

Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over calcareous clayey till

Typical profile

Ap,E - 0 to 8 inches: silt loam
BA,2Bt1,2BC - 8 to 34 inches: silty clay loam
2C - 34 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F110XY012IL - Moist Glacial Drift Upland Forest
Forage suitability group: Mod AWC, high water table (G095BY004WI)
Other vegetative classification: Mod AWC, high water table (G095BY004WI)
Hydric soil rating: No

Minor Components

Ashkum

Percent of map unit: 10 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Cv—Clayey land

Map Unit Setting

National map unit symbol: g936
Elevation: 670 to 1,100 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Clayey land and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Clayey Land

Setting

Parent material: Clayey mine spoil or earthy fill

Typical profile

H1 - 0 to 10 inches: clay loam

Properties and qualities

Slope: 1 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 12 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Ashkum

Percent of map unit: 10 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

OzaB—Ozaukee silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sn0b
Elevation: 640 to 890 feet
Mean annual precipitation: 31 to 40 inches
Mean annual air temperature: 46 to 51 degrees F
Frost-free period: 135 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee and similar soils: 93 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ozaukee

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over wisconsinan age silty and clayey till

Typical profile

Ap - 0 to 6 inches: silt loam
E - 6 to 8 inches: silt loam
Bt1 - 8 to 12 inches: silty clay loam
2Bt2 - 12 to 36 inches: silty clay
2BCt - 36 to 39 inches: silty clay loam
2Cd - 39 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 24 to 45 inches to densic material
Drainage class: Moderately well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F110XY012IL - Moist Glacial Drift Upland Forest
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

Minor Components

Pewamo, drained

Percent of map unit: 3 percent
Landform: Drainageways on ground moraines, depressions on ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Ashkum, drained

Percent of map unit: 3 percent
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Urban land

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (WI)

This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils. Map units are composed of one or more major soil components or soil types that generally make up 20 percent or more of the map unit and are listed in the map unit name, and they may also have one or more minor contrasting soil components that generally make up less than 20 percent of the map unit. Each major and minor map unit component that meets the hydric criteria is rated **hydric.** The map unit class ratings based on the hydric components present are: WI Hydric, WI Predominantly Hydric, WI Partially Hydric, WI Predominantly Nonhydric, and WI Nonhydric. The report also shows the total representative percentage of each map unit that the hydric components comprise.

"WI Hydric" means that all major and minor components listed for a given map unit are rated as being hydric. *"WI Predominantly Hydric"* means that all major components listed for a given map unit are rated as hydric, and at least one contrasting minor component is not rated hydric.*"WI Partially Hydric"* means that at least one major component listed for a given map unit is rated as hydric, and at

least one other major component is not rated hydric. *"WI Predominantly Nonhydric"* means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric. *"WI Nonhydric"* means no major or minor components for the map unit are rated hydric. The assumption is that the map unit is nonhydric even if none of the components within the map unit have been rated.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

If soils are wet enough for a long enough period of time to be considered hydric, they typically exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010).

The NTCHS has developed criteria to identify those soil properties unique to hydric soils (Federal Register, 2012). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria use selected soil properties that are described in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010), "Soil Taxonomy" (Soil Survey Staff, 1999), "Keys to Soil Taxonomy" (Soil Survey Staff, 2010), and the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

The criteria for hydric soils are represented by codes, for example, 2 or 3. Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. February, 28, 2012. Hydric soils of the United States.
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Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)–Milwaukee County, Wisconsin				
Map Unit Symbol	**Map Unit Name**	**Hydric Percent of Map Unit**	**Hydric Category**	**Landform Hydric Minor Components**
BIA	Blount silt loam, 1 to 3 percent slopes	10	WI Predominantly Nonhydric	Depressions
Cv	Clayey land	10	WI Predominantly Nonhydric	Depressions
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	6	WI Predominantly Nonhydric	Ground moraines

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register,

2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

Hydric Soil List - All Components–WI079-Milwaukee County, Wisconsin					
Map symbol and map unit name	**Component/Local Phase**	**Comp. pct.**	**Landform**	**Hydric status**	**Hydric criteria met (code)**
BlA: Blount silt loam, 1 to 3 percent slopes	Blount	90	Moraines	No	—
	Ashkum	10	Depressions	Yes	2,3
Cv: Clayey land	Clayey land	90	—	No	—
	Ashkum	10	Depressions	Yes	2
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	2
	Ashkum-Drained	0-7	Ground moraines,end moraines	Yes	2
	Urban land	0-5	Ground moraines	No	—

Hydric Soils

This table lists the map unit components that are rated as hydric soils in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are

either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:
Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
Federal Register. September 18, 2002. Hydric soils of the United States.
Federal Register. July 13, 1994. Changes in hydric soils of the United States.
Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
National Research Council. 1995. Wetlands: Characteristics and boundaries.
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

Report—Hydric Soils

Hydric Soils–Milwaukee County, Wisconsin				
Map symbol and map unit name	**Component**	**Percent of map unit**	**Landform**	**Hydric criteria**
BlA—Blount silt loam, 1 to 3 percent slopes				
	Ashkum	10	Depressions	2, 3
Cv—Clayey land				
	Ashkum	10	Depressions	2
OzaB—Ozaukee silt loam, 2 to 6 percent slopes				
	Pewamo, drained	3	Drainageways on ground moraines, depressions on ground moraines	2
	Ashkum, drained	3	Ground moraines, end moraines	2

Taxonomic Classification of the Soils

The system of soil classification used by the National Cooperative Soil Survey has six categories (Soil Survey Staff, 1999 and 2003). Beginning with the broadest, these categories are the order, suborder, great group, subgroup, family, and series. Classification is based on soil properties observed in the field or inferred from those

observations or from laboratory measurements. This table shows the classification of the soils in the survey area. The categories are defined in the following paragraphs.

ORDER. Twelve soil orders are recognized. The differences among orders reflect the dominant soil-forming processes and the degree of soil formation. Each order is identified by a word ending in *sol*. An example is Alfisols.

SUBORDER. Each order is divided into suborders primarily on the basis of properties that influence soil genesis and are important to plant growth or properties that reflect the most important variables within the orders. The last syllable in the name of a suborder indicates the order. An example is Udalfs (*Ud*, meaning humid, plus *alfs*, from Alfisols).

GREAT GROUP. Each suborder is divided into great groups on the basis of close similarities in kind, arrangement, and degree of development of pedogenic horizons; soil moisture and temperature regimes; type of saturation; and base status. Each great group is identified by the name of a suborder and by a prefix that indicates a property of the soil. An example is Hapludalfs (*Hapl*, meaning minimal horizonation, plus *udalfs*, the suborder of the Alfisols that has a udic moisture regime).

SUBGROUP. Each great group has a typic subgroup. Other subgroups are intergrades or extragrades. The typic subgroup is the central concept of the great group; it is not necessarily the most extensive. Intergrades are transitions to other orders, suborders, or great groups. Extragrades have some properties that are not representative of the great group but do not indicate transitions to any other taxonomic class. Each subgroup is identified by one or more adjectives preceding the name of the great group. The adjective *Typic* identifies the subgroup that typifies the great group. An example is Typic Hapludalfs.

FAMILY. Families are established within a subgroup on the basis of physical and chemical properties and other characteristics that affect management. Generally, the properties are those of horizons below plow depth where there is much biological activity. Among the properties and characteristics considered are particle-size class, mineralogy class, cation-exchange activity class, soil temperature regime, soil depth, and reaction class. A family name consists of the name of a subgroup preceded by terms that indicate soil properties. An example is fine-loamy, mixed, active, mesic Typic Hapludalfs.

SERIES. The series consists of soils within a family that have horizons similar in color, texture, structure, reaction, consistence, mineral and chemical composition, and arrangement in the profile.

References:

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. (The soils in a given survey area may have been classified according to earlier editions of this publication.)

Report—Taxonomic Classification of the Soils

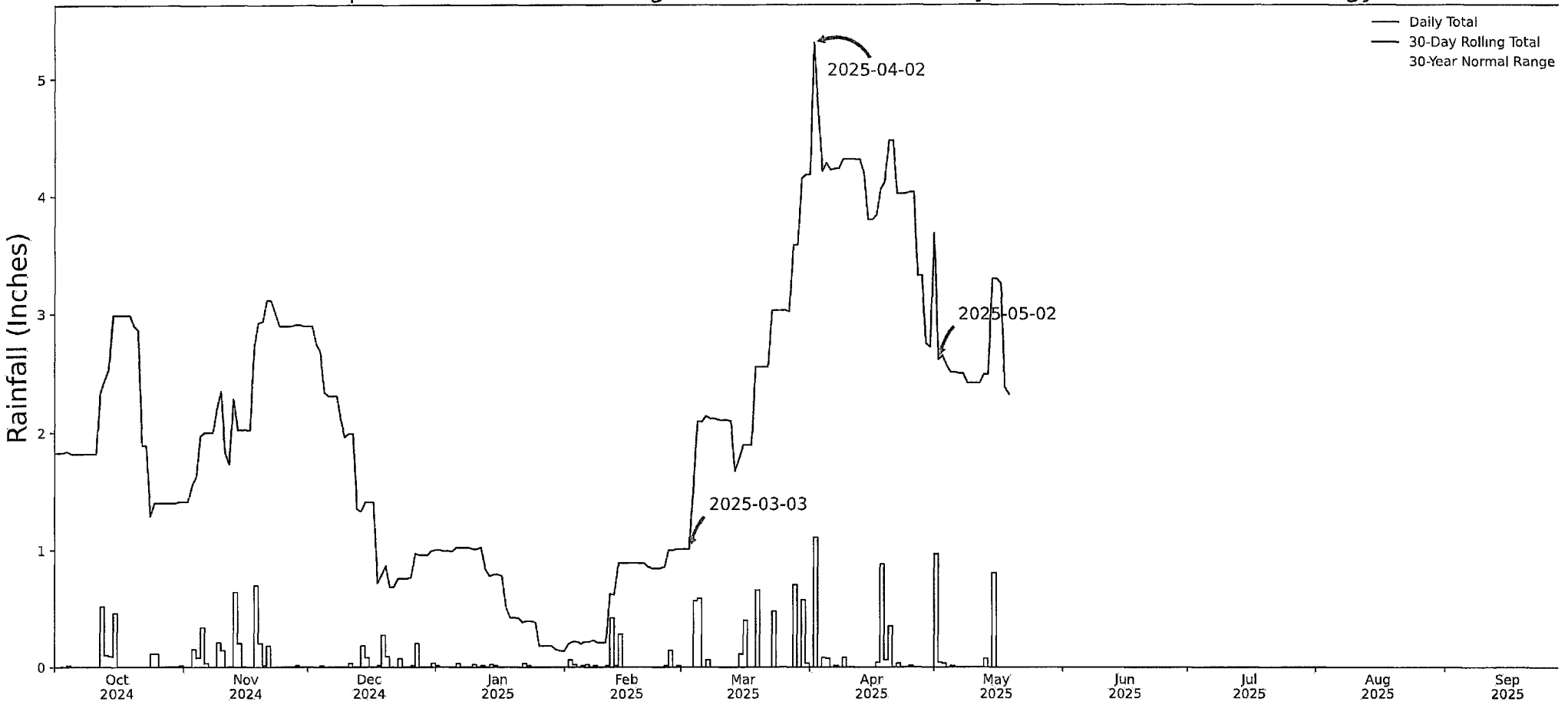
[An asterisk by the soil name indicates a taxadjunct to the series]

Taxonomic Classification of the Soils–Milwaukee County, Wisconsin	
Soil name	**Family or higher taxonomic classification**
Ashkum	
Ashkum	Fine, mixed, superactive, mesic Typic Endoaquolls
Ashkum	Mesic
Blount	Fine, illitic, mesic Aeric Epiaqualfs
Clayey land	Mixed
Ozaukee	Fine, illitic, mesic Oxyaquic Hapludalfs
Pewamo	Fine, mixed, active, mesic Typic Argiaquolls
Urban land	

Appendix F:

Precipitation Information

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



Coordinates	42.89589, -87.9761
Observation Date	2025-05-02
Elevation (ft)	771 457
Drought Index (PDSI)	Mild drought (2025-04)
WebWIMP H_2O Balance	Wet Season

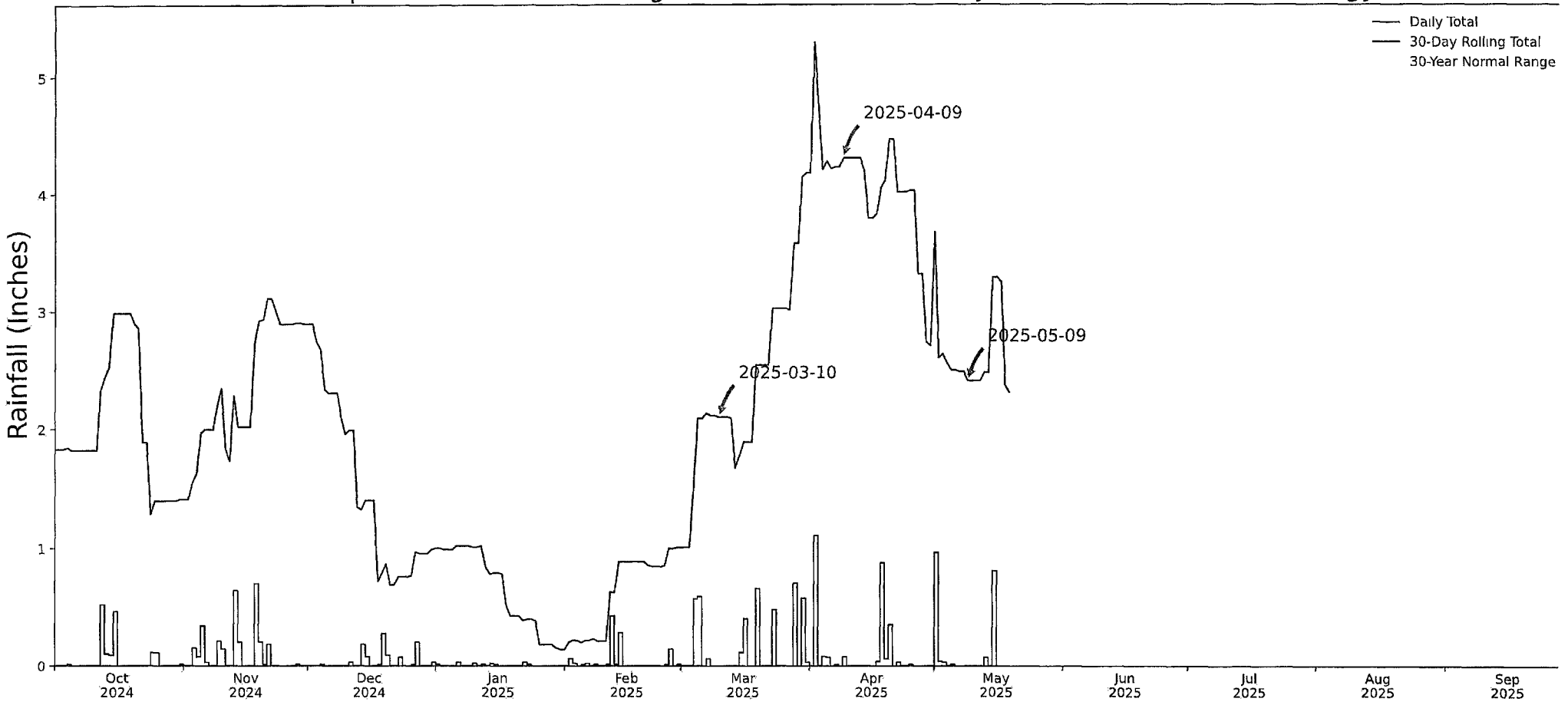
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-05-02	2.928347	4.341339	2 622047	Dry	1	3	3
2025-04-02	1 146063	3 120473	5.30315	Wet	3	2	6
2025-03-03	1 030315	2.429921	1 011811	Dry	1	1	1
Result							Normal Conditions - 10

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

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

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87 9044	666.995	5 462	104.462	3.029	11353	90

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



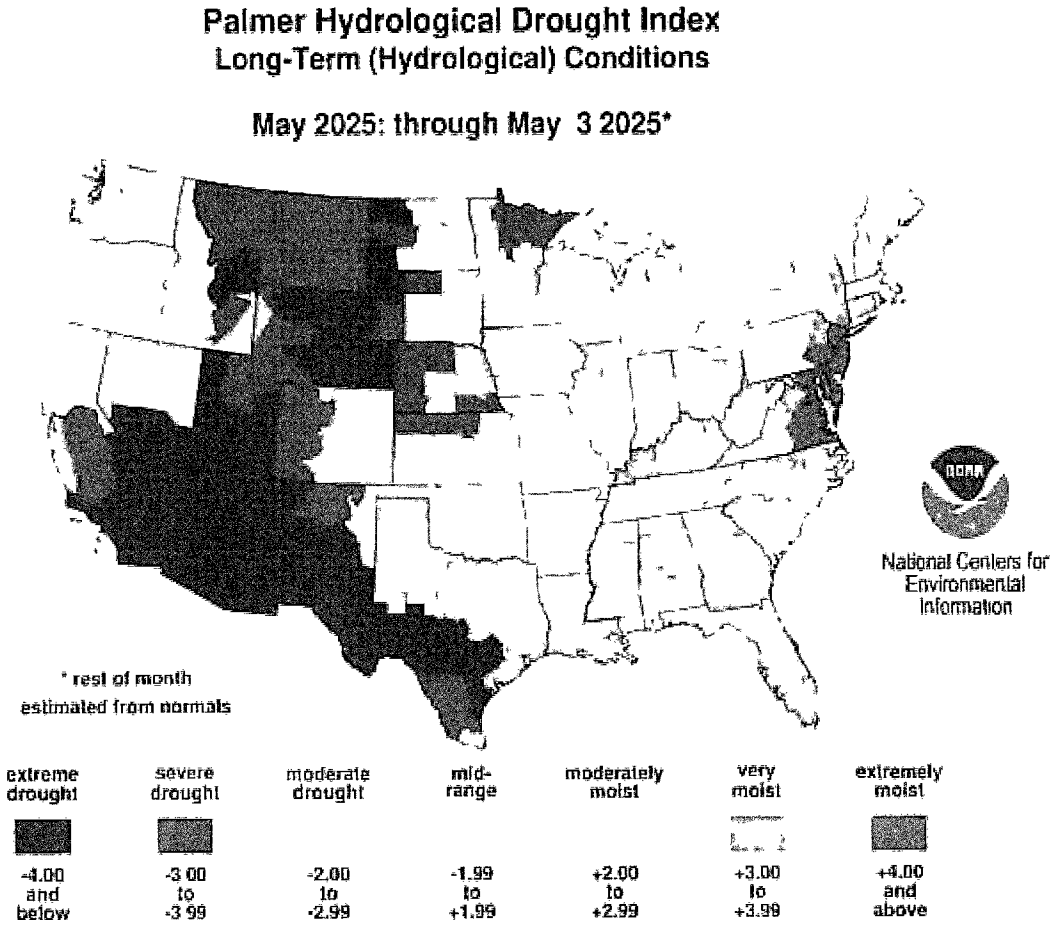
Coordinates	42.89589, -87 9761
Observation Date	2025-05-09
Elevation (ft)	771 457
Drought Index (PDSI)	Mild drought (2025-04)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-05-09	2.537402	4.487008	2 425197	Dry	1	3	3
2025-04-09	1.715354	3 153543	4 322835	Wet	3	2	6
2025-03-10	1 64252	2 483465	2 110236	Normal	2	1	2
Result							Normal Conditions - 11

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

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

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MILWAUKEE MITCHELL AP	42.955, -87 9044	666.995	5 462	104.462	3.028	11353	90



Sources: National Oceanic & Atmospheric Administration, Palmer Hydrological Drought Index

Appendix G:

Wetland Determination 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-COR

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T1A
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Closed Depression Local relief (concave, convex, none): Concave
Slope (%): 0-1 Lat: 42.8947139 Long: -87.975435 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam, 2-6% slopes NWI classification: None, WWI-forested
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a buckthorn thicket with dead ash.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Rhamnus cathartica	5	✔	FAC
2.			
3.			
4.			
5.			
	5	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	60	✔	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size 5 ft r)			
1. Carex stricta	3		OBL
2			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	3	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
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: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of		Multiply by.	
OBL species	3	x 1 =	3
FACW species	0	x 2 =	0
FAC species	65	x 3 =	195
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals	68 (A)		198 (B)

Prevalence Index = B/A = 2.91

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point: T1A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 12	7.5YR 3/2	93	7.5YR 4/4	7	C	M	Silty Clay Loam	
12 - 24	7.5YR 3/3	70	7.5YR 4/6	30	C	M		
-								
-								
-								
-								

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks.

Hydric soil indicators F6 and F8 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches). 1-4
Water Table Present?	Yes ✔	No ___	Depth (inches). 9
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches): 0-9

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with four primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point T1A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	5	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	60	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	3	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T1B
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 1-2 Lat: 42.8944842 Long: -87.9754088 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a woodland. The wetland boundary was marked near the toe slope of the depression.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	70	✔	FACU
2. Rhamnus cathartica	25	✔	FAC
3. Carya ovata	2		FACU
4.			
5.			
	97	=Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	80	✔	FAC
2.			
3.			
4.			
5.			
	80	=Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Rhamnus cathartica	2		FAC
2. Prunus virginiana	1		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	3	=Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
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: 66.66 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	107	x 3 =	321
FACU species	73	x 4 =	292
UPL species	0	x 5 =	0
Column Totals	180 (A)		613 (B)

Prevalence Index = B/A = 3.40

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
One hydrophytic vegetation indicator present.

SOIL

Sampling Point: T1B

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 3/2	100					Silty Clay Loam	
6 - 8	7.5YR 3/2	95					Silty Clay Loam	
6 - 8	10YR 3/4	5					Silty Clay	subsoil mixed in
8 - 24	10YR 3/4	95	7.5YR 4/6	5	C	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ____ No ✓

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

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

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

Wetland Hydrology Present? Yes ____ No ✓

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T1B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	97	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	80	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	3	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

One hydrophytic vegetation indicator present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T1C
Investigator(s) Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Convex
Slope (%): 1-2 Lat: 42.8950547 Long: -87.9757862 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification. None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is within a basswood forest with some tree fall depressions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	30	✔	FACU
2. Carya ovata	5		FACU
3. Rhamnus cathartica	5		FAC
4. Ulmus americana	3		FACW
5.			
	43	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	30	✔	FAC
2. Tilia americana	10	✔	FACU
3. Lonicera X bella	5		FACU
4.			
5.			
	45	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1 Fragaria virginiana	5	✔	FACU
2. Rhamnus cathartica	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
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: 5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 40.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by	
OBL species	0	x 1 =	0
FACW species	3	x 2 =	6
FAC species	40	x 3 =	120
FACU species	55	x 4 =	220
UPL species	0	x 5 =	0
Column Totals	98 (A)		346 (B)

Prevalence Index = B/A = 3.53

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

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

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point: T1C

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	7.5YR 3/2	100					Silty Clay Loam	
8 - 24	10YR 3/4	95	7.5YR 4/6	5	C	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✔

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ✔	No ___	Depth (inches) 10
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches): 8

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with two primary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T1C

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	43	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	45	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	10	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T2A
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Closed Depression Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat: 42.8958842 Long: -87.9760962 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None, WWI-forested
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a small depression in a basswood forest with a running trail through the side of the wetland. Wetland boundary marked near the toeslope of the depression.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	10	✔	FACU
2. Ulmus americana	2		FACW
3.			
4.			
5.			
	12	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Cornus amomum	10	✔	FACW
2. Rhamnus cathartica	10	✔	FAC
3.			
4.			
5.			
	20	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Carex pellita	10	✔	OBL
2.			
3.			
4.			
5			
6.			
7			
8.			
9.			
10.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 75.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by.	
OBL species	10	x 1 =	10
FACW species	12	x 2 =	24
FAC species	10	x 3 =	30
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals	42 (A)		104 (B)

Prevalence Index = B/A = 2.47

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

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

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point: T2A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 2/2	93	7.5YR 3/4	7	C	M	Silty Clay Loam	
6 - 15	7.5YR 3/1	90	7.5YR 3/4	10	C	M	Silty Clay Loam	
15 - 24	7.5YR 4/6	80	7.5YR 4/	20	D	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ✔ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ✔ No ___

Remarks.

Hydric soil indicators F6 and F8 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches) 1-5
Water Table Present?	Yes ___	No ✔	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with four primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T2A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	12	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	20	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	10	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02

Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T2B

Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E

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

Slope (%): 1-2 Lat: 42.8956561 Long: -87.9761626 Datum: WGS 84

Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification. None

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

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

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

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

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

Remarks:
Sample plot is in a basswood woodland on a rise between wet depressions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	80	✔	FACU
2. Ulmus americana	5		FACW
3.			
4.			
5.			
	85	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	60	✔	FAC
2. Tilia americana	5		FACU
3.			
4.			
5.			
	65	=Total Cover	
Herb Stratum (Plot size 5 ft r)			
1. Carex pensylvanica	10	✔	UPL
2. Rhamnus cathartica	5	✔	FAC
3. Prunus virginiana	2		FACU
4. Trillium recurvatum	1		FACU
5.			
6.			
7.			
8.			
9.			
10.			
	18	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
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: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 5	x 2 = 10
FAC species 65	x 3 = 195
FACU species 88	x 4 = 352
UPL species 10	x 5 = 50
Column Totals 168 (A)	607 (B)

Prevalence Index = B/A = 3.61

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point: T2B

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 3/2	100					Silty Clay Loam	
6 - 12	7.5YR 4/3	95	7.5YR 4/6	5	C	M		
12 - 24	10YR 4/3	70	7.5YR 4/6	30	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No ✔

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ____ No ✔ Depth (inches): ____

Water Table Present? Yes ____ No ✔ Depth (inches): ____

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

Wetland Hydrology Present? Yes ____ No ✔

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T2B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	85	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	65	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	18	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-02
Applicant/Owner. Point of Beginning State: Wisconsin Sampling Point: T2C
Investigator(s). Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Closed Depression Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat: 42.8955202 Long: -87.9761839 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is within a depression in a woodland infested with buckthorn. A trail bisects the wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Ulmus americana	15	✔	FACW
2. Tilia americana	5	✔	FACU
3.			
4.			
5.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	15	✔	FAC
2.			
3.			
4.			
5.			
	15	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Carex bromoides	10	✔	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 75.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	25	x 2 =	50
FAC species	15	x 3 =	45
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals	45 (A)		115 (B)

Prevalence Index = B/A = 2.55

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point. T2C

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	7.5YR 3/1	98	7.5YR 3/4	2	C	M	Silty Clay Loam	
8 - 14	7.5YR 4/2	90	7.5YR 4/6	10	D	M	Silty Clay	
14 - 24	7.5YR 4/3	60	7.5YR 4/6	40	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicators A11, F3, and F6 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ✔ No ___ Depth (inches): 1-3

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

Saturation Present? (includes capillary fringe) Yes ___ No ✔ Depth (inches). ___

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with three primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T2C

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	20	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	15	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	10	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T3A
Investigator(s) Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Ditch Local relief (concave, convex, none): Concave
Slope (%): 0-1 Lat: 42.8968538 Long: -87.9755673 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ✔, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✔
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in an excavated drainage ditch around athletic field. The field and drainage ditches were constructed in 2015.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15x50 ft)			
1. Salix interior	30	✔	FACW
2. Salix petiolaris	5		OBL
3.			
4.			
5.			
	35 =Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1. Carex pellita	5	✔	OBL
2. Equisetum arvense	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	10 =Total Cover		
Woody Vine Stratum (Plot size 30 ft r)			
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: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 10	x 1 = 10
FACW species 30	x 2 = 60
FAC species 5	x 3 = 15
FACU species 0	x 4 = 0
UPL species 0	x 5 = 0
Column Totals 45 (A)	85 (B)

Prevalence Index = B/A = 1.88

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

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

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point. T3A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 24	7.5YR 4/3	90	7.5YR 4/6	10	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks.

Hydric soil indicator F21 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 0-3

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

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

Wetland Hydrology Present? Yes ✓ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with two primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point T3A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	35 =Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21			
22.			
	10 =Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MIl25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T3B
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 1-3 Lat: 42.8973222 Long: -87.9753692 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None, WWI-forested
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a brushy area, woodland remnant.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tilia americana	50	✔	FACU
2. Quercus macrocarpa	5		FAC
3.			
4.			
5.			
	55	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	50	✔	FAC
2. Ribes cynosbati	1		FAC
3.			
4.			
5.			
	51	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Erythronium rostratum	25	✔	FACU
2. Trillium recurvatum	2		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	27	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
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: 33.33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 0	x 2 = 0
FAC species 56	x 3 = 168
FACU species 77	x 4 = 308
UPL species 0	x 5 = 0
Column Totals 133 (A)	476 (B)

Prevalence Index = B/A = 3.57

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point: T3B

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 8	10YR 2/2	100					Silty Clay Loam	
8 - 16	7.5YR 4/3	90	7.5YR 4/4	10	C	M	Silty Clay	
16 - 24	10YR 4/4	100					Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✔

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

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

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

Wetland Hydrology Present? Yes ___ No ✔

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T3B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	55	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	51	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	27	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T3C
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Ditch Local relief (concave, convex, none): Concave
Slope (%): 0-1 Lat: 42.8978479 Long: -87.9753934 Datum: WGS 84
Soil Map Unit Name: Ozaukee silt loam 2-6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✔
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in an excavated drainage ditch around athletic field. The drainage ditches were constructed in 2015.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size. 15x50 ft)			
1. Salix petiolaris	5	✔	OBL
2.			
3.			
4.			
5.			
	5 =Total Cover		
Herb Stratum (Plot size 5 ft r)			
1. Phragmites australis	10	✔	FACW
2. Impatiens capensis	5	✔	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	15 =Total Cover		
Woody Vine Stratum (Plot size. 30 ft r)			
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: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 5	x 1 = 5
FACW species 15	x 2 = 30
FAC species 0	x 3 = 0
FACU species 0	x 4 = 0
UPL species 0	x 5 = 0
Column Totals 20 (A)	35 (B)

Prevalence Index = B/A = 1.75

Hydrophytic Vegetation Indicators:
✔ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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

Remarks: (Include photo numbers here or on a separate sheet.)
Three hydrophytic vegetation indicators present.

SOIL

Sampling Point: T3C

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 4/2	95	7.5YR 4/6	5	C	M	Silty Clay Loam	
8 - 24	10YR 3/2	50					Silty Clay	
8 - 24	7.5YR 4/3	40	7.5YR 4/6	10	C	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches). _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicator F3 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches): 0-1
Water Table Present?	Yes ___	No ✔	Depth (inches). ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches): ___

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with one primary and two secondary indicators present.

VEGETATION Continued – Use scientific names of plants. Sampling Point: T3C

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	5 =Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	15 =Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Three hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point. T4A
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Ditch Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat: 42.8983906 Long: -87.9766597 Datum: WGS 84
Soil Map Unit Name: Clayey land NWI classification: None, WWI-shrub/emergent
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✔
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in a wet meadow with a few trees and brush, part of a drainage ditch between athletic fields. The drainage ditches were constructed in 1975.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix nigra	15	✔	OBL
2.			
3.			
4.			
5.			
	15	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1 Rhamnus cathartica	15	✔	FAC
2. Cornus amomum	10	✔	FACW
3. Salix interior	10	✔	FACW
4. Salix bebbiana	5		FACW
5.			
	40	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	40	✔	FACW
2. Poa pratensis	10		FAC
3. Typha X glauca	10		OBL
4. Equisetum arvense	5		FAC
5.			
6.			
7.			
8.			
9.			
10.			
	65	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)
Total Number of Dominant Species Across All Strata: 5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	25	x 1 =	25
FACW species	65	x 2 =	130
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals	120 (A)		245 (B)

Prevalence Index = B/A = 2.04

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
✔ 2 - Dominance Test is >50%
✔ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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

Remarks: (Include photo numbers here or on a separate sheet.)
Two hydrophytic vegetation indicators present.

SOIL

Sampling Point: T4A

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 12	10YR 2/2	95	7.5YR 4/6	5	C	M	Silty Clay Loam	
12 - 24	10YR 4/2	90	7.5YR 3/4	10	C	M	Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicators A11 and F6 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ✔	No ___	Depth (inches): 6
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches): 0-6

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

surface water adjacent, flowing water. Hydrology is met with two primary and three secondary indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T4A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	15	=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	40	=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16			
17.			
18.			
19.			
20.			
21.			
22.			
	65	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Two hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point. T4B
Investigator(s). Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Ditch Local relief (concave, convex, none): Concave
Slope (%): 0-1 Lat: 42.8977345 Long: -87.9767295 Datum: WGS 84
Soil Map Unit Name: Clayey land NWI classification: PEM1C, WWI-shrub/emergent
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is in an excavated storm ditch. The drainage ditch network was constructed in 1975.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size. 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1. Typha X glauca	30	✔	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	30 =Total Cover		
Woody Vine Stratum (Plot size. 30 ft r)			
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. 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by.	
OBL species	30	x 1 =	30
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	30 (A)		30 (B)

Prevalence Index = B/A = 1.00

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

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

Remarks: (Include photo numbers here or on a separate sheet)
Three hydrophytic vegetation indicators present.

SOIL

Sampling Point: T4B

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 12	10YR 2/2	95	7.5YR 4/6	5	RM	M	Silty Clay Loam	
12 - 24	10YR 4/2	95	7.5YR 4/6	5	RM	M	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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches) _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicators A11 and F6 present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ✔	No ___	Depth (inches) 1
Water Table Present?	Yes ✔	No ___	Depth (inches) 0
Saturation Present? (includes capillary fringe)	Yes ✔	No ___	Depth (inches) 0

Wetland Hydrology Present? Yes ✔ No ___

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

Hydrology is met with four primary and three secondary indicators present.

VEGETATION Continued – Use scientific names of plants. Sampling Point: T4B

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
		=Total Cover	
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
		=Total Cover	
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	30	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

Three hydrophytic vegetation indicators present.

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

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

Project/Site: MII25-040-01 Franklin High School City/County: Franklin/Milwaukee Sampling Date: 2025-05-09
Applicant/Owner: Point of Beginning State: Wisconsin Sampling Point: T5A
Investigator(s): Chad M Fradette, Sara Marcinkus Section, Township, Range: Section 14, T05N, R21E
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 1-4 Lat: 42.8984916 Long: -87.9767772 Datum: WGS 84
Soil Map Unit Name: Clayey land NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:
Sample plot is on a grassy hill slope between two excavated ditches. The area was graded in 1975.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size 5 ft r)			
1. Poa pratensis	40	✔	FAC
2. Glechoma hederacea	15	✔	FACU
3. Solidago canadensis	10		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	65 =Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by.	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	40	x 3 =	120
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals	65 (A)		220 (B)

Prevalence Index = B/A = 3.38

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

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

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation indicators present.

SOIL

Sampling Point: T5A

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 13	10YR 3/2	100					Silty Clay Loam	
13 - 24	10YR 4/4	100					Silty 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)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✔

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No ✔	Depth (inches): ___
Water Table Present?	Yes ___	No ✔	Depth (inches). ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✔	Depth (inches) ___

Wetland Hydrology Present? Yes ___ No ✔

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

Antecedent precipitation has been normal during the wet season. The drought index has indicated a mild drought.

Remarks:

No hydrology indicators present.

VEGETATION Continued – Use scientific names of plants.

Sampling Point: T5A

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
	65	=Total Cover	
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

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

No hydrophytic vegetation indicators present.

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/02/2025
REPORTS & RECOMMENDATIONS	**Resolution to amend a conservation easement, previously approved by Resolution No. 2013-0692, to modify easement boundaries upon property located at 8222 South 51st Street (Tax Key No. 807 9999 001) (Franklin Public Schools, applicant)**	ITEM NUMBER 4.2. Ald. District #5

On August 21, the Plan Commission approved a Natural Resource Special Exception for the attached Natural Resource Protection Plan for impacts to natural resources for the construction of a building addition, a concession building, parking and drive additions, tennis courts and soccer field, with the following amendment: not approving impacts to natural resources within 150 feet from the south and east property lines, with the exception of emergency access to High View Drive and stormwater management facilities.

The applicant is requesting to amend the easement boundaries to remove areas labeled as disturbance in the Natural Resource Protection Plan (woodlands, wetlands as well as their buffers and setbacks), while maintaining a buffer of approx. 60 feet (varies) along from the south and east property lines.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2025-_____, to amend a conservation easement, previously approved by Resolution No. 2013-0692, to modify easement boundaries upon property located at 8222 South 51st Street (Tax Key No. 807 9999 001) (Franklin Public Schools, applicant)

Department of City Development: RM

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2025-_____

A RESOLUTION TO AMEND A CONSERVATION EASMENT, PREVIOUSLY APPROVED BY RESOLUTION NO. 2013-0692, TO MODIFY EASEMENT BOUNDARIES UPON PROPERTY LOCATED AT 8222 SOUTH 51ST STREET (TAX KEY NO. 807 9999 001) (FRANKLIN PUBLIC SCHOOLS, APPLICANT)

WHEREAS, Franklin Public Schools is requesting an amendment to the easement boundaries to remove from the easement area approximately 6.74 acres of woodlands, 0.27 acres of wetlands, 0.66 acres of wetland buffer and 0.55 acres of wetland setbacks as depicted on Natural Resource Protection Plan prepared by Point of Beginning and dated May 5, 2025; and

WHEREAS, the Department of City Development having reviewed the proposed amendment to the Conservation Easement and having recommended approval thereof to the Common Council.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the amendment to the Conservation Easement, previously approved by Resolution No. 2013-0692, to amend the easement boundaries upon property located at 8222 South 51st Street, submitted by Franklin Public Schools, in the form and content as annexed hereto, be and the same is hereby approved, subject to the following terms and conditions:

1. This amendment to the easement boundaries is not approving any impacts to protected natural resources, the applicant must obtain a Natural Resource Special Exception prior to any impacts to protected natural resources.

2. The applicant shall submit an easement document and exhibits (legal description of property, legal description of easement area and graphic depiction of easement area) as well as filing fees to the Department of City Development.

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

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

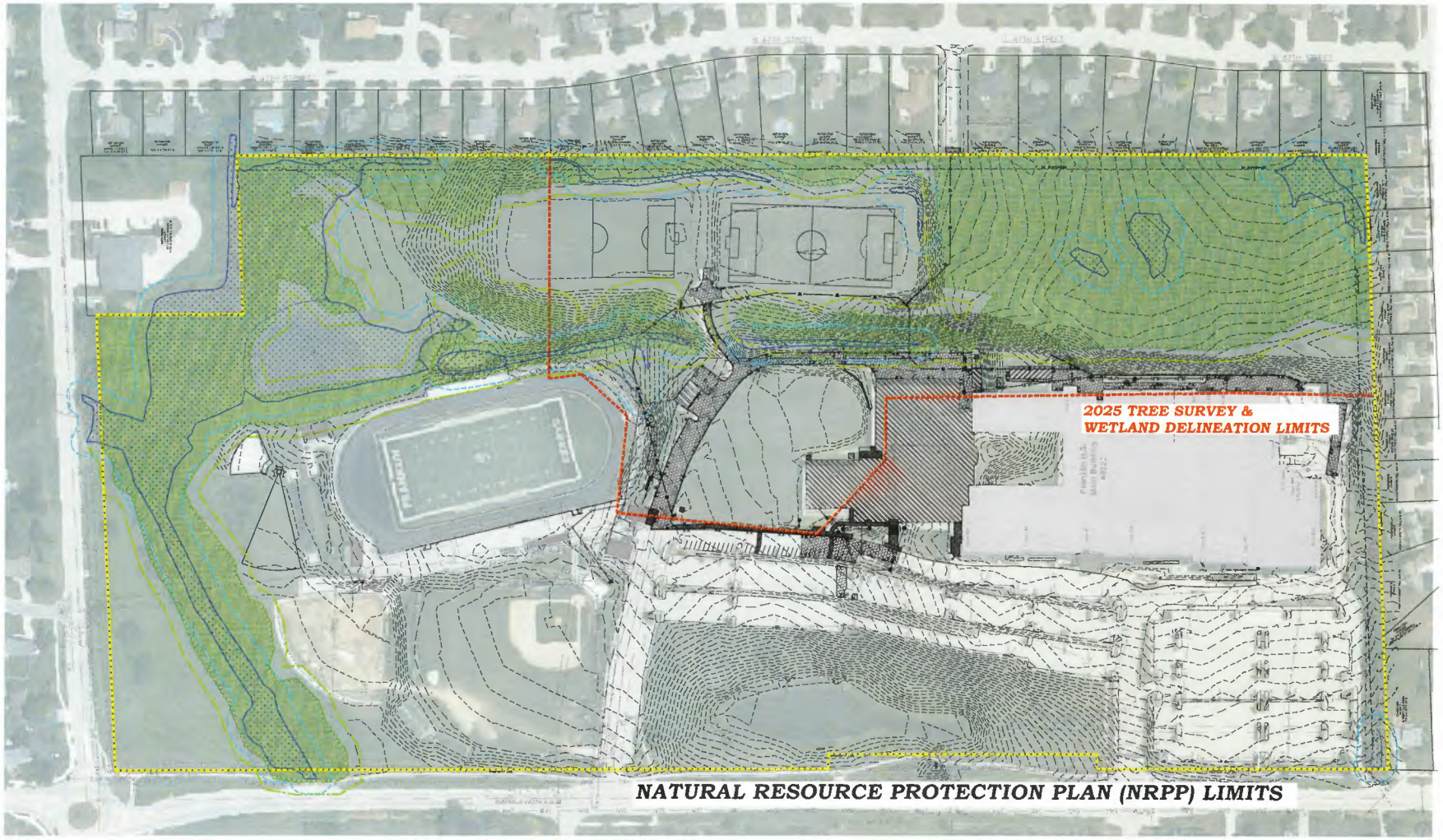
APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley R. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____



NATURAL RESOURCE PROTECTION PLAN (NRPP) LIMITS

LEGEND:

- EXISTING WOODLAND
- EXISTING WOODLAND BUFFER
- EXISTING WETLAND
- WETLAND BUFFER

CONTACT INFORMATION

DEVELOPER:
FRANKLIN PUBLIC SCHOOLS
8255 WEST FOREST HILL AVE
FRANKLIN, WI 53132
414-529-8220

PLAN PREPARER:
JESSE BECKER, P.E.
POINT OF BEGINNING, INC.
4941 KIRSCHLING COURT
STEVENS POINT, WI 54481
715-344-9999

SITE STATISTICS

SITE AREA:
3,106,789 SF = 71.32206 ACRES

TOTAL SITE WOODLAND AREA:
706,226 SF = 16.21 ACRES

TOTAL SITE WETLAND AREA:
242,912 SF = 5.58 ACRES

TOTAL SITE WETLAND BUFFER AREA:
281,186 SF = 6.46 ACRES

GENERAL NOTES

1. THIS NATURAL RESOURCE PROTECTION PLAN, AS WELL AS THE ASSOCIATED MITIGATION PLAN AND DRAFT CONSERVATION EASEMENT EXHIBIT HAVE BEEN DEVELOPED IN ACCORDANCE WITH UPCOMING CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE (UDO) CHANGES.
2. STEEP SLOPES WILL NO LONGER BE CONSIDERED A NATURAL RESOURCES WITH THE UPCOMING CHANGES TO FRANKLIN'S UNIFIED DEVELOPMENT ORDINANCE. THEREFORE, STEEP SLOPE LOCATIONS ARE NOT SHOWN ON THIS NRPP.
3. WETLANDS LOCATED WITHIN THE INDICATED "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" WERE LOCATED BY ASSURED DELINEATOR CHAD FRADETTE WITH EVERGREEN CONSULTANTS.
4. WETLANDS LOCATED OUTSIDE THE INDICATED "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" WERE LOCATED PER GIS DATA FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES'S "SURFACE WATER DATA VIEWER". THESE WETLANDS ARE LOCATED OUTSIDE OF THE PLANNED DISTURBANCE LIMITS FOR THE PROPOSED PROJECT.
5. NOTE THAT WETLANDS LOCATED WITHIN THE "2025 TREE SURVEY & WETLAND DELINEATION LIMITS" HAVE BEEN CONFIRMED FINAL BY EVERGREEN CONSULTANTS, BUT THE WETLAND DELINEATION REPORT IS STILL A WORK IN PROGRESS AS OF 6/1/2025. THE FINAL WETLAND DELINEATION REPORT WILL BE PROVIDED TO THE CITY OF FRANKLIN WHEN AVAILABLE.

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REVISIONS

06-02-2025	WETLAND REVISIONS
06-30-2025	RESUBMITTAL
08-08-2025	REVISION

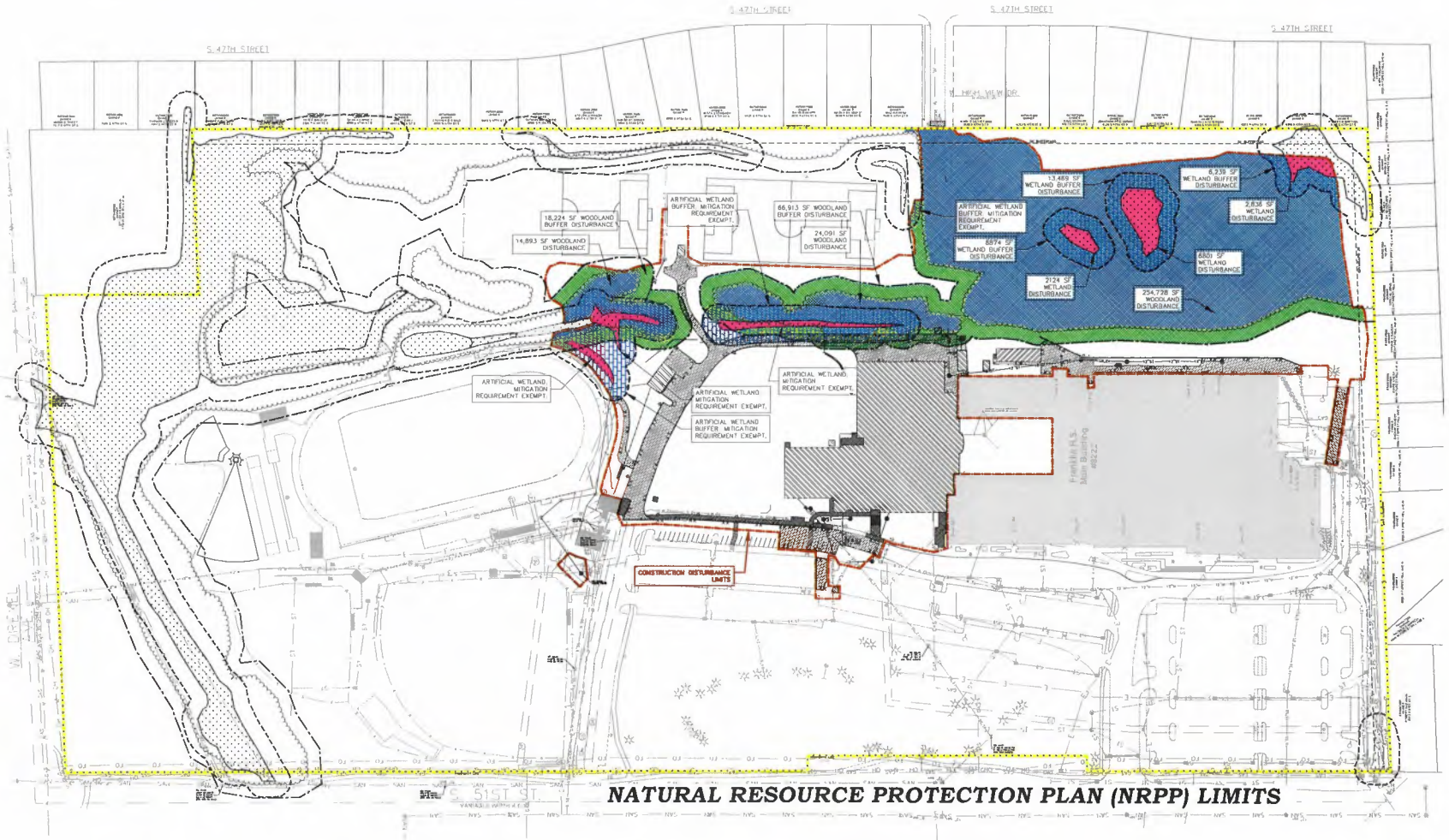
CHECKED:	JB
DRAWN:	JB
DATE	8/8/2025
PROJECT NO.	25.0022

EXISTING CONDITIONS PLAN

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)
Point of Beginning

SHEET
NRPP - 1



NATURAL RESOURCE PROTECTION PLAN (NRPP) LIMITS

LEGEND:

- EXISTING WOODLANDS
- EXISTING WOODLAND BUFFER
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROPOSED WOODLAND DISTURBANCE
- PROPOSED WETLAND DISTURBANCE
- PROPOSED WOODLAND BUFFER DISTURBANCE
- PROPOSED WETLAND BUFFER STURBANCE
- PROPOSED CONSTRUCTION LIMITS

NATURAL RESOURCE DISTURBANCE

WOODLAND DISTURBED AREA	= 293,712 SF	= 6.74 ACRES
WOODLAND BUFFER DISTURBED AREA	= 85,137 SF	= 1.95 ACRES
WETLAND DISTURBED AREA	= 11,761 SF	= 0.27 ACRES
WETLAND BUFFER DISTURBED AREA	= 28,582 SF	= 0.66 ACRES

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REVISIONS		
06-03-2026	WETLAND REVISIONS	
06-30-2026	RESUBMITTAL	
08-04-2026	REVISION	

CHECKED	JW
DRAWN	JW
DATE	5/5/2026
PROJECT NO.	25 0022

PROPOSED CONSTRUCTION DISTURBANCE

FRANKLIN HIGH SCHOOL
BUILDING + SITE IMPROVEMTNS
CITY OF FRANKLIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kinching Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
NRPP - 2

FRANKLIN
PUBLIC SCHOOLS

City of Franklin - Common Council
August 28, 2025

Common Council - Cover Letter

The Franklin Public Schools submits the below requested considerations to the City of Franklin - Common Council, with the intent of advancing a referendum approved project. The district has committed significant efforts in engagement, analysis, and due process. Prior to referendum, this included: enrollment study in Winter of 2023, six School Board Meetings with Franklin Forward focus including the June 2024 meeting where a resolution was approved for referendum in November 2024, three community information sessions in February 2024, a full community survey in April 2024 to engage support for a referendum. Following resolution, four additional community information sessions took place along with a community campaign to put out information across business about the referendum across Franklin. The Franklin Forward website was established in 2023 to house the plethora of information provided to the community and continues to remain up-to-date.

The November 2024 referendum, and all associated Franklin Forward planning work, has strived to ensure that the Franklin Public Schools are prepared to support our current, and future, students, staff, and community. It is an effort representative of the continued growth, and enrichment of the community we, collectively, serve.

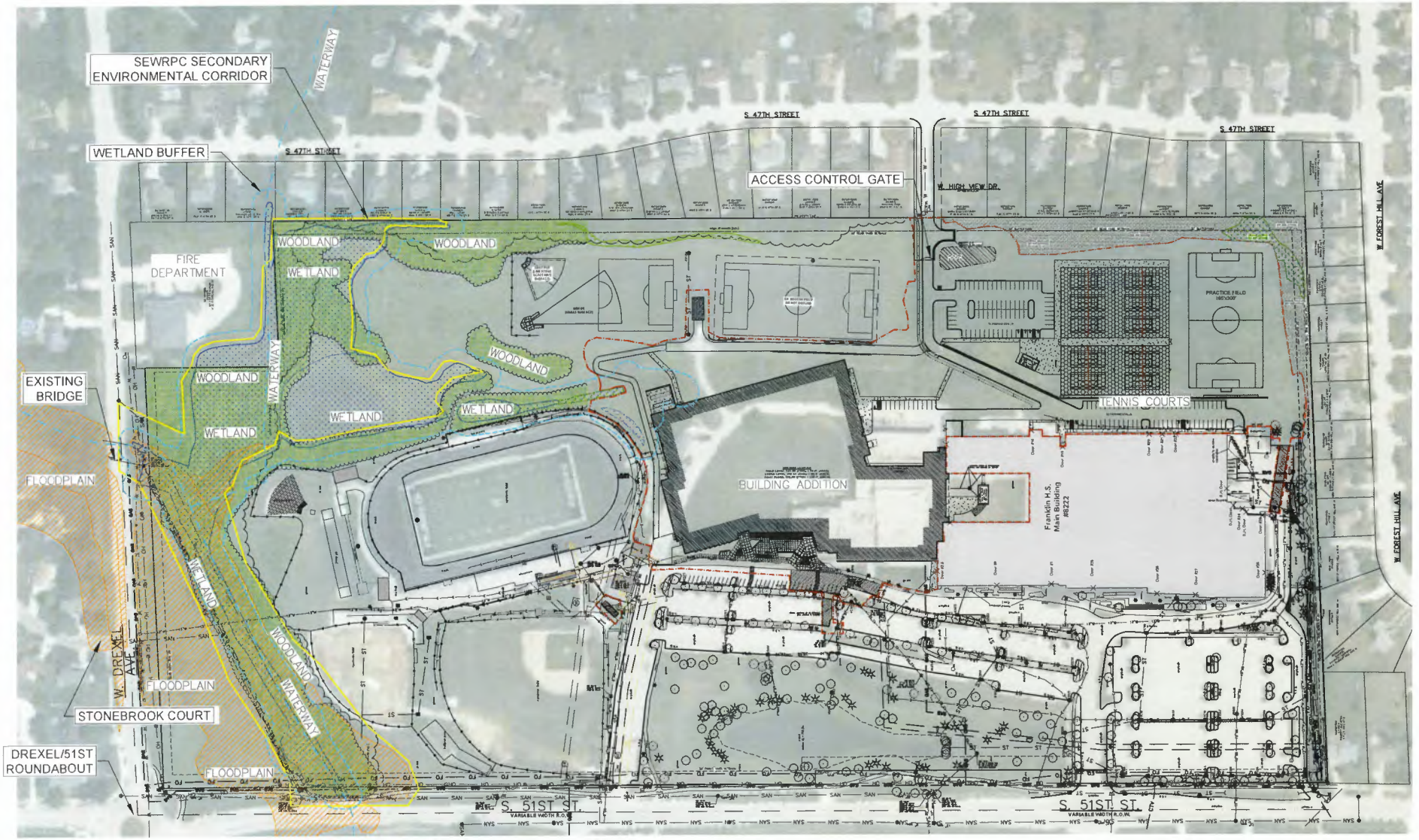
The proposed solution meets (and in some conditions, exceeds) the City of Franklin's UDO requirements, thoughtfully responds to concerns raised by neighboring property owners, while also striving to successfully deliver the community-supported referendum project objectives - including controlled site access, competitive tennis programming, and a replacement of a displaced practice field. The District believes strongly that the proposed solution is a responsible balance of all contributing factors in a complex project, on a complex site, in a complex community.

1. **Conditional Use Permit**
    a. **Requested Action:** Approval of the Conditional Use Permit with consideration of the proposed site plan allowing vehicle access with the addition of the access-controled vehicular gate at the District property line at High View Drive (in addition to the proposed gate in the south east corner of the existing building). The proposed gate at High View Drive would be access-controlled within the District's security card access / automation system. The district believes they have shown substantial evidence that this successfully balances the concerns regarding uncontrolled site access, while limiting the detrimental operation and programmatic impacts of the alternative Plan Commission action. The district also believes that not allowing access to High View Drive will lead to community members parking on streets to the east and adjacent to the district to gain access to the tennis courts. A traffic study has been considered, however, with controlled access and a very limited number of parking spots on this side of the school, we know the impact is approximately 70 employee vehicles for 15 minutes twice a day and some additional traffic on tennis match days. The district will continue to monitor usage to ensure this is followed.
    b. **Additional Considerations:**
        i. Environmental Impact Analysis: Per discussion at the City of Franklin - Plan Commission regarding an alternative access drive, please see the attached exhibit comparing environmental impacts. This matrix document aims to objectively compare two scenarios:

the proposed connection to High View Drive, compared to a private drive north through the Franklin High School property with site access at West Drexel Ave. Based on this comparison and additional engineering analysis, the proposed solution connecting to High View Drive has significantly less environmental impact. Please note that it is also less expensive, and fulfills the original intent of the adjacent residential development and stubbed connection at High View Drive.

2. **Conservation Easement Amendment**
    a. **Requested Action:** Approval of the application to amend the Conservation Easement based on the proposed site plan solution, which includes a (average) 60' setback on the South and East project area property lines. The proposed setback would retain the existing wooded vegetation in an attempt to provide a dense buffered separation between the project and adjacent properties. The District offers the proposed solution, double the City of Franklin UDO requirement of 30', in an attempt to adequately balance the creation of a responsible separation with the community supported referendum program goals.
    b. **Additional Considerations:**
        i. Environmental Impact Analysis: Per discussion at the City of Franklin - Plan Commission regarding an alternative setback distance, please see the attached exhibit comparing environmental and programmatic impacts. This matrix document aims to objectively compare two scenarios: the proposed 60' setback, compared to a 150' setback.

Of additional note, the continued delay of approvals has led to setbacks in site mobilization. What this means, is that fencing could not properly be put in place to ensure a safe and secure site prior to the return of students and staff. This will now take place on a fully activated site as school will be in session. In addition, the first phase of demolition will not hit its timeline, significantly impacting the ability to begin construction on site. With the looming Winter, this creates many unpredictable setbacks dependent on weather and the inability to get ahead of those impacts due to delays. Successful schools are fundamental to successful communities - let's work together to continue achieving this shared goal.



ORIGINAL DESIGN

DRIVEWAY ACCESS	EAST
PRACTICE FIELD	SOUTHEAST
TENNIS COURT	SOUTHEAST

Franklin Public Schools
FRANKLIN HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS
5272 S 51st St, Franklin, WI 53132

ALTERNATE 1 - LAYOUT PLAN

BP1 - VAR CITY SUBMITTAL
06/24/2025
21024042

C2.0

DRAWN BY: JAB
6/27/2025 3:10:56 PM

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

NRSE 60' Setback vs 150' Setback Comparison
Franklin High School - Building Addition and Site Improvements
8/28/2025

Narrative:

The following table compares and contrasts the impact of a 60' setback vs a 150' NRSE setback for the upcoming Franklin High School Building Addition and Site Improvements project.

Site Feature	City of Franklin - UDO 30' Setback	District - Proposed 60' Setback	Plan Commission 8/21/2025 150' Setback
Setback Increase City of Franklin UDO Req.: 30'	0'	30' (2x UDO Requirement)	120' (5x UDO Requirement)
Tennis Courts	Yes (Total: 16)	Yes (Total: 10)	Yes (Total: 11)
Practice Field	Yes	Yes (Reduce Size)	No (Eliminated)
Concessions Building	Yes	Yes	Yes
Tennis Parking	72 Stalls	72 stalls	52 stalls
Retaining Wall	740 feet long x 14 feet tall (typical)	740 feet long x 14 feet tall (typical)	440 feet long x 6 feet tall (typical)
Woodland Impact	7.3 acres	5.9 acres	4.4 acres
Conservation Easement Impact	6.2 acres	5.0 acres	3.8 acres
Wetland Impact	19,767 sf	11,806 sf	6,939 sf
Wetland Buffer Impact	38,807 sf	28,017 sf	17,276 sf

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Access Connection Point Comparison – Drexel Avenue vs. High View Drive
Franklin High School - Building Addition and Site Improvements
8/28/2025

Narrative:

The following table compares and contrasts the natural resource impacts of a driveway connection to High View Drive to a drive connection to Drexel Avenue in the upcoming Franklin High School Building Addition and Site Improvements project.

	High View Drive Connection	Drexel Avenue Connection
Drive Length	200 feet	1,200 feet
Woodland Impact	17,000 SF	24,000 SF
Conservation Easement Impact	11,000 SF	33,000 SF
Wetland Impact	0 SF	34,000 SF
Wetland Buffer Impact	700 SF	10,000 SF
Waterway Impact	0 SF	4,000 SF
Waterway Buffer Impact	0 SF	3,000 SF
SEWRPC Environmental Corridor Impact	0 SF	33,000 SF

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE September 2, 2025
REPORTS AND RECOMMENDATIONS	Notice of Appeal of Stop Work Order City of Franklin Citation Nos.: N1427680 re: Filling Permit; Illegally Filling Site, N1427651 re: Land Disturbances / Permit Required, N1427679 [voided]; 5250 West South County Line Road	ITEM NUMBER M.3.

Annexed hereto is a copy of a Notice of Appeal letter from Attorney Delanie M. Breuer directed to the Common Council to dismiss a Stop Work Order issued by the City Engineer for filling without a permit and subsequent land disturbance without erosion control. The letter states that Attorney Breuer's client is Ryan Farms, operated by Basil Ryan. Attachments to the letter include the citations (citation N1427679 was voided upon the issuance of the other two attached citations) issued and the Stop Work Order. Also annexed hereto is a copy of a separate Notice of Appeal letter from Attorney Delanie M. Breuer directed to the Board of Zoning and Building Appeals.

Municipal Code and Unified Development Ordinance provisions referenced in the letter are set forth below (except for those cited on the bottom half of page 4 of the letter which are quoted in detail therein).

Municipal Code
§129-1 Filling permit
A. Required. No person shall fill upon any lot, tract or parcel of land unless he or she shall first obtain a filling permit pursuant to §129-2 hereof and post the same upon the premises in the manner provided for the posting of a building permit as set forth in Chapter 92, Building Construction.

§129-3 Definitions ***
FILL OR FILLING
The act of placing, setting down or depositing solid fill on land for the purpose of or which has the resultant effect of changing the existing contour of or raising the elevation of such land or any part thereof.

§129-4 Filling regulations ***
K. No permittee shall fail to obey a stop order or revocation order issued by the City Engineer, Building Inspector or authorized city officer for a violation of this chapter. The permittee may appeal such stop order or revocation order to the City Council, such appeal to be filed, in writing, with the City Clerk within five days of service thereof. If no appeal is taken within such time, the order shall be final. Such appeal shall be heard within five days in public, at which time the permittee may be represented by counsel. The City Council may affirm, reverse or modify the order appealed from and shall do so within five days of the hearing. The permittee shall not operate under his or her permit until the appeal is decided. ***
O. Fill and filling are also regulated by and subject to the Unified Development Ordinance, including, but not limited to Division 15-8.0300 and more specifically, §15-8.0305, Control of Erosion, Pollutants and Nuisance During Land Disturbance and Development. ****

§165-1 Definitions ***
LAND DISTURBANCE
Any man-made change of the land surface, including removing vegetative cover, excavating, filling and grading, but not including agricultural land uses, such as planting, growing, cultivating and harvesting crops; growing and tending gardens; and harvesting trees.

§165-3 Permit required
No landowner or land user in the city may commence, allow or continue a land disturbance subject to this

chapter without receiving prior approval of a control plan for the site and a permit from the City Engineer, unless the owner or land user has another permit for activities necessarily involving land disturbance, e.g., subdivision development, fill permit, zoning permit, special use permit, etc., and construction of a home. The landowner or land user controlling or using the site and desiring to undertake a land-disturbing activity subject to this chapter shall submit an application for a permit and control plan review and pay an application fee to the City Engineer as provided in Chapter 169, Licenses and Permits.

§129-9 Intent and purpose
It is specifically determined by the Council that it is the intent and purpose of this chapter to regulate filling operations within the city limits on a basis whereby such operation may be readily controlled, supervised and regulated in the protection of the public health, welfare and safety.

Unified Development Ordinance
Division 15-8.0300 Construction Site Erosion ***
§15-8.0302 Applicability and Jurisdiction ***
B. Non-applicability. This ordinance does not apply to the following: ***
3. Nonpoint discharges from agricultural facilities and practices. ****

§15-8.0303 Definitions ***
O. LAND DISTURBING CONSTRUCTION ACTIVITY — Any man-made alteration of the land surface resulting in a change in the topography or existing vegetative or non-vegetative soil cover, that may result in runoff and lead to an increase in soil erosion and movement of sediment into waters of the state. Land disturbing construction activity includes clearing and grubbing, demolition, excavating, pit trench dewatering, filling, and grading activities. ****

§15-8.0306 Construction Site Erosion Control Permit Required and Application
A. Permit Required. No responsible party, landowner, occupant, land user, person, or entity may commence, continue, and no responsible party, landowner, or occupant may suffer or allow to continue, a land disturbing construction activity subject to this Division, without receiving prior approval of a control plan for the site and a Construction Site Erosion Control Permit, from the City Engineer or designee, excepting when the disturbance or activity is made under a single family home building permit or other development approval which provides the control measures required under this Division, i.e., Subdivision Development Agreement, Special Use Resolution, and the like. ****

COUNCIL ACTION REQUESTED

A motion as the Common Council may deem appropriate.

Legal Services Dept.: EMB; jw

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APPROVAL	REQUEST FOR COUNCIL ACTION	MTG. DATE September 2, 2025
Reports & Recommendations	**A Resolution Authorizing the Installation of a Fence Within the 20-foot Storm Sewer Easement Upon Lot 2 in Silverwood Heights, being a redivision of Outlot 1 of Certified Survey Map No. 7192 located in a part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (8476 South Golden Lake Way) (TKN 839 0097 000) (John and Kristin Brandes, Applicant)**	**ITEM NO.** Ald. Dist. 2 H.4.

BACKGROUND

Staff received a request to install a 4-foot aluminum rail fence within the 20-foot Storm Sewer easement at 8476 South Golden Lake Way. The fence will be installed a minimum of 1 foot from the east, west and north property lines.

The proposed fence will be encroaching the said drainage easement on 8476 South Golden Lake Way. See Exhibit C.

ANALYSIS

Staff is agreeable to allow the fence to be installed within the easement if the property owner is fully responsible for repair and/or replacement if the said drainage easement should need to be accessed for improvement or maintenance purposes.

The resolution provides that:

1. The subject fence shall not impede the stormwater drainage way.
2. The property owners, and their successors and assigns, shall keep the fence in good repair.
3. The property owners, and their successors and assigns, shall be responsible for the replacement and/or repair of the fence should the fence need to be removed or damage due to access for improvement or maintenance to the said drainage easement.
4. The City is not responsible for any damage that may occur during or as a result of maintenance purposes needs and/or activities.
5. The property owner(s) and any mortgage with an interest in the property shall agree to and execute the Acceptance set forth on Exhibit A annexed hereto, and the Mortgage Holder Consent set forth on Exhibit B forthcoming, respectively.

OPTIONS

Approve or Deny

FISCAL NOTE

None

RECOMMENDATION

Resolution 2025-_____ a resolution to authorize the installation of a fence within the 20-foot Storm Sewer easement, upon Lot 2, in Silverwood Heights Subdivision (8476 South Golden Lake Way) (Tax Key No. 839 0097 000) (John and Kristin Brandes, applicant).

Engineering: BSD

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2025 - _____

A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE WITHIN THE 20-FOOT STORM SEWER EASEMENT UPON LOT 2, IN SILVERWOOD HEIGHTS. (8476 SOUTH GOLDEN LAKE WAY) (TKN: 839 0097 000) (JOHN AND KRISTIN BRANDES APPLICANT)

WHEREAS, the Silverwood Heights Subdivision Plat prohibits the building of structures within a public storm sewer easement, described thereon; and

WHEREAS, John and Kristin Brandes, property owners, having applied for construction of a 4-foot aluminum rail fence, located at 8476 South Golden Lake Way, zoned R-SR Suburban Residence, bearing Tax Key No. 839 0097 000, more particularly described as follows:

LOT 2 IN SILVERWOOD HEIGHTS, BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7192 LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN;

and

WHEREAS, the fence would encroach on the "Storm Sewer Easement" (Exhibit C) located on the north of the property; and

WHEREAS, the "Storm Sewer Easement" restrictions upon the Final Plat of Silverwood Heights Subdivision and its accompanying restriction of the building of structures is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the owner's request, for the encroachment at the water and sanitary sewer easement restriction only so as to allow for the subject fence replacement; and

WHEREAS, the Common Council having considered the proposed location of and type of fence to be replaced upon the subject property and potential interference with the public easement.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the construction of the fence of the type and specifications as described and only upon the location as set forth within the plans accompanying the application of John and Kristin Brandes, on August 18, 2025 be and the same is hereby authorized and approved and that the "Storm Sewer Easement" restrictions as they would apply to such installation upon the subject property only, are hereby waived and released, subject to the following conditions:

1. The subject fence shall not impede the stormwater drainage way.
2. The property owners, and their successors and assigns, shall keep the fence in good repair.
3. The property owners, and their successors and assigns, shall be responsible for the replacement and/or repair of the fence should the fence need to be removed or damage due to access for improvement or maintenance to the said drainage easement.
4. The City is not responsible for any damage that may occur during or as a result of maintenance purposes needs and/or activities.
5. The property owner(s) and any mortgage with an interest in the property shall agree to and execute the Acceptance set forth on Exhibit A annexed hereto, and the Mortgage Holder Consent set forth on Exhibit B annexed hereto, respectively.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the construction of the subject fence and that the subject fence shall be constructed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

BE IT FINALLY RESOLVED, that the City Clerk be and the same is hereby directed to obtain the recording of this Resolution with the Office of the Register of Deeds for Milwaukee County.

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

PASSED AND ADOPTED by the Common Council of the City of Franklin on the _____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Exhibit A

Acceptance

The undersigned, John+Kristin Brandes, applicants of the property located at 8476 S. Golden Lake Way, Franklin, Wisconsin 53132, Tax Key No. 839-0097-000, does hereby agree to, consent to and accepts the terms and provisions of the City of Franklin Resolution No. 2025-____, and that in consideration of the making of such grant to allow the installation of fence within the public storm sewer easement by the City of Franklin, the undersigned agrees that this acceptance shall be binding upon the undersigned and the undersigned's successors and assigns and that the terms and provisions of the City of Franklin Resolution No. 2025-____, shall run with the land, subject to any amendments thereto and/or any other actions thereto approved by the Common Council of the City of Franklin in the future.

In witness whereof, the undersigned has executed and delivered this acceptance on the 21st day of August, 2025.

Property owner

By: _____
John Brandes

By: _____
Kristin Brandes

Margaret Poplar
(Margaret Poplar)
Milwaukee, Wisconsin
my commission expires 3/10/2027

NOTARY PUBLIC
MARGARET POPLAR
STATE OF WISCONSIN

Exhibit B

MORTGAGE HOLDER CONSENT

The undersigned, Wells Fargo, a Wisconsin banking corporation ("Mortgagee"), as Mortgagee under that certain Mortgage encumbering the Property and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on August 18th, 2025, as Document No. _____ hereby consents to the execution of the foregoing Resolution No. 2025-_____, authorizing the installation of the fence within the 20-foot public storm sewer easement.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereunto affixed, as of the day and year first above written.

Wells Fargo
a Wisconsin Banking Corporation

Wells Fargo Hales Corners
Name of Wisconsin Banking Corporation typed or printed

By: Mayra A. Perez

Personal Banker.
Print Name & Title

STATE OF WISCONSIN)
s.s.
COUNTY OF MILWAUKEE)

On this, the 18th day of August 2025, before me, the undersigned, personally appeared John and Kristin Bar, the mortgagees of Wells Fargo, a Wisconsin banking corporation, and acknowledged that (s)he executed the foregoing instrument on behalf of said corporation, by its authority and for the purposes therein contained.

Name: _____
Notary Public
State of Wisconsin

County of Milwaukee

My commission expires on: 9/19/2027

MAYRA A PEREZ
Notary Public
State of Wisconsin

EXHIBIT C

PLAT OF SURVEY

August 16, 2004

Survey No. 040002R
Oak Tree Builders - OT 026
Spec. House

LOCATION: 8476 South Golden Lake Way, Franklin, Wisconsin ✓

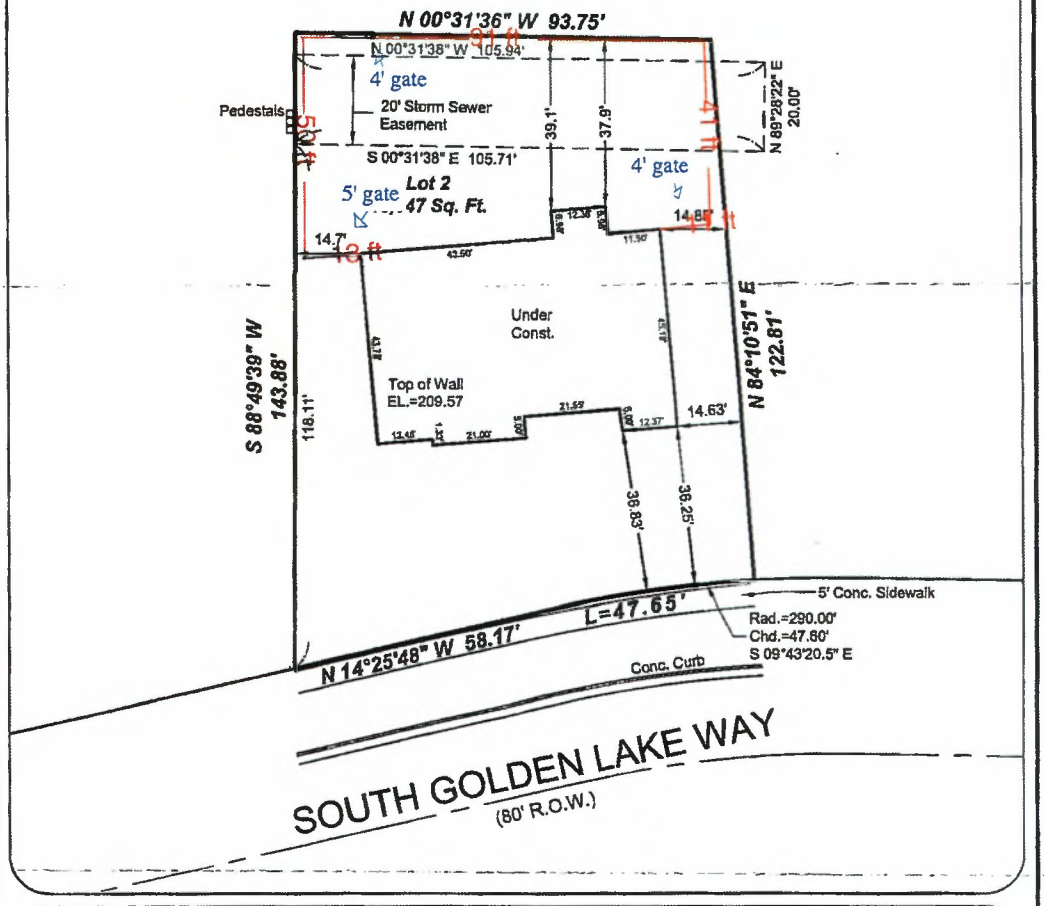
LEGAL DESCRIPTION:

Lot 2 in **SILVERWOOD HEIGHTS,** being a redivision of Outlot 1 of Certified Survey Map No. 7192 located in a part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 16,Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County,Wisconsin.

5-21-16-3-0217

N E S W

SCALE: 1"=30'



LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

WISCONSIN
WILLIAM R. HENRICHS
S-2419
Waukesha, WI
LAND SURVEYOR

Mortgage Inspection
Monumentation has been waived in accordance with A-5 5.01 (b) of the Wisconsin Administrative Code.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED William R. Henrichs

William R. Henrichs, Registered Land Surveyor S-2419

APPROVAL	REQUEST FOR COUNCIL ACTION	MTG. DATE 9/2/25
Reports & Recommendations	**RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT THE DEDICATION OF OUTLOT 1 OF THE RECORDED CERTIFIED SURVEY MAP NO. 9041 FOR PUBLIC ROAD PURPOSES INCLUDING ITS PUBLIC INFRASTRUCTURE WITH THE STREET NAME S. BALLPARK DRIVE**	**ITEM NO.** Y.5.

BACKGROUND

Road dedication for South Ballpark Drive from West Rawson Avenue to South 76th Street, depicted in the recorded Certified Survey Map No. 9041 as Outlot 1.

ANALYSIS

As of now, the road, including its public infrastructure, is being maintained by the City of Franklin Department of Public Works.

OPTIONS

A. Accept the improvements, or
B. Refer back to Staff with further direction.

FISCAL NOTE

No impact to current budgets.

RECOMMENDATION

Resolution 2025-_____ a resolution authorizing certain officials to accept the dedication of Outlot 1 of the Recorded Certified Survey Map No. 9041 for public road purposes, including its public infrastructure with the street name South Ballpark Drive.

Eng RMA

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2025 - _____

A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT THE DEDICATION OF OUTLOT 1 OF THE RECORDED CERTIFIED SURVEY MAP NO. 9041 FOR PUBLIC ROAD PURPOSES INCLUDING ITS PUBLIC INFRASTRUCTURE WITH THE STREET NAME S. BALLPARK DRIVE

WHEREAS, BPC County Land LLC (WI LLC), the Developer, has requested that the City of Franklin officially accept the dedication of Outlot 1 of the Recorded Certified Survey Map No. 9041 for public road purposes including its public infrastructure.

WHEREAS, the public roadway is necessary to provide public access; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, that it would be in the best interest of the City to accept such dedication for public road purposes and take the full responsibility of its maintenance and therefore the Mayor and City Clerk are hereby authorized to accept the roadway dedication including its infrastructure on behalf of the City.

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

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

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number | Document Name

THIS DEED, made between BPC COUNTY LAND LLC (A WI LLC) ("Grantor," whether one or more), and City of Franklin, a Wisconsin municipal corporation ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Attached Exhibit A

Recording Area

Name and Return Address

Shirley J. Roberts, City Clerk
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

744-1006-000
Parcel Identification Number (PIN)

This is not homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated 06/30/2025.

BPC County Land LLC

* by Thomas Johns, CFO (SEAL)

* (SEAL)

* (SEAL)

* (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on Elizabeth Peetz Notary Public State of Wisconsin.

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

BPC COUNTY LAND LLC (A WI LLC)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Milwaukee COUNTY)

Personally came before me on 6/30/2025,
the above-named Thomas Johns
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Elizabeth Peetz

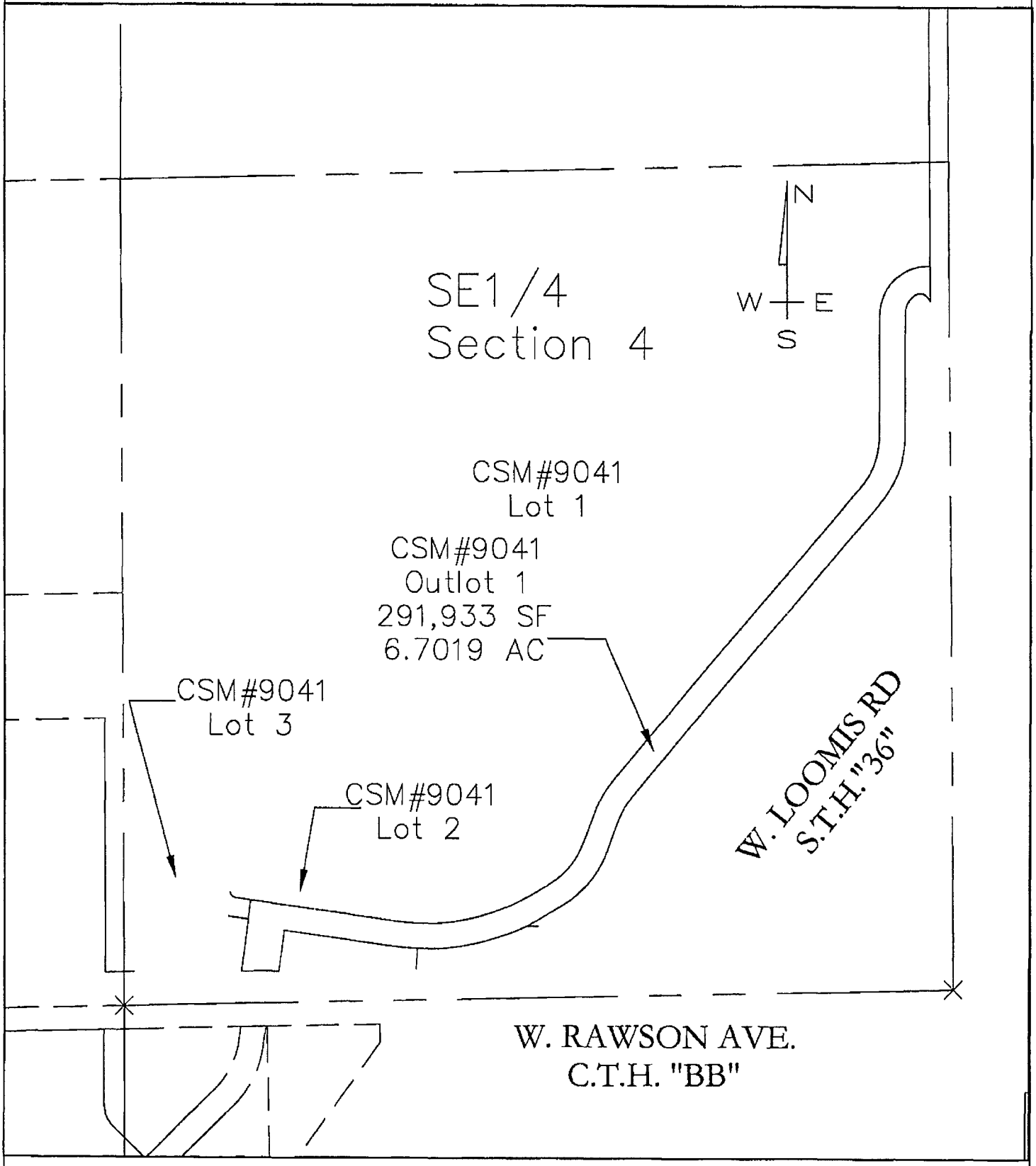
* Elizabeth Peetz
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 8/14/2028)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

* Type name below signatures

Exhibit A
Depiction of the Road Dedication



Dedication of Outlot 1

RMA, ENG TECH IV

L:\Ballpark_Commons\7441006000\ballpark2.dwg

Land Description
Outlot 1 of Certified Survey Map No. 9041
Tax Key No. 744-1006-000

Part of a redivision of Parcels 1 and 2 of Certified Survey Map No. 3931, Outlot 1 of Certified Survey Map No. 3107, Outlot 1 of Whitnall View Addition No. 1, that vacated portion of Crystal Ridge Drive recorded in the Milwaukee County Register of Deeds as Document No. 10773453 1 and lands in the SW1/4 and SE 1/4 of the NE1/4, the NE1/4, SE1/4, SW1/4 and NW1/4 of the SE1/4 and the SE1/4 of the SW1/4 all in Section 4, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Oulot 1 of the Certified Survey Map No. 9041, recorded in the Milwaukee Register of Deeds as Document No. 10785126.

Containing 291,933 square feet (6.7019 acres) of land, more or less.

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/2/2025
REPORTS & RECOMMENDATIONS	A RESOLUTION TO ISSUE CHANGE ORDER NO. 1 FOR THE 2025 LOCAL STREET IMPROVEMENT PROGRAM TO PAYNE AND DOLAN, INC. TO INCREASE THE CONTRACT PRICE BY $60,580.86.	ITEM NUMBER M.6.

BACKGROUND

The City of Franklin awarded the 2025 Local Street Improvement Program project to the lowest bidder, Payne & Dolan, Inc. for $2,031,991.83 on May 6th, 2025. They have completed part of their project scope and are requesting their first payment. This pay application also includes a change order which increases the original contract amount by $60,580.86. The change order is required due to unforeseen conditions (poor soils). We did have a geotechnical firm complete soil borings along W. Drexel Avenue prior to bidding this project, but after the pavement was removed, the conditions were much worse than expected.

Typically on a road project, you complete a proof roll, which is a way of testing the existing subgrade for "soft spots" or poor soils that will need to be stabilized prior to paving. If there are some soft areas, you would require excavation below subgrade to a minimum depth of 18-inches and fill it with 3-inch diameter stone to meet the required stabilization. This works well when you only have minor areas of concern, due to the cost impact. After Payne and Dolan completed a proof roll which failed, it was determined by the engineering and public works department to look at alternative options for soil stabilization versus excavation below subgrade and 3-inch stone for the entire cross section.

The engineering and public works department agreed to a method called cement stabilization. This method adds cement and water to the existing subgrade and combines it with the existing subgrade to greatly enhance stabilization. This option was much more cost effective than excavating 18-inches and filling with 3-inch diameter stone the entire cross section.

ANALYSIS

Below is a breakdown showing the original contract amount, the change order no. 1, and the revised contract amount. Also attached to the action sheet is a more detailed breakdown showing the specific bid items with bid quantities compared to field quantities which results in a net change of $60,580.86

Original Contract Amount	$2,031,991.83
Change Order No. 1	$60,580.86
Revised Contract Amount	$2,092,372.69

There is still additional work in Payne and Dolan's contract to finish the project out. We are anticipating being within the approved budget overall.

FISCAL NOTE

The revised contract amount is still below the adopted 2025 budget for the annual street improvement program. Therefore, no additional funding is being requested.

RECOMMENDATION

Approve Change Order No. 1 to Payne & Dolan due to change in quantities and cement stabilization.

COUNCIL ACTION REQUESTED

(Optional) Motion to adopt Resolution No. 2025 - _____, a resolution to issue Change Order No. 1 for the 2025 Local Street Improvement Program to Payne and Dolan Inc. to increase the contract amount by $60,850.86.

DOA – KH; Engineering – MNP; S&W – GEB; DPW - KS

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2025 - _____

A RESOLUTION TO ISSUE CONTRACT CHANGE ORDER NO. 1
FOR THE 2025 LOCAL STREET IMPROVEMENT PROGRAM TO PAYNE AND DOLAN, INC. TO INCREASE THE CONTRACT PRICE BY $60,580.86.

WHEREAS, on May 6, 2025, Common Council awarded the 2025 Local Street Improvement Program and contract to Payne and Dolan, Inc. in the amount of $2,031,991.83; and

WHEREAS, a modification of original contract price resulting in an increase cost of $60,580.86; and

WHEREAS, the Change Order modifies quantities that were determined after construction compared to the bid quantities as well as includes the addition of cement stabilization; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that Change Order No. 1 for the 2025 Local Street Improvement Program be issued to increase the contract price in the amount of $60,850.86.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute Change Order No. 1 on behalf of the City.

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

PASSED AND ADOPTED by the Common Council of the City of Franklin on the _____ day of _____, 2025.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

_____AYES _____ NOES _____ ABSENT _____

No. 1

RECOMMENDATION OF PAYMENT

OWNER's Project No. 2025-01 ENGINEER's Project No. 2024-0950.02

Project 2025 Local Street Improvement Program

CONTRACTOR Payne & Dolan, Inc.

Contract For General Contract Date May 25, 2025

Application Date August 28, 2025 Application Amount $583,032.48

For Period Ending July 31, 2025

To City of Franklin
OWNER

Attached hereto is the CONTRACTOR's Application for Payment for Work accomplished under the Contract through the date indicated above. The Application meets the requirements of the Contract Documents and includes the CONTRACTOR's Certificate stating that all previous payments to him under the Contract have been applied by him to discharge in full all of his obligations in connection with the Work covered by all prior Applications for Payments.

In accordance with the Contract the undersigned recommends payment to the CONTRACTOR of the amount due as shown below.

GRAEF- USA Inc.
ENGINEER

Dated August 28, 2025 By

STATEMENT OF WORK

Original Contract Price	$ 2,031,991.83	Work to Date	$ 647,813.87
Net Change Orders	$ 60,580.86	Amount Retained	$ 64,781.39
Current Contract Price	$ 2,092,572.69	Subtotal	$ 583,032.48
Work to be Done	$ 1,444,758.82	Previous Payments Recommended	$ 0.00
		Amount Due This Payment	$ 583,032.48

NSPE-ACEC 1910-8-C (1978 Edition)

1978, National Society of
Professional Engineers

2025 Local Street Improvement Program (#9624143)
Owner Franklin, City of
Solicitor Franklin, City of
04/24/2025 11 00 AM CDT

Section Title	Line Item	Item Description	UofM	Quantity	Payne & Dolan, Inc Unit Price	Payne & Dolan, Inc Extension	PR#1 Quantitiy	PR#1 Extension
1- Base Bid - W. Drexel Ave. from S. 51st Street to S. Bridge View Drive								
	1	Traffic Control/Detour Plan	LS	1	$10,225 00	$10,225 00	0 50	$5,112 50
	2	Erosion Control	LS	1	$13,801 50	$13,801 50		$0 00
	3	Remove Existing Concrete Pavement	SY	9800	$3 75	$36,750 00		$0 00
	4	Remove Existing Asphalt Pavement	SY	8600	$3 70	$31,820 00		$0 00
	5	Common Excavation	CY	5300	$14 45	$76,585 00		$0 00
	6	Excavation Below Subgrade	CY	3500	$18 10	$63,350 00		$0 00
	7	3-Inch Limestone Aggregate	TON	7700	$20 04	$154,308 00		$0 00
	8	GeoGrid Type SR	SY	5250	$1 82	$9,555 00		$0 00
	9	Base Aggregate Limestone 1-1/4"	TON	9000	$19 36	$174,240 00		$0 00
	10	HMA 4-Inch (3 MT 58-28 H)	TON	4250	$64 70	$274,975 00		$0 00
	11	HMA 2-Inch (4 MT 58-28 H)	TON	2125	$73 20	$155,550 00		$0 00
	12	Remove and Replace Concrete Curb and Gutter	LF	210	$54 00	$11,340 00		$0 00
	13	Remove Concrete/Asphalt Driveway	S Y	150	$11 11	$1,666 50		$0 00
	14	Asphalt Driveway Transition	TON	50	$170 00	$8,500 00		$0 00
	15	Gravel Driveway Transition	TON	5	$216 65	$1,083 25		$0 00
	16	Rebuild Sanitary Manhole	EA	10	$1,230 00	$12,300 00		$0 00
	17	Rebuild Water Valve	EA	18	$1,140 00	$20,520 00		$0 00
	18	Rebuild Storm Catch Basin	EA	2	$1,920 00	$3,840 00		$0 00
	19	Pavement Marking Paint 4-Inch White	LF	7370	$0 30	$2,211 00		$0 00
	20	Pavement Marking Paint 4-Inch Yellow	LF	7370	$0 30	$2,211 00		$0 00
	21	Remove and Replace 7 Concrete Curb Ramp	SF	90	$50 23	$4,520 70		$0 00
	22	Curb Ramp Detectable Warning Field Yellow	SF	10	$100 00	$1,000 00		$0 00
	23	30-Inch RCP Cross Culvert Removal and Replacement	LF	120	$285 00	$34,200 00		$0 00
	24	12-Inch CMP Driveway Culvert	LF	325	$85 00	$27,625 00		$0 00
	25	30 RCP Flared End Section	EA	4	$1,970 00	$7,880 00		$0.00
	26	Hydrant Access Pad	EA	4	$2,300 00	$9,200 00		$0 00
	27	Hydrant Access Pad w/ Culvert	EA	2	$3,990.00	$7,980 00		$0 00
	28	Construction Staking	LS	1	$17,943 01	$17,943 01		$0 00
	29	Guardrail Removal and Replacement	LF	425	$85 00	$36,125 00		$0.00
	18a	Catch Basin Frame and Grate	EA	2	$1,560.00	$3,120 00		$0 00
1- Mandatory Alternate Bid - W. Drexel Ave. from S. 60th Street to S. 51st Street						$1,214,424.96		$5,112.50
	30	Traffic Control/Detour Plan	LS	1	$7,950.00	$7,950 00	1 00	$7,950 00
	31	Erosion Control	LS	1	$10,711 50	$10,711 50	1 00	$10,711 50
	32	Remove Existing Concrete Pavement	SY	5390	$3 68	$19,835 20	5,373 00	$19,772 64
	33	Remove Existing Asphalt Pavement	SY	4350	$3 70	$16,095 00	3,864 00	$14,296 80
	34	Common Excavation	CY	3000	$14 45	$43,350 00	1,581 00	$22,845 45

		35	Excavation Below Subgrade	CY	550	$18 10	$9,955 00	351 20	$6,356 72
		36	3-Inch Limestone Aggregate	TON	1210	$20 04	$24,248 40	417 57	$8,368 10
		37	GeoGrid Type SR	SY	950	$1 82	$1,729 00	768 00	$1,397 76
		38	Base Aggregate Limestone 1-1/4"	TON	5000	$18 62	$93,100 00	3,777 32	$70,333 70
		39	HMA 4-Inch (3 MT 58-28 H)	TON	2385	$65 90	$157,171 50	2,193 00	$144,518 70
		40	HMA 2-Inch (4 MT 58-28 H)	TON	1195	$73 20	$87,474 00	1,163 00	$85,131 60
		41	Remove and Replace Concrete Curb and Gutter	LF	55	$48 45	$2,664 75	185 00	$8,963 25
		42	Remove Concrete/Asphalt Driveway	SY	35	$11 09	$388 15	33 00	$365 97
		43	Asphalt Driveway Transition	TON	15	$213 00	$3,195 00	15 00	$3,195 00
		44	Rebuild Water Valve	EA	11	$1,140 00	$12,540 00	10 00	$11,400 00
		45	Hydrant Access Pad	EA	2	$2,300 00	$4,600 00	2 00	$4,600 00
		46	Rebuild Storm Catch Basin	EA	1	$1,920 00	$1,920 00		$0 00
		47	Pavement Marking Paint 4-Inch White	LF	4100	$0 30	$1,230 00	4,100 00	$1,230 00
		48	Pavement Marking Paint 4-Inch Yellow	LF	4100	$0 30	$1,230 00	4,100 00	$1,230 00
		49	36-Inch RCP Cross Culvert Removal and Replacement	LF	60	$345 00	$20,700 00	60 00	$20,700 00
		50	42-Inch RCP Cross Culvert Removal and Replacement	LF	60	$385 00	$23,100 00	60 00	$23,100 00
		51	12-Inch CMP Driveway Culvert	LF	90	$85 00	$7,650 00		$0 00
		52	36-Inch RCP Flared End Section	EA	2	$2,480 00	$4,960 00	2 00	$4,960 00
		53	42-Inch RCP Flared End Section	EA	2	$3,410 00	$6,820 00	2 00	$6,820 00
		54	Construction Staking	LS	1	$17,943 01	$17,943 01	1 00	$17,943 01
	46a		Catch Basin Frame and Grate	EA	1	$1,560 00	$1,560 00		$0 00
2- Mandatory Alternate Bid - S. 35th St. from W. Woodward Dr. to W. Southland Dr.							$582,120.51		$496,190.20
		55	Traffic Control	LS	1	$2,450 00	$2,450 00		$0 00
		56	Erosion Control	LS	1	$2,772 00	$2,772 00		$0 00
		57	Remove Existing Asphalt Pavement	SY	1705	$4 74	$8,081 70		$0 00
		58	Common Excavation	CY	200	$16 14	$3,228 00		$0 00
		59	Excavation Below Subgrade	CY	110	$24 74	$2,721 40		$0 00
		60	3-Inch Limestone Aggregate	TON	250	$22 93	$5,732 50		$0 00
		61	Base Aggregate Limestone 1-1/4"	TON	400	$27 45	$10,980 00		$0 00
		62	HMA 4-Inch (3 LT 58-28 S)	TON	520	$71 00	$36,920 00		$0 00
		63	HMA 2-Inch (5 LT 58-28 S)	TON	260	$87 00	$22,620 00		$0 00
		64	Remove Concrete/Asphalt Driveway	SY	20	$30 68	$613 60		$0 00
		65	Asphalt Driveway Transition	TON	10	$300 00	$3,000 00		$0 00
		66	Gravel Driveway Transition	TON	5	$216 65	$1,083 25		$0 00
		67	Construction Staking	LS	1	$10,713 01	$10,713 01		$0 00
3- Mandatory Alternate Bid - City of Franklin Department of Public Works Yard							$110,915.46		$0.00
		68	Remove Existing Asphalt Pavement	SY	3500	$4 54	$15,890 00		$0 00
		69	Common Excavation	CY	50	$24 75	$1,237 50		$0 00
		70	Excavation Below Subgrade	CY	50	$39 89	$1,994 50		$0 00
		71	3-Inch Limestone Aggregate	TON	100	$29 13	$2,913 00		$0.00
		72	Base Aggregate Limestone 1-1/4"	TON	110	$93 49	$10,283 90		$0 00
		73	HMA 4-Inch (3 MT 58-28 H)	TON	410	$83 20	$34,112 00		$0 00
		74	HMA 2-Inch (4 MT 58-28 H)	TON	205	$92 60	$18,983 00		$0 00
		75	HMA 2 5-Inch (3LT 58-28 S)	TON	270	$85 60	$23,112 00		$0 00

		76	HMA 1 5-Inch (5LT 58-28 S)	TON	165	$97 00	$16,005 00		$0 00
Change Orders							$124,530.90		$0.00
	CO1	CO	Slurry	LS	1	$7,841 23	$7,841 23	1	$7,841 23
	CO1	CO	Rip Rap - Medium	CY	10	$132 00	$1,320 00	10	$1,320 00
	CO1	CO	Cement Stabilization	SY	9400	$12 59	$118,346 00	8979	$113,045 61
	CO1	CO	Cement Stabilization QC	LS	1	$1,900 00	$1,900 00	1	$1,900 00
	CO1	CO	3/4" TB Shouldering	TON	300	$30 62	$9,186 00	190 54	$5,834 33
	CO1	CO	Disc & Dry Soil	LS	1	$16,570 00	$16,570 00	1	$16,570 00
							$155,163.23		$146,511.17
							$2,031,991 83		$647,813 87

Original Contract Amount	$2,031,991 83	Work Completed	$	647,813 87
Change Order No 1	$ 60,580 86	Retainage	$	64,781 39
Revised Contract Amount	**$2,092,572.69**	Total Due	$	583,032 48
		Previously Paid	$	-
		Total Due This Invoice	$	**583,032.48**
		Work to be Completed		$1,444,758 82
		Work Completed		31%

2025 Local Street Improvement Program (#9624143)
Owner: Franklin, City of
Solicitor: Franklin, City of
04/24/2025 11:00 AM CDT

					Payne & Dolan, Inc.		PR#1		CO1	
Section Title	Line Item	Item Description	UofM	Quantity	Unit Price	Extension	Quantitiy	Extension		
1- Mandatory Alternate Bid - W. Drexel Ave. from S. 60th Street to S. 51st Street										
	30	Traffic Control/Detour Plan	LS	1	$7,950.00	$7,950.00	1.00	$7,950.00	$0.00	
	31	Erosion Control	LS	1	$10,711.50	$10,711.50	1.00	$10,711.50	$0.00	
	32	Remove Existing Concrete Pavement	SY	5390	$3.68	$19,835.20	5,373.00	$19,772.64	($62.56)	
	33	Remove Existing Asphalt Pavement	SY	4350	$3.70	$16,095.00	3,864.00	$14,296.80	($1,798.20)	
	34	Common Excavation	CY	3000	$14.45	$43,350.00	1,581.00	$22,845.45	($20,504.55)	
	35	Excavation Below Subgrade	CY	550	$18.10	$9,955.00	351.20	$6,356.72	($3,598.28)	
	36	3-Inch Limestone Aggregate	TON	1210	$20.04	$24,248.40	417.57	$8,368.10	($15,880.30)	
	37	GeoGrid Type SR	SY	950	$1.82	$1,729.00	768.00	$1,397.76	($331.24)	
	38	Base Aggregate Limestone 1-1/4"	TON	5000	$18.62	$93,100.00	3,777.32	$70,333.70	($22,766.30)	
	39	HMA 4-Inch (3 MT 58-28 H)	TON	2385	$65.90	$157,171.50	2,193.00	$144,518.70	($12,652.80)	
	40	HMA 2-Inch (4 MT 58-28 H)	TON	1195	$73.20	$87,474.00	1,163.00	$85,131.60	($2,342.40)	
	41	Remove and Replace Concrete Curb and Gutter	LF	55	$48.45	$2,664.75	185.00	$8,963.25	$6,298.50	
	42	Remove Concrete/Asphalt Driveway	SY	35	$11.09	$388.15	33.00	$365.97	($22.18)	
	43	Asphalt Driveway Transition	TON	15	$213.00	$3,195.00	15.00	$3,195.00	$0.00	
	44	Rebuild Water Valve	EA	11	$1,140.00	$12,540.00	10.00	$11,400.00	($1,140.00)	
	45	Hydrant Access Pad	EA	2	$2,300.00	$4,600.00	2.00	$4,600.00	$0.00	
	46	Rebuild Storm Catch Basin	EA	1	$1,920.00	$1,920.00		$0.00	($1,920.00)	
	47	Pavement Marking Paint 4-Inch White	LF	4100	$0.30	$1,230.00	4,100.00	$1,230.00	$0.00	
	48	Pavement Marking Paint 4-Inch Yellow	LF	4100	$0.30	$1,230.00	4,100.00	$1,230.00	$0.00	
	49	36-Inch RCP Cross Culvert Removal and Replacement	LF	60	$345.00	$20,700.00	60.00	$20,700.00	$0.00	
	50	42-Inch RCP Cross Culvert Removal and Replacement	LF	60	$385.00	$23,100.00	60.00	$23,100.00	$0.00	
	51	12-Inch CMP Driveway Culvert	LF	90	$85.00	$7,650.00		$0.00	($7,650.00)	
	52	36-Inch RCP Flared End Section	EA	2	$2,480.00	$4,960.00	2.00	$4,960.00	$0.00	
	53	42-Inch RCP Flared End Section	EA	2	$3,410.00	$6,820.00	2.00	$6,820.00	$0.00	
	54	Construction Staking	LS	1	$17,943.01	$17,943.01	1.00	$17,943.01	$0.00	
	46a	Catch Basin Frame and Grate	EA	1	$1,560.00	$1,560.00		$0.00	($1,560.00)	
Change Orders										
	CO1	CO: Slurry	LS	1	$7,841.23	$7,841.23	1	$7,841.23	$7,841.23	
	CO1	CO: Rip Rap - Medium	CY	10	$132.00	$1,320.00	10	$1,320.00	$1,320.00	
	CO1	CO: Cement Stabilization	SY	9400	$12.59	$118,346.00	8979	$113,045.61	$113,045.61	
	CO1	CO: Cement Stabilization QC	LS	1	$1,900.00	$1,900.00	1	$1,900.00	$1,900.00	
	CO1	CO: 3/4" TB Shouldering	TON	300	$30.62	$9,186.00	190.54	$5,834.33	$5,834.33	
	CO1	CO: Disc & Dry Soil	LS	1	$16,570.00	$16,570.00	1	$16,570.00	$16,570.00	
									$ 60,580.86	Change Order No. 1

Docusign Envelope ID: 17C44C6F-A06F-4E04-9D1B-10AB9C1F98F3

Contractor's Application For Payment No. 1

	Application Period Ending: July 31, 2025	Application Date: August 28, 2025	
To (Owner): City of Franklin	From (Contractor): Payne and Dolan Inc.	Via (Engineer) Graef	
Owner's Project No.: 2025-01	Contractor's Project No.: 170008	Engineer's Project No.: 2024-0950.02	
Project / Contract: 2025 Local Street Improvement Project			

Application for Payment
Approved Change Order Summary

Number	Additions	Deductions
CO 1	$ 60,580.86	
TOTALS	**$ 60,580.86**	**$ -**
NET CHANGE BY CHANGE ORDERS	**$**	**60,580.86**

1. ORIGINAL CONTRACT PRICE	$	2,031,991.83
2. NET CHANGE BY CHANGE ORDERS	$	60,580.86
3. CURRENT CONTRACT PRICE (Line 1 ± 2)	$	2,092,572.69
4a. TOTAL VALUE of WORK PERFORMED	$	647,813.87
b. STORED MATERIALS	$	-
c. TOTAL OF WORK & MATERIALS (4a + 4b)	$	647,813.87
5. RETAINAGE (10% of Line 4c):	$	64,781.39
6. AMOUNT ELIGIBLE TO DATE (Line 4c - Line 5)	$	583,032.48
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	$	-
8. AMOUNT DUE THIS APPLICATION (Line 6 - Line 7)	**$**	**583,032.48**
9. BALANCE TO FINISH PLUS RETAINAGE (Line 3 - 4c + 5)	$	1,509,540.21

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: DocuSigned by: Devin Justman A6AB167AAD7D493... Date: 8/28/2025 | 1:01 PM PDT

Initial: ML

Payment of: _____ (Line 8 or other amount)

is recommended by: _____
(Engineer) (Date)

Payment of: _____ (Line 8 or other amount)

is approved by: _____
(Owner) (Date)

City Account Numbers	Amount
1)	
2)	
3)	
4)	
5)	

OWNER'S PROJECT NUMBER: 2025-01
PERIODIC PAY ESTIMATE NUMBER: 1
APPLICATION PERIOD ENDING: July 31, 2025
APPLICATION DATE: August 28, 2025
PERCENT COMPLETE: 30.96

PERIODIC PAY ESTIMATE FOR:

2025 Local Street Improvement Project

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
		CURRENT CONTRACT				TOTAL THIS PERIOD		PREVIOUS TOTAL		TOTAL TO DATE			
Item No	Description	Quantity	Units	Unit Cost	Total Cost	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	%	Fund/Acct
10	Traffic Control/Detour Plan	1	LS	$10,225.00	$10,225.00	0.50	$5,112.50			0.50	$5,112.50	50.00	
20	Erosion Control	1	LS	$13,801.50	$13,801.50					0.00	$0.00	0.00	
30	Remove Existing Concrete Pavement	9,800	SY	$3.75	$36,750.00					0.00	$0.00	0.00	
40	Remove Existing Asphalt Pavement	8,600	SY	$3.70	$31,820.00					0.00	$0.00	0.00	
50	Common Excavation	5,300	CY	$14.45	$76,585.00					0.00	$0.00	0.00	
60	Excavation Below Subgrade	3,500	CY	$18.10	$63,350.00					0.00	$0.00	0.00	
70	3-Inch Limestone Aggregate	7,700	TN	$20.04	$154,308.00					0.00	$0.00	0.00	
80	GeoGrid Type SR	5,250	SY	$1.82	$9,555.00					0.00	$0.00	0.00	
90	Base Aggregate Limestone 1-1/4"	9,000	TN	$19.36	$174,240.00					0.00	$0.00	0.00	
100	HMA 4-Inch (3 LT 58-28 S)	4,250	TN	$64.70	$274,975.00					0.00	$0.00	0.00	
110	HMA 2-Inch (4 LT 58-28 H)	2,125	TN	$73.20	$155,550.00					0.00	$0.00	0.00	
120	Remove and Replace Concrete Curb and Gutter	210	LF	$54.00	$11,340.00					0.00	$0.00	0.00	
130	Remove Concrete/Asphalt Driveway	150	SY	$11.11	$1,666.50					0.00	$0.00	0.00	
140	Asphalt Driveway Transition	50	TN	$170.00	$8,500.00					0.00	$0.00	0.00	
150	Gravel Driveway Transition	5	TN	$216.65	$1,083.25					0.00	$0.00	0.00	
160	Rebuild Sanitary Manhole	10	EA	$1,230.00	$12,300.00					0.00	$0.00	0.00	
170	Rebuild Water Valve	18	EA	$1,140.00	$20,520.00					0.00	$0.00	0.00	
180	Rebuild Storm Catch Basin	2	EA	$1,920.00	$3,840.00					0.00	$0.00	0.00	
185	Catch Basin Frame and Grate	2	EA	$1,560.00	$3,120.00					0.00	$0.00	0.00	
190	Pavement Marking Paint 4-Inch White	7,370	LF	$0.30	$2,211.00					0.00	$0.00	0.00	
200	Pavement Marking Paint 4-Inch Yellow	7,370	LF	$0.30	$2,211.00					0.00	$0.00	0.00	
210	Remove and Replace 7" Concrete Curb Ramp	90	SF	$50.23	$4,520.70					0.00	$0.00	0.00	
220	Curb Ramp Detectable Warning Field Yellow	10	SF	$100.00	$1,000.00					0.00	$0.00	0.00	
230	30-Inch RCP Cross Culvert Removal and Replacement	120	LF	$285.00	$34,200.00					0.00	$0.00	0.00	
240	12-Inch CMP Driveway Culvert	325	LF	$85.00	$27,625.00					0.00	$0.00	0.00	
250	30" RCP Flared End Section	4	EA	$1,970.00	$7,880.00					0.00	$0.00	0.00	
260	Hydrant Access Pad	4	EA	$2,300.00	$9,200.00					0.00	$0.00	0.00	
270	Hydrant Access Pad w/ Culvert	2	EA	$3,990.00	$7,980.00					0.00	$0.00	0.00	
280	Construction Staking	1	LS	$17,943.01	$17,943.01					0.00	$0.00	0.00	
290	Guardrail Removal and Replacement	425	LF	$85.00	$36,125.00					0.00	$0.00	0.00	
	Alternate #1												
30	Traffic Control/Detour Plan	1	LS	$7,950.00	$7,950.00	1.00	$7,950.00			1.00	$7,950.00	100.00	
31	Erosion Control	1	LS	$10,711.50	$10,711.50	1.00	$10,711.50			1.00	$10,711.50	100.00	
32	Remove Existing Concrete Pavement	5,390	SY	$3.68	$19,835.20	5,373.00	$19,772.64			5,373.00	$19,772.64	99.68	
33	Remove Existing Asphalt Pavement	4,350	SY	$3.70	$16,095.00	3,864.00	$14,296.80			3,864.00	$14,296.80	88.83	
34	Common Excavation	3,000	CY	$14.45	$43,350.00	1,581.00	$22,845.45			1,581.00	$22,845.45	52.70	
35	Excavation Below Subgrade	550	CY	$18.10	$9,955.00	351.20	$6,356.72			351.20	$6,356.72	63.85	
36	3-Inch Limestone Aggregate	1,210	TN	$20.04	$24,248.40	417.57	$8,368.10			417.57	$8,368.10	34.51	
37	GeoGrid Type SR	950	SY	$1.82	$1,729.00	768.00	$1,397.76			768.00	$1,397.76	80.84	
38	Base Aggregate Limestone 1-1/4"	5,000	TN	$18.62	$93,100.00	3,777.32	$70,333.70			3,777.32	$70,333.70	75.55	
39	HMA 4-Inch (3 LT 58-28 S)	2,385	TN	$65.90	$157,171.50	2,193.00	$144,518.70			2,193.00	$144,518.70	91.95	
40	HMA 2-Inch (4 LT 58-28 H)	1,195	TN	$73.20	$87,474.00	1,163.00	$85,131.60			1,163.00	$85,131.60	97.32	
41	Remove and Replace Concrete Curb and Gutter	55	LF	$48.45	$2,664.75	185.00	$8,963.25			185.00	$8,963.25	336.36	
42	Remove Concrete/Asphalt Driveway	35	SY	$11.09	$388.15	33.00	$365.97			33.00	$365.97	94.29	
43	Asphalt Driveway Transition	15	TN	$213.00	$3,195.00	15.00	$3,195.00			15.00	$3,195.00	100.00	
44	Rebuild Water Valve	11	EA	$1,140.00	$12,540.00	10.00	$11,400.00			10.00	$11,400.00	90.91	
45	Hydrant Access Pad	2	EA	$2,300.00	$4,600.00	2.00	$4,600.00			2.00	$4,600.00	100.00	
46	Rebuild Storm Catch Basin	1	EA	$1,920.00	$1,920.00					0.00	$0.00	0.00	

Docusign Envelope ID: 17C44C6F-A06F-4E04-9D1B-10AB9C1F98F3

		CURRENT CONTRACT				TOTAL THIS PERIOD		PREVIOUS TOTAL		TOTAL TO DATE			
Item No	Description	Quantity	Units	Unit Cost	Total Cost	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	%	Fund/Acct
46A	Catch Basin Frame and Grate	1	EA	$1,560.00	$1,560.00					0.00	$0.00	0.00	
47	Pavement Marking Paint 4-Inch White	4,100	LF	$0.30	$1,230.00	4,100.00	$1,230.00			4,100.00	$1,230.00	100.00	
48	Pavement Marking Paint 4-Inch Yellow	4,100	LF	$0.30	$1,230.00	4,100.00	$1,230.00			4,100.00	$1,230.00	100.00	
49	36-Inch RCP Cross Culvert Removal and Replacement	60	LF	$345.00	$20,700.00	60.00	$20,700.00			60.00	$20,700.00	100.00	
50	42-Inch RCP Cross Culvert Removal and Replacement	60	LF	$385.00	$23,100.00	60.00	$23,100.00			60.00	$23,100.00	100.00	
51	12-Inch CMP Driveway Culvert	90	LF	$85.00	$7,650.00					0.00	$0.00	0.00	
52	36-Inch RCP Flared End Section	2	EA	$2,480.00	$4,960.00	2.00	$4,960.00			2.00	$4,960.00	100.00	
53	42-Inch RCP Flared End Section	2	EA	$3,410.00	$6,820.00	2.00	$6,820.00			2.00	$6,820.00	100.00	
54	Construction Staking	1	LS	$17,943.01	$17,943.01	1.00	$17,943.01			1.00	$17,943.01	100.00	
	Alternate #2												
55	Traffic Control	1	LS	$2,450.00	$2,450.00					0.00	$0.00	0.00	
56	Erosion Control	1	LS	$2,772.00	$2,772.00					0.00	$0.00	0.00	
57	Remove Existing Asphalt Pavement	1,705	SY	$4.74	$8,081.70					0.00	$0.00	0.00	
58	Common Excavation	200	CY	$16.14	$3,228.00					0.00	$0.00	0.00	
59	Excavation Below Subgrade	110	CY	$24.74	$2,721.40					0.00	$0.00	0.00	
60	3-Inch Limestone Aggregate	250	TN	$22.93	$5,732.50					0.00	$0.00	0.00	
61	Base Aggregate Limestone 1-1/4"	400	TN	$27.45	$10,980.00					0.00	$0.00	0.00	
62	HMA 4-Inch (3 LT 58-28 S)	520	TN	$71.00	$36,920.00					0.00	$0.00	0.00	
63	HMA 2-Inch (5 LT 58-28 S)	260	TN	$87.00	$22,620.00					0.00	$0.00	0.00	
64	Remove Concrete/Asphalt Driveway	20	SY	$30.68	$613.60					0.00	$0.00	0.00	
65	Asphalt Driveway Transition	10	TN	$300.00	$3,000.00					0.00	$0.00	0.00	
66	Gravel Driveway Transition	5	TN	$216.65	$1,083.25					0.00	$0.00	0.00	
67	Construction Staking	1	LS	$10,713.01	$10,713.01					0.00	$0.00	0.00	
	Alternate #3												
68	Remove Existing Asphalt Pavement	3,500	SY	$4.54	$15,890.00					0.00	$0.00	0.00	
69	Common Excavation	50	CY	$24.75	$1,237.50					0.00	$0.00	0.00	
70	Excavation Below Subgrade	50	CY	$39.89	$1,994.50					0.00	$0.00	0.00	
71	3-Inch Limestone Aggregate	100	TN	$29.13	$2,913.00					0.00	$0.00	0.00	
72	Base Aggregate Limestone 1-1/4"	110	TN	$93.49	$10,283.90					0.00	$0.00	0.00	
73	HMA 4-Inch (3 MT 58-28 H)	410	TN	$83.20	$34,112.00					0.00	$0.00	0.00	
74	HMA 2-Inch (4MT 58-28 H)	205	TN	$92.60	$18,983.00					0.00	$0.00	0.00	
75	HMA 2.5-Inch (3 LT 58-28 S)	270	TN	$85.60	$23,112.00					0.00	$0.00	0.00	
76	HMA 1.5-Inch (5 LT 58-28 S)	165	TN	$97.00	$16,005.00					0.00	$0.00	0.00	
	Change Orders												
CO 1	CO: Slurry	1	LS	$7,841.23	$7,841.23	1.00	$7,841.23			1.00	$7,841.23	100.00	
CO 1	CO: Rip Rap - Medium	10	CY	$132.00	$1,320.00	10.00	$1,320.00			10.00	$1,320.00	100.00	
CO 1	CO: Cement Stabilization	8979	SY	$12.59	$113,045.61	8,979.00	$113,045.61			8,979.00	$113,045.61	100.00	
CO 1	CO: Cement Stabilization QC	1	LS	$1,900.00	$1,900.00	1.00	$1,900.00			1.00	$1,900.00	100.00	
CO 1	CO: 3/4" TB Shouldering	190.54	TN	$30.62	$5,834.33	190.54	$5,834.33			190.54	$5,834.33	100.00	
CO 1	CO: Disc & Dry Soil	1	LS	$16,570.00	$16,570.00	1.00	$16,570.00			1.00	$16,570.00	100.00	
CO1-32	Remove Existing Concrete Pavement	-17	SY	$3.68	($62.56)					0.00	$0.00	0.00	
CO1-33	Remove Existing Asphalt Pavement	-486	SY	$3.70	($1,798.20)					0.00	$0.00	0.00	
CO1-34	Common Excavation	-1419	CY	$14.45	($20,504.55)					0.00	$0.00	0.00	
CO1-35	Excavation Below Subgrade	-198.8	CY	$18.10	($3,598.28)					0.00	$0.00	0.00	
CO1-36	3-Inch Limestone Aggregate	-792.43	TON	$20.04	($15,880.30)					0.00	$0.00	0.00	
CO1-37	GeoGrid Type SR	-182	SY	$1.82	($331.24)					0.00	$0.00	0.00	
CO1-38	Base Aggregate Limestone 1-1/4"	-1222.68	TON	$18.62	($22,766.30)					0.00	$0.00	0.00	
CO1-39	HMA 4-Inch (3 MT 58-28 H)	-192	TON	$65.90	($12,652.80)					0.00	$0.00	0.00	
CO1-40	HMA 2-Inch (4 MT 58-28 H)	-32	TON	$73.20	($2,342.40)					0.00	$0.00	0.00	
CO1-41	Remove and Replace Concrete Curb and Gutter	130	LF	$48.45	$6,298.50					0.00	$0.00	0.00	
CO1-42	Remove Concrete/Asphalt Driveway	-2	SY	$11.09	($22.18)					0.00	$0.00	0.00	
CO1-44	Rebuild Water Valve	-1	EA	$1,140.00	($1,140.00)					0.00	$0.00	0.00	
CO1-46	Rebuild Storm Catch Basin	-1	EA	$1,920.00	($1,920.00)					0.00	$0.00	0.00	
CO1-51	12-Inch CMP Driveway Culvert	-90	LF	$85.00	($7,650.00)					0.00	$0.00	0.00	
CO1-46a	Catch Basin Frame and Grate	-1	EA	$1,560.00	($1,560.00)					0.00	$0.00	0.00	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	

		CURRENT CONTRACT				TOTAL THIS PERIOD		PREVIOUS TOTAL		TOTAL TO DATE			
Item No	Description	Quantity	Units	Unit Cost	Total Cost	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost	%	Fund/Acct
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
										0.00	$0.00	#DIV/0!	
	TOTALS				$2,092,572.69		$647,813.87		$0.00		$647,813.87	30.96	

Docusign Envelope ID: 17C44C6F-A06F-4E04-9D1B-10AB9C1F98F3

CHANGE ORDER SUMMARY FOR PROJECT NUMBER:			2025-01									
			Acct	Original Contract		Current Contract Values			Proposed Changes			New Contract Values	
CO #	Item #	Description	Code	Quantity	Unit	Quantity	Unit Cost	Extension	Quantity	Unit Cost	Extension	Quantity	Total Cost
1	CO1	CO: Slurry		0	LS	0	$0.00	$0.00	1	$7,841.23	7,841.23	1	$7,841.23
1	CO1	CO: Rip Rap - Medium		0	CY	0	$0.00	$0.00	10	$132.00	1,320.00	10	$1,320.00
1	CO1	CO: Cement Stabilization		0	SY	0	$0.00	$0.00	8,979	$12.59	113,045.61	8,979	$113,045.61
1	CO1	CO: Cement Stabilization QC		0	LS	0	$0.00	$0.00	1	$1,900.00	1,900.00	1	$1,900.00
1	CO1	CO: 3/4" TB Shouldering		0	TN	0	$0.00	$0.00	191	$30.62	5,834.33	191	$5,834.33
1	CO1	CO: Disc & Dry Soil		0	LS	0	$0.00	$0.00	1	$16,570.00	16,570.00	1	$16,570.00
1	32	Remove Existing Concrete Pavement		5390	SY	5,390	$3.68	$19,835.20	(17)	$3.68	(62.56)	5,373	$19,772.64
1	33	Remove Existing Asphalt Pavement		4350	SY	4,350	$3.70	$16,095.00	(486)	$3.70	(1,798.20)	3,864	$14,296.80
1	34	Common Excavation		3000	CY	3,000	$14.45	$43,350.00	(1,419)	$14.45	(20,504.55)	1,581	$22,845.45
1	35	Excavation Below Subgrade		550	CY	550	$18.10	$9,955.00	(199)	$18.10	(3,598.28)	351	$6,356.72
1	36	3-Inch Limestone Aggregate		1210	TON	1,210	$20.04	$24,248.40	(792)	$20.04	(15,880.30)	418	$8,368.10
1	37	GeoGrid Type SR		950	SY	950	$1.82	$1,729.00	(182)	$1.82	(331.24)	768	$1,397.76
1	38	Base Aggregate Limestone 1-1/4"		5000	TON	5,000	$18.62	$93,100.00	(1,223)	$18.62	(22,766.30)	3,777	$70,333.70
1	39	HMA 4-Inch (3 MT 58-28 H)		2385	TON	2,385	$65.90	$157,171.50	(192)	$65.90	(12,652.80)	2,193	$144,518.70
1	40	HMA 2-Inch (4 MT 58-28 H)		1195	TON	1,195	$73.20	$87,474.00	(32)	$73.20	(2,342.40)	1,163	$85,131.60
1	41	Remove and Replace Concrete Curb and Gutter		55	LF	55	$48.45	$2,664.75	130	$48.45	6,298.50	185	$8,963.25
1	42	Remove Concrete/Asphalt Driveway		35	SY	35	$11.09	$388.15	(2)	$11.09	(22.18)	33	$365.97
1	44	Rebuild Water Valve		11	EA	11	$1,140.00	$12,540.00	(1)	$1,140.00	(1,140.00)	10	$11,400.00
1	46	Rebuild Storm Catch Basin		1	EA	1	$1,920.00	$1,920.00	(1)	$1,920.00	(1,920.00)	0	$0.00
1	51	12-Inch CMP Driveway Culvert		90	LF	90	$85.00	$7,650.00	(90)	$85.00	(7,650.00)	0	$0.00
1	46a	Catch Basin Frame and Grate		1	EA	1	$1,560.00	$1,560.00	(1)	$1,560.00	(1,560.00)	0	$0.00
								$0.00			0.00	0	$0.00
								$0.00			0.00	0	$0.00
								$0.00			0.00	0	$0.00
								$0.00			0.00	0	$0.00
								$0.00			0.00	0	$0.00
								$0.00			0.00	0	$0.00
								$0.00			0.00	0	$0.00
								$0.00			0.00	0	$0.00

Docusign Envelope ID: 17C44C6F-A06F-4E04-9D1B-10AB9C1F98F3

CHANGE ORDER

No. 1

DATE OF ISSUANCE August 27, 2025 EFFECTIVE DATE September 3, 2025

OWNER City of Franklin
CONTRACTOR Payne & Dolan, Inc.
Contract: 2025 Local Street Improvement Program
Project: 2025 Local Street Improvement Program
OWNER's Contract No. 2025-01 ENGINEER's Contract No. 2024-0920.02
ENGINEER GRAEF-USA Inc.

You are directed to make the following changes in the Contract Documents:
Description:

Change in quantities and cement stabilization due to unforeseen, poor soil conditions.

Reason for Change Order:

Change in quantities and cement stabilization due to unforeseen, poor soil conditions.

Attachments: (List documents supporting change)

Summary of quantities and unit prices

CHANGE IN CONTRACT PRICE:
Original Contract Price $ 2,031,991.83
Net Increase from previous Change Orders No. 0 to 0 : $0.00
Contract Price prior to this Change Order: $ 2,031,991.83
Net increase of this Change Order: $ 60,580.86
Contract Price with all approved Change Orders: $ 2,092,572.69

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: N/A Ready for final payment: October 10, 2025 (days or dates)
Net change from previous Change Orders No. 0 to No. 0 : Substantial Completion: 0 Ready for final payment: 0 (days)
Contract Times prior to this Change Order: Substantial Completion: N/A Ready for final payment: October 10, 2025 (days or dates)
Net increase this Change Order: Substantial Completion: 0 Ready for final payment: 7 (days)
Contract Times with all approved Change Orders: Substantial Completion: N/A Ready for final payment: October 17, 2025 (days or dates)

RECOMMENDED:

By: _____
ENGINEER (Authorized Signature)

Date: August 27, 2025

APPROVED:

By: _____
OWNER (Authorized Signature)

Date: _____

ACCEPTED:

By: DocuSigned by: Devin Justman Initial: ML
CONTRACTOR (Authorized Signature)

Date: 8/28/2025 | 1 01 PM PDT

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute

APPROVAL	REQUEST FOR COUNCIL ACTION	MTG. DATE 09/02/2025
Reports & Recommendations	**RESOLUTION TO AUTHORIZE ACCEPTANCE OF STORM WATER FACILITIES MAINTENANCE AGREEMENT AND STORM WATER ACCESS EASEMENT FROM SUKHJINDER SINGH (10879 S. 76TH ST., TKN 984 9997 000)**	**ITEM NO.** M.7.

BACKGROUND

The City of Franklin, Milwaukee Metropolitan Sewerage District (MMSD), and Wisconsin Department of Natural resources (WDNR) require storm water management facilities for any developments which meet thresholds as defined in each entity's rules and regulations. These facilities as designed may be for water quantity and/or quality control. In the City of Franklin developers/residents typically use wet ponds, biofiltration basins, and/or permeable pavers, although other best management practices (BMPs) are also available. As an MMSD customer and designated by the WDNR as a Municipal Separate Storm Sewer System, the Municipal Code is written to not only include City quantity requirements, but also MMSD quantity requirements, and WDNR quantity and quality requirements. The facilities within private developments are involved in those credits. Therefore, ongoing maintenance of private facilities is imperative.

It is the responsibility of the development owner, or a subdivision homeowners association, to maintain the storm water facilities in perpetuity per a prescribed Maintenance Agreement. The enclosed agreements include the property of Sukhjinder Singh at 76th St.

ANALYSIS

The WDNR offers standard Operation and Maintenance templates for a multitude of BMPs, and most engineers use those to develop site-specific Maintenance Agreements. The attached Agreements were prepared by the homeowner and their engineers and revised as necessary.

OPTIONS

Approve or Deny the Storm Water Facilities Maintenance Agreement and Storm Water Access Easement.

FISCAL IMPACT

All costs associated with storm water facility maintenance are to be paid by the developer, owner, or homeowners association as stated in the individual agreement.

RECOMMENDATION

Resolution 2025-_____, a resolution to authorize acceptance of Storm Water Facilities Maintenance Agreement and Storm Water Access Easement from Sukhjinder Singh (10879 S. 76th St. TKN 984 9997 000).

Engineering Department: KAB

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2025 -

RESOLUTION TO AUTHORIZE ACCEPTANCE OF
STORM WATER FACILITIES MAINTENANCE AGREEMENT AND STORM WATER
ACCESS EASEMENT FROM
SUKHJINDER SINGH
(10879 S. 76TH ST., TKN 894 9997 000)

WHEREAS, storm water facilities are required to meet water quantity and quality standards; and

WHEREAS, a Maintenance Agreement and Access Easement are required to be developed and executed to ensure effective maintenance and operation of private storm water facilities in perpetuity; and

WHEREAS, all costs associated with storm water facility maintenance are to be paid by the developer, owner, or homeowners association as stated in the individual agreement; and

WHEREAS, homeowner has executed and submitted to the City of Franklin Storm Water Facilities Maintenance Agreement and Storm Water Access Easement

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the City of Franklin that it would be in the best interest of the City to accept such Storm Water Facilities Maintenance Agreement and Storm Water Access Easement, and, therefore, the Mayor and City Clerk are hereby authorized and directed to execute them on behalf of the City.

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

PASSED AND ADOPTED by the Common Council of the City of Franklin on the _____ day of _____, 2025.

APPROVED:

_____
John R Nelson, Mayor

ATTEST:

_____
Shirley J Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STORM WATER MANAGEMENT ACCESS EASEMENT

Sukhjinder Singh Residence
10879 South 76th Street
TKN 984 9997 000

THIS EASEMENT is made by and between the CITY OF FRANKLIN, a municipal corporation of the State of Wisconsin, hereinafter referred to as "City" or "Grantee," and Sukhjinder Singh, Karaka Singh, Swaran Singh, and Ranjit Kaur, hereinafter called "Grantor".

WITNESSETH

WHEREAS, Grantor is the owner and holder of record Title to certain real property described on Exhibit "A" which is attached hereto and incorporated herein (the Property); and

WHEREAS, the City desires to acquire a non-exclusive easement with the right of entry in and across a portion of the property as the same is more particularly hereinafter described, with the right to build and construct and/or operate, maintain, repair, enlarge, reconstruct, relocate and inspect as may be or may become applicable the following facilities and appurtenances thereto, hereinafter collectively called the "Facilities," in, upon and across said portion of the Property: a storm water management facility as shown on the plan attached hereto as Exhibit "B."; and

NOW, THEREFORE, in consideration of the grant of the easement hereinafter described, the initial installation and maintenance of the Facilities by the Grantor, and the Grantees, and the payment of One Dollar ($1.00) and other valuable considerations to the Grantor, the receipt whereof is hereby acknowledged, said Grantor, being the owner and person interested in the land hereinafter described, does hereby grant unto the City a perpetual, non-exclusive easement on that part of the Northeast Quarter of the Southeast Quarter of Section Thirty (33), Township Five (5) North, Range Twenty-One (21) East, in the City of Franklin, Milwaukee County, Wisconsin, more particularly described on Exhibit C attached hereto (the "Easement Area").

1. That said Facilities shall be maintained and kept in good order and condition by the Grantor, at the sole cost and expense of the Grantor.

2. That in and during whatever construction, reconstruction, enlargement or repair work is or becomes necessary in constructing and/or maintaining of said Facilities, so much of the surface or subsurface of the Easement Area on the Property as may be disturbed will, at the expense of the Grantor, be replaced in substantially the same condition as it was prior to such disturbance. However, the Grantees shall indemnify and save harmless the Grantor from and against any loss, damage, claim, cost, injury or liability resulting from negligence or willful acts or omissions on the part of the Grantees, its agents or employees in connection with said work involved in constructing and/or maintaining of said Facilities; provided that if the above loss, claim, cost, damage, injury or liability results from the joint negligence of parties hereto, then the liability therefore shall be borne by them in proportion to their respective degree of negligence; provided further, however, that these provisions are subject to the legal defenses available under law which the Grantees or Grantor are entitled to raise, excepting the defense of so-called "sovereign immunity."

3. That no structure may be placed within the limits of the Easement Area by the Grantor, except that improvement such as walks, pavements for driveways, parking lot surfacing and landscape planting may be constructed or placed within the Easement Area.

4. In connection with the construction by the Grantor of any structure or building abutting said Easement Area, the Grantor will assume all liability for any damage to the Facilities in the above described Easement Area. The Grantor will also save and keep the Grantees clear and harmless from any claims for personal injuries or property damage caused by any negligence or willful acts or omissions of the Grantor or persons acting on behalf of the Grantor, arising out of the construction by the Grantor of any structure or building abutting the said Easement Area, and shall reimburse the Grantees for the full amount of such loss or damage.

5. The Grantor shall be responsible for the routine maintenance of land on which the easement is located.

6. The Facilities shall be accessible for maintenance by the Grantee at all times. The Grantor shall submit plans for approval to the City Engineer for any underground installation within the Easement Area, which approval shall not be unreasonably withheld, conditioned or delayed.

7. That the Grantor shall submit plans for all surface alterations of plus or minus 1 foot or greater within the limits of said Easement Area. Said alterations shall be made only with the approval of the City Engineer of the City of Franklin, which approval shall not be unreasonably withheld, conditioned or delayed.

8. The Grantees and Grantor shall each use, and take reasonable measures to cause their employees, officers, customers, agents, contractors and assigns to use, the Easement Area in a reasonable manner and so as not to obstruct or otherwise use the Easement Area in a manner that would unreasonably interfere with the use thereof by the other party hereto or its employees, officers, customers, agents, contractors and assigns.

9. The Grantees and Grantor each hereby waives all rights of subrogation that either has or may hereafter have against the other for any damage to the Easement Area or any other real or personal property or to persons covered by such party's insurance, but only to the extent of the waiving party's insurance coverage; provided, however, that the foregoing waivers shall not invalidate any policy of insurance now or hereafter issued, it being hereby agreed that such a waiver shall not apply in any case which would result in the invalidation of any such policy of insurance and that each party shall notify the other if such party's insurance would be so invalidated.

10. Either party hereto may enforce this easement by appropriate action, and should it prevail in such litigation, that party shall be entitled to recover, as part of its costs, reasonable attorneys' fees.

11. This easement may not be modified or amended, except by a writing executed and delivered by the Grantees and Grantor or their respective successors and assigns.

12. No waiver of, acquiescence in, or consent to any breach of any term, covenant, or condition hereof shall be construed as, or constitute, a waiver of, acquiescence in, or consent to any other, further, or succeeding breach of the same or any other term, covenant, or condition.

13. If any term or provision of this easement shall, to any extent, be invalid or unenforceable under applicable law, then the remaining terms and provisions of this easement shall not be affected thereby, and each such remaining term and provision shall be valid and enforceable to the fullest extent permitted by applicable law.

14. This easement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

15. Upon completion of use of the Easement Area for the specific use as a storm water management access by the City, the easement shall be terminated by recording a release in recordable form with directions for delivery of same to Grantor at his last address given pursuant hereto, whereupon all rights, duties and liabilities created shall terminate.

16. The easement and rights created herein, together with the obligations herein imposed, are appurtenant to and running with the land, and shall inure to the benefit of and be binding upon Grantor and the City and their respective successors, grantees and assigns, and all parties claiming by, through or under them, including but not limited to, all present and future owners, purchasers, mortgagees, tenants and occupants of, and any persons acquiring an interest in, the Property.

[The remainder of this page is blank. Signature page follows.]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seals this

ON THIS DATE OF: 5-19-2025, 2025

GRANTOR(S):

Sukhjinder Singh (Seal)

Karaka Singh (Seal)

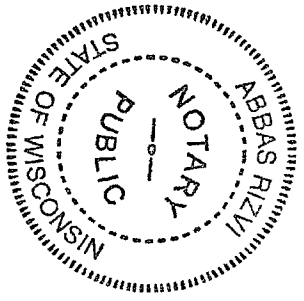
Swaran Singh (Seal)

Ranjit Kaur (Seal)

STATE OF WISCONSIN)
ss
COUNTY OF MILWAUKEE)

Personally came before me this 19TH day of May, 2025, the above named Sukhjinder Singh, Karaka Singh, Swaran Singh, and Ranjit Kaur, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

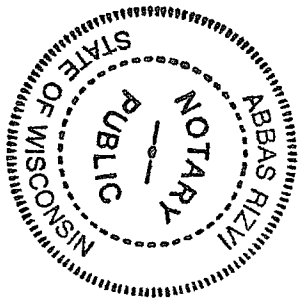
ABBAS RIZVI
Notary Public
My commission expires 04/20/2026



MORTGAGE HOLDER CONSENT

The undersigned, State Bankof Chilton, a Wisconsin banking corporation ("Mortgagee"), as Mortgagee under that certain Mortgage encumbering the Property and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on 19 May, 2025, as Document No. _____, hereby consents to the execution of the foregoing easement and its addition as an encumbrance against title to the Property.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed, as of the day and year first above written.



State Bank of Chilton,
a Wisconsin Banking Corporation

By: _____

Name: ABBAS RIZVI

Title: COMMERCIAL LENDER

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE

On this, the 19TH day of MAY, 2025, before me, the undersigned, personally appeared _____, the _____ of State Bank of Chilton, a Wisconsin banking corporation, and acknowledged that (s)he executed the foregoing instrument on behalf of said corporation, by its authority and for the purposes therein contained.

Name: ABBAS RIZVI

Notary Public _____

State of WISCONSIN

County of MILWAUKEE

My commission expires: 04/20/2026

This instrument was drafted by the City of Franklin.

Approved as to contents

_____
City Engineer
Date: _____

Approved as to form only

_____
City Attorney
Date: _____

CITY OF FRANKLIN

By: _____
John R. Nelson, Mayor

By: _____
Shirley J. Roberts, City Clerk

STATE OF WISCONSIN)
ss
COUNTY OF MILWAUKEE)

On this _____ day of _____ A.D. 20_____ before me personally appeared John R. Nelson and Shirley J. Roberts who being by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Franklin, and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and acknowledged that they executed the foregoing assignment as such officers as the deed of said municipal corporation by its authority, and pursuant to resolution file No. _____ adopted by its Common Council on _____, 20___.

_____
Notary Public, Milwaukee County, Wisconsin
( )
My commission expires _____

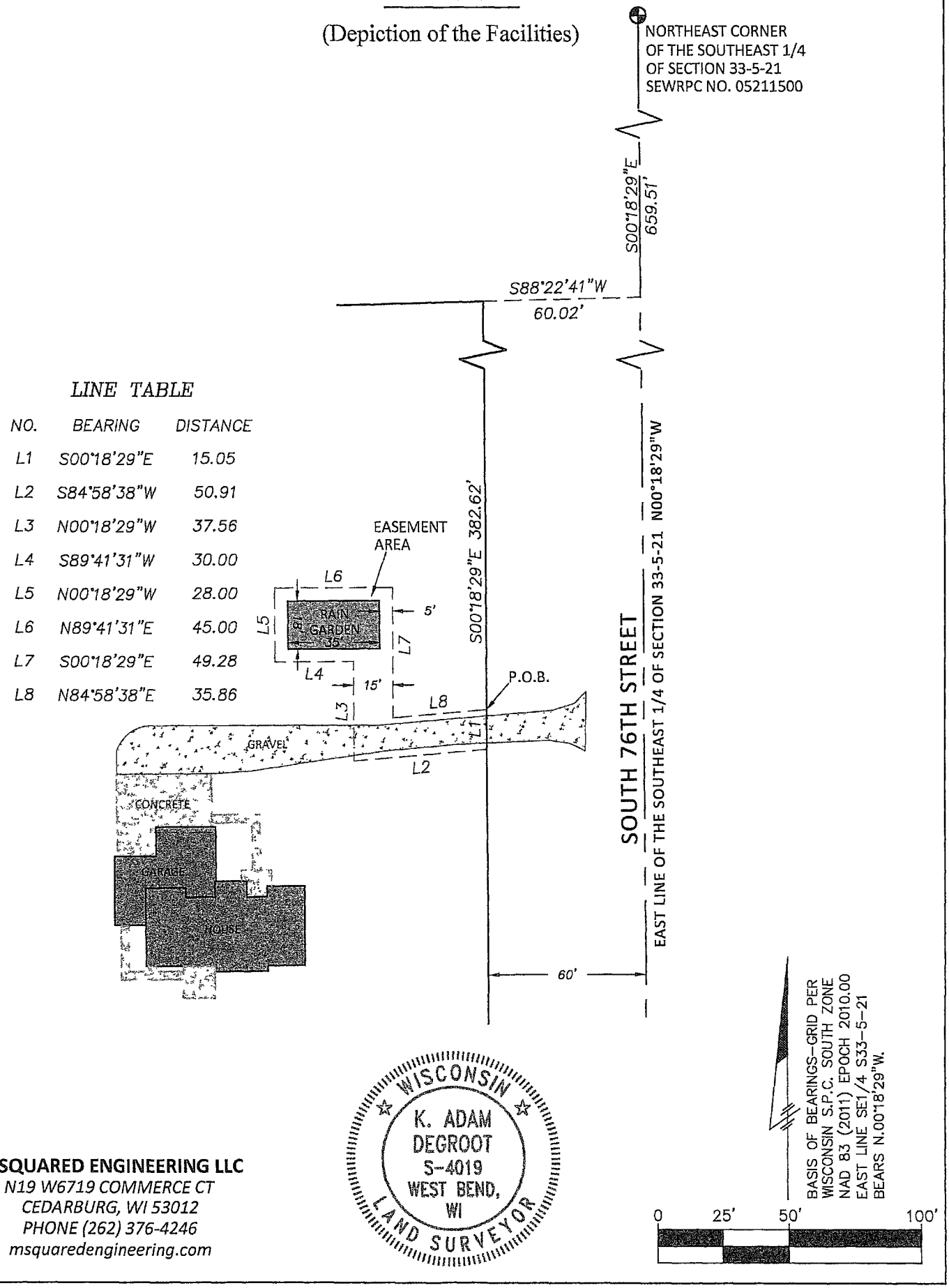
Exhibit A

(Description of the Property)

The South 1/2 of the North 1/2 and the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 33, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Exhibit B

(Depiction of the Facilities)



LINE TABLE

NO.	BEARING	DISTANCE
L1	S00°18'29"E	15.05
L2	S84°58'38"W	50.91
L3	N00°18'29"W	37.56
L4	S89°41'31"W	30.00
L5	N00°18'29"W	28.00
L6	N89°41'31"E	45.00
L7	S00°18'29"E	49.28
L8	N84°58'38"E	35.86

WISCONSIN
K. ADAM
DEGROOT
S-4019
WEST BEND,
WI
LAND SURVEYOR

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

Exhibit C

(Description of Easement Area)

That Part of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast Corner of the Southeast 1/4 of Section 33, T. 5 N., R. 21 E.; thence South 00°18'29" East along the East line of the said SE 1/4, 659.51 feet; thence South 88°22'41" West, 60.02 feet to the West Right-of-Way line of South 76th Street; thence South 00°18'29" East along said Right-of-Way, 382.63 feet to the **Point of Beginning**; thence continuing South 00°18'29" East, 15.05 feet; thence South 84°58'38" West, 50.91 feet; thence North 00°18'29" West, 37.56 feet; thence South 89°41'31" West, 30.00 feet; thence North 00°18'29" West, 28.00 feet; thence North 89°41'31" East, 45.00 feet, thence South 00°18'29" East, 49.28 feet, thence North 84°58'38" East, 35.86 feet to the Point of Beginning.

Easement area contains 2,352 square feet or 0.054 acres.

STORM WATER FACILITIES MAINTENANCE AGREEMENT

Sukhjinder Singh Residence
10879 South 76th Street
TKN 984 9997 000

This AGREEMENT, made and entered into this 19 day of May, 2025, by and between Sukhjinder Singh, Karaka Singh, Swaran Singh, and Ranjit Kaur, hereinafter called the "Owner", and the City of Franklin, hereinafter called the "City".

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the City of Franklin, County of Milwaukee, State of Wisconsin, to-wit:

> The South 1/2 of the North 1/2 and the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 33, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Hereinafter called the "Property".

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan, known as the Sukhjinder Singh Residence hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the city, provides for on-site Storm Water Facilities within the confines of the Property as shown on the plan attached hereto as Exhibit "B" and more particularly described on Exhibit "C"; and

WHEREAS, the City and the Owner, its successors and assigns ("successors and assigns" meaning to include any homeowners' association and all owners of the property or any portion thereof), agree that the health, safety, and welfare of the residents of the City of Franklin, require that on-site Storm Water Facilities as defined in Section 15-8.0600 Unified Development Ordinance of the City of Franklin and in Chapter 13 Surface and Stormwater Rules of the Milwaukee Metropolitan Sewerage District (MMSD) be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site storm water management practices as shown on the Plan be constructed and adequately maintained by the Owner, its successors and assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water facilities shall be constructed by the Owner in accordance with the plans and specifications which are identified as part of the green infrastructure plan approved 19 May, 2025 by the City Engineer and submitted as part of the as-built drawings approved by the City Engineer. Fountains and/or aerators shall not be installed in any ponds without prior written approval from the City Engineer.

2. The Owner, its successors and assigns, shall comply with the ordinances and regulations which require that the Storm Water Facilities shall be regularly inspected and maintained as often as conditions may require, but in any event, at least once each year. The Standard Operation and Maintenance Report attached to this agreement as Exhibit "A" and by this reference made a part hereof shall be used for the purpose of the regular inspections of the Storm Water Facilities. The Owners, its successors and assigns, shall keep the Operation and Maintenance Reports from past inspections, as well as a log of maintenance activity indicating the date and type of maintenance completed of the Storm Water Facilities. The purpose of the inspections is to assure safe and proper functioning of the facilities. The inspections shall cover all storm water facilities, including but not limited to open swales (ditches), storm sewers, manholes, inlets, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the Operation and Maintenance Report. The Reports and maintenance log shall be made available to the City for review.

3. The Owner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Storm Water Facilities, whenever the City deems necessary. The purpose of inspection is to provide periodic review by City staff, to investigate reported deficiencies and/or to respond to citizen complaints. The City shall provide the Owner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary. Corrective actions shall be taken within a reasonable time frame as established by the City Engineer.

4. The Owner, its successors and assigns, shall adequately maintain the Storm Water Facilities, including but not limited to all pipes and channels built to convey storm water to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the Storm Water Facilities in good working condition so that these storm water facilities are performing their design functions and are in accordance with the Stormwater Basin Maintenance Standards as detailed in Section 15.8.0600 of the City of Franklin Unified Development Ordinance, and Section 13.12 (2) of MMSD rules, and by this reference made a part hereof.

5. If the Owner, its successors and assigns fails to maintain the Storm Water Facilities in good working condition acceptable to the City and does not perform the required corrective actions in a time as established by the City Engineer in written notice, the City may:

   a) Issue a citation to the Owner, its successors and assigns. Such failure constitutes a violation of Section 15.8.0600 of the Unified Development Ordinance of the City of Franklin. The penalty for such violation of Section 15.8.0600 shall be not less than $100 nor more than $2500 for each offense, together with the costs of prosecution. Each day that the violation exists shall constitute a separate offense, and

   b) Perform the corrective actions identified in the inspection report and assess the Owner, its successors and assigns, for the cost of such work. The cost of such work shall be specially charged against the Property pursuant to Wisconsin Statutes Section 66.0627. If the facilities are located on an outlot owned collectively by a homeowners association, the City may specially charge each member of the homeowners association according to the ownership interest in the facilities located on the property. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Owner outside of the easement for the Storm Water Facilities. It is expressly understood and agreed that the City is

under no obligation to routinely maintain or repair said storm water management practices and in no event shall this Agreement be construed to impose any such obligation on the City.

6. In the event the City, pursuant to this Agreement and applicable easements performs work of an emergency nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

7. This Agreement imposes no liability of any kind whatsoever on the City and the Owner agrees to indemnify and hold the City harmless from any liability in the event the Storm Water Facilities fail to operate properly.

8. This Agreement shall be attached as an exhibit to any document which creates a homeowners association that is responsible for maintenance of the Storm Water Facilities and shall be recorded at the Milwaukee County Register of Deeds, and shall constitute a covenant running with the land, and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interest, including any homeowners association and all owners of the property or any portion thereof. The owner shall provide the City with a copy of any document which creates a homeowners association that is responsible for the Storm Water Facilities.

9. The owner, its successors and assigns, is prohibited from building structures, installing play equipment, installing plants, changing grades or performing any function that inhibits care and maintenance of any Storm Water Facilities.

10. The owner, its successor and assigns shall maintain, at all times, an individual(s) who will serve as a contact person(s).

IN WITNESS WHEREOF, the City and Owner have set forth their hands and seals, effective the date first above written.

SEALED IN PRESENCE OF:

_____, Owner

By: Sukhjinder Singh, Karaka Singh, Swaran Singh, and Ranjit Kaur

STATE OF WISCONSIN)ss.
MILWAUKEE COUNTY)

Personally came before me this _____ day of _____, 2025, the above named Sukhjinder Singh, Karaka Singh, Swaran Singh, and Ranjit Kaur, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same in the capacity indicated.

_____
Notary Public, Milwaukee County, WI
( )
My commission expires:_____

CITY OF FRANKLIN

By: _____ (Seal)
Name: John R. Nelson
Title: Mayor

COUNTERSIGNED:
By: _____ (Seal)
Name: Shirley J. Roberts
Title: City Clerk

STATE OF WISCONSIN)ss.
MILWAUKEE COUNTY)

Personally came before me this _____ day of _____, 2025, the above named John R. Nelson, Mayor and Shirley J. Roberts, City Clerk, of the above named municipal corporation, City of Franklin, to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they had executed the foregoing instrument as such officers as the Deed of said municipal corporation by its authority and pursuant to the Resolution File No. _____, adopted by its Common Council on this _____ day of _____, 20___.

_____
Notary Public, Milwaukee County, WI
( )
My commission expires: _____

This instrument was drafted by the City Engineer for the City of Franklin.
Form approved: _____
Jesse A.Wesolowski, City Attorney

EXHIBIT "A"

OPERATION AND MAINTENANCE PLAN

Site Description

The Sukhjinder Singh residence site is in the City of Franklin. This project includes constructing a residential structure, asphalt driveway, concrete flatwork, and re-grading a small portion of the parcel. In addition, stormwater management features are incorporated into the design to meet the City of Franklin and MMSD requirements. This document outlines the installed features and their associated maintenance requirements to ensure they continue to function as designed in the future. This list of maintenance activities is not all-inclusive but rather indicates the minimum type of maintenance that can be expected for this site.

Stormwater Feature Description

The proposed site improvements include one stormwater management feature designed by Fresh Coast Resource Center: a stormwater rain garden on the east side of the front yard. The rain garden takes water from the downspouts and surrounding impervious areas (6,001 sf) and treats the runoff. It has a bottom area of 630 sf with side slopes at 4:1 and a total storage of 1,917 gallons. This underdrain will discharge into the existing native vegetated area, which ultimately drains north into the existing terrain. (See attached MMSD Sizing Tool spreadsheet and details)

Stormwater Management Feature Maintenance

This section provides guidance on maintenance activities typically required for these systems, along with suggested frequency for each activity. Individual systems may have more—or less—frequent maintenance needs depending on various factors, including the occurrence of large storm events, regional hydrologic conditions, and upstream land use. Site-specific maintenance plans should always be consulted, as the successful functionality of the rain garden may have specific maintenance requirements that were considered during the design.

Referring to Planting Plans & Photos:

It is especially important to refer to planting plans and photos that show what types of vegetation should be present, and where maintenance crews should or should not mow.

Timing of Inspections:

Rain Garden maintenance can typically be performed as part of standard landscaping. Regular inspection and maintenance, beginning after the snow melts, is critical to the effective operation of rain gardens to ensure they remain clear of leaves and debris, support healthy vegetation, and are free of draining. In addition, because erosion and inflows from large storm events can damage vegetation, cause erosion and ponding, and clog downspouts, rain gardens should be inspected for any rain event of 2 inches in 24 hours or more. Inspection during the time of weed growth is also especially critical, as it is usually the top maintenance activity associated with these systems. For the Milwaukee area, this will begin in late May / early June.

Inspection Focus:

Inspections should focus on vegetation growth and condition, including weeds or invasives; soil conditions (especially sediment build-up or clogging); and stormwater flow paths and erosion. Maintenance of any items identified in the inspections should be completed within 7 days of the inspection.

EXHIBIT "A" CONTINUED

OPERATION AND MAINTENANCE PLAN

Inital Site Inspection

A site inspection should be performed after snow melt (mid-April) to identify any items not covered in the expected annual maintenance visits. This would include:

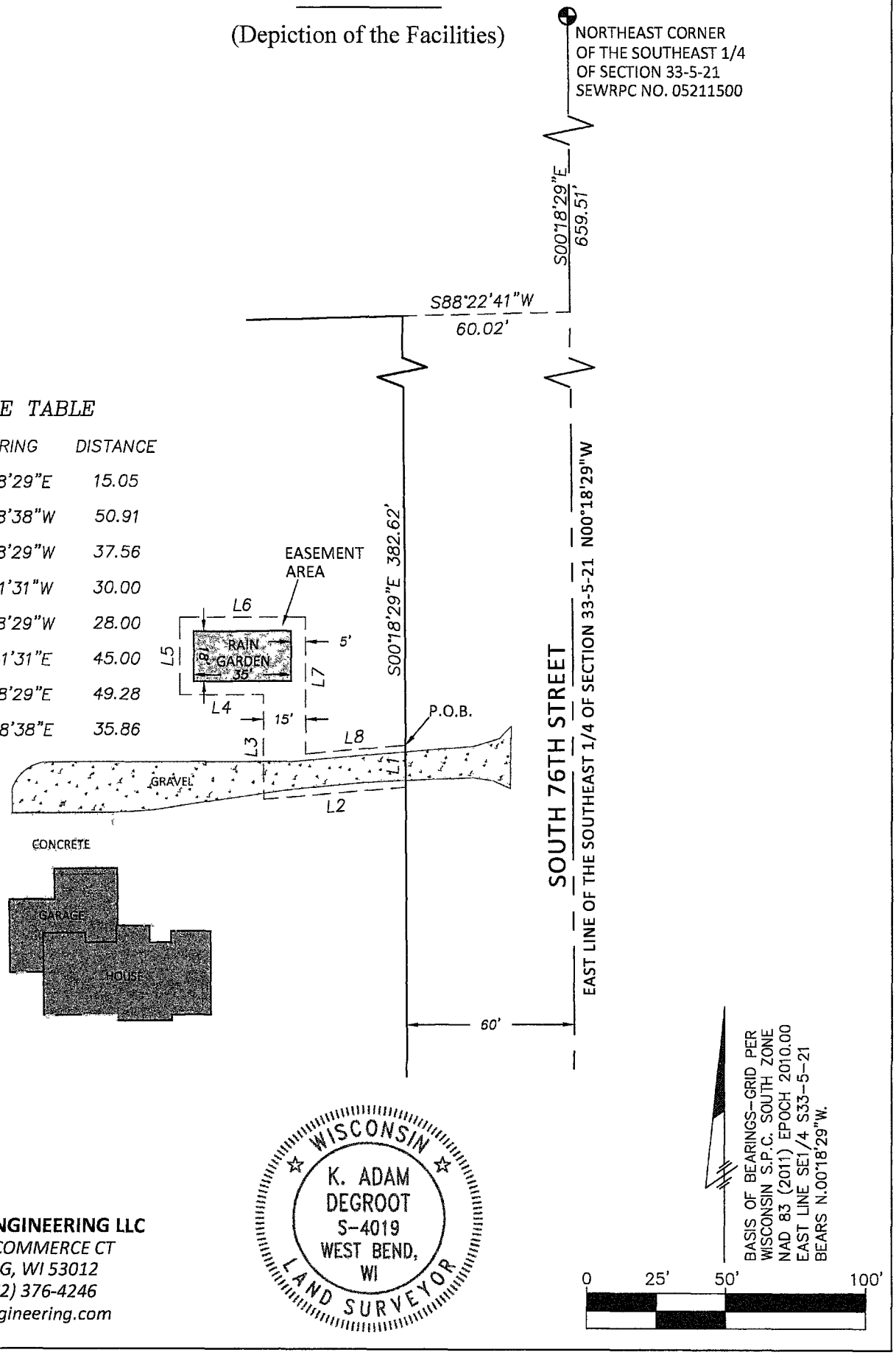
- Identifying any bare areas in the rain gardens.
- Identifying any low or eroded areas in the engineered soil.
- Identifying any structural component issues.

Manual Weed Control:

Depending on the establishment and condition of the planning bed, as many as 12 weeding visits could occur during the typical six-month growing season of mid-April through mid-October. The weeds are growing aggressively from early May through mid-July (before nave warm season grasses have filled out). During this period, visits may need to be weekly. Ornamental landscapes will typically require more visits than naturalized ones, but to begin with, naturalized landscapes will require more visits. As naturalized landscapes are established, the frequency of manual weed control will taper off.

Exhibit B

(Depiction of the Facilities)



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WISCONSIN
K. ADAM
DEGROOT
S-4019
WEST BEND,
WI
LAND SURVEYOR

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

EXHIBIT "C"

LEGAL DESCRIPTION OF AREA

That Part of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast Corner of the Southeast 1/4 of Section 33, T. 5 N., R. 21 E.; thence South 00°18'29" East along the East line of the said SE 1/4, 659.51 feet; thence South 88°22'41" West, 60.02 feet to the West Right-of-Way line of South 76th Street; thence South 00°18'29" East along said Right-of-Way, 382.63 feet to the **Point of Beginning**; thence continuing South 00°18'29" East, 15.05 feet; thence South 84°58'38" West, 50.91 feet; thence North 00°18'29" West, 37.56 feet; thence South 89°41'31" West, 30.00 feet; thence North 00°18'29" West, 28.00 feet; thence North 89°41'31" East, 45.00 feet, thence South 00°18'29" East, 49.28 feet, thence North 84°58'38" East, 35.86 feet to the Point of Beginning.

Easement area contains 2,352 square feet or 0.054 acres.

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE September 2, 2025
REPORTS AND RECOMMENDATIONS	An Ordinance to Amend §1-20C. "Form of Citation" of the Municipal Code of the City of Franklin, Wisconsin, to Address the New Citation Form to Be Used In Place of the Form From the State of Wisconsin Department of Administration, Bureau of Publishing and Distribution, Which It Is No Longer Producing	ITEM NUMBER M.8.

§1-20C. of the Municipal Code provides that the Wisconsin Uniform Municipal Citation, Form MOS 1 from the Wisconsin Department of Administration, Bureau of Publishing and Distribution be the form of citation to be used by the City. Form MOS 1 is no longer being produced by the aforesaid Department Bureau, and the City only has a limited amount of those citation booklets in stock, so a replacement citation form has been prepared for use as COF1, which is recommended for use by staff involved in the processing of municipal citations, and the amendment of the Municipal Code to provide for same. Annexed hereto is a copy of the COF1 citation form, which includes one copy for the defendant with directions on the back side of it, one copy for the Court, and one copy for the issuing Department. Also annexed hereto is a copy of the above entitled Ordinance.

COUNCIL ACTION REQUESTED

A motion to adopt An Ordinance to Amend §1-20C. "Form of Citation" of the Municipal Code of the City of Franklin, Wisconsin, to Address the New Citation Form to Be Used In Place of the Form From the State of Wisconsin Department of Administration, Bureau of Publishing and Distribution, Which It Is No Longer Producing.

Legal Services Dept.: EMB; jw

CITY OF FRANKLIN MUNICIPAL ORDINANCE CITATION

CITATION NUMBER: COF	Juvenile ☐	DEPOSIT: $_____

§ 1-19.B Each continued day of violation is considered a separate offense, up to $2,500 per day.

You Are Notified to Appear:
Mandatory Court Appearance: Yes ☐
Court Date: _____
Time: _____ AM ☐ PM ☐

Location:
Franklin Municipal Court
9455 West Loomis Road
Franklin, WI 53132

Defendant Information						
Last Name, First Name, Middle Initial/Business Name:						
Street Address/PO Box:				Apt/Unit #:		
City:	State:			Zip Code:		
Date of Birth (MM/DD/YY):	Sex:	Race:	Height:	Weight:	Hair:	Eyes:
Registered Business Agent ***(If Applicable)***:						
Street Address/PO Box:				Apt/Unit #:		
City:	State:			Zip Code:		

Violation Information			
Plaintiff: **CITY OF FRANKLIN**			
Defendant Violated Ordinance:	Adopting State Statute:		
Ordinance Description:			
Date of Offense (MM/DD/YY):	Time of Offense: _____ AM ☐ PM ☐		
Location of Offense:	City: **FRANKLIN**	County: **MILWAUKEE**	State: **WISCONSIN**
Citation Served: ☐ Personally ☐ Mailed to defendant's last known address Date Citation Mailed (MM/DD/YY):_____	Citation Issued By (Issuer's Name): _____ Department: _____ Date Citation Issued (MM/DD/YY):		

INSTRUCTIONS TO DEFENDANT:

THE FOLLOWING PROCEDURES ARE SUBJECT TO CHANGE. IF YOU HAVE ANY QUESTIONS, CONTACT THE FRANKLIN MUNICIPAL COURT **PRIOR** TO YOUR COURT DATE.

APPEARANCE: Your citation indicates a court date/time on which you must appear unless you plead "not guilty" prior to the court date. Failure to appear in Court on your assigned date will result in the issuance of a warrant or a default judgment being entered against you. If your citation indicates "MANDATORY COURT APPEARANCE – YES," you are required to be in court on the assigned court date. It is to your advantage to arrive on time for court. Any request for an adjournment of your initial court appearance date must be received by the Court at least **24 hours** in advance. All requests are subject to approval by the Court.

PLEA OF NOT GUILTY: This plea is made in **one** of the following ways:

1. Personally in Court on your assigned court date.
2. Personally at the Franklin Municipal Court Office, at least **24 hours** prior to your assigned court date. A Pre-Trial date will be mailed to you.
3. By mail, fax or email to the Franklin Municipal Court. You MUST include your full name, address, phone number, citation number and a statement of "not guilty." Your "not guilty" plea must be received **24 hours prior** to your assigned court date. A Pre-Trial date will be **mailed** to you.

APPEARANCE AFTER NOT GUILTY PLEA: You must appear in Court on your assigned Pre-Trial date after making a plea of "not guilty" as stated above. Failure to appear in Court after making a plea of "not guilty" will result in a default judgment entered against you and a forfeiture will be assessed. If you submit a "not guilty" plea and have not received a Pre-Trial date via mail within 2 weeks, please contact the Court.

NOTICE TO ATTORNEYS: PROPER NOTICE OF RETAINER AND PLEAS OF "NOT GUILTY" MUST BE RECEIVED BY THE COURT **AT LEAST *24 HOURS*** PRIOR TO THE INITIAL APPEARANCE DATE/TIME, OTHERWISE YOUR APPEARANCE IN COURT IS REQUIRED BY THE JUDGE AT THE INITIAL APPEARANCE DATE/TIME.

IF YOU DO NOT WISH TO DISPUTE THE CITATION, simply mail in the "deposit" amount listed on the other side of the citation by your court date, with a statement saying you do not wish to contest the citation.

PAYMENT PROCEDURE: If you wish to pay the deposit amount listed on your citation prior to your court appearance, payment may be made using the following options:

ONLINE: CREDIT/DEBIT CARD online at www.franklinwi.gov
(*a service fee is applied to all credit/debit transactions)

Scan to Pay:

IN PERSON: At the Franklin Municipal Court Office
9455 W. Loomis Rd., Franklin, WI 53132
(During office hours only, Monday – Friday, 8:00 AM – 3:00 PM)
CASH, CHECK, MONEY ORDER, CREDIT/DEBIT
(*a service fee is applied to all credit/debit transactions)
Checks are to be made payable to the, "City of Franklin."

BY MAIL: Franklin Municipal Court, 9455 W. Loomis Rd., Franklin, WI 53132
Checks and Money Orders are to be made payable to the, "City of Franklin."

AFTER HOURS: A drop box is located in the front lobby of the Franklin Police Department and is available 24 hours a day/7 days a week. Checks, Money Orders and Cash (exact amount only – no change will be given) are accepted.

CITY OF FRANKLIN MUNICIPAL ORDINANCE CITATION

CITATION NUMBER: COF	Juvenile ☐	DEPOSIT: $_____

§ 1-19.B Each continued day of violation is considered a separate offense, up to $2,500 per day.

You Are Notified to Appear:
Mandatory Court Appearance: Yes ☐
Court Date: _____
Time: _____ AM ☐ PM ☐

Location:
Franklin Municipal Court
9455 West Loomis Road
Franklin, WI 53132

Defendant Information						
Last Name, First Name, Middle Initial/Business Name:						
Street Address/PO Box:				Apt/Unit #:		
City:	State:			Zip Code:		
Date of Birth (MM/DD/YY):	Sex:	Race:	Height:	Weight:	Hair:	Eyes:
Registered Business Agent ***(If Applicable)***:						
Street Address/PO Box:				Apt/Unit #:		
City:	State:			Zip Code:		

Violation Information			
Plaintiff: **CITY OF FRANKLIN**			
Defendant Violated Ordinance:	Adopting State Statute:		
Ordinance Description:			
Date of Offense (MM/DD/YY):	Time of Offense: _____ AM ☐ PM ☐		
Location of Offense:	City: **FRANKLIN**	County: **MILWAUKEE**	State: **WISCONSIN**
Citation Served: ☐ Personally ☐ Mailed to defendant's last known address Date Citation Mailed (MM/DD/YY):_____	Citation Issued By (Issuer's Name): _____ Department: _____ Date Citation Issued (MM/DD/YY):		

CITY OF FRANKLIN MUNICIPAL ORDINANCE CITATION

CITATION NUMBER: COF	Juvenile ☐	DEPOSIT: $_____

§ 1-19.B Each continued day of violation is considered a separate offense, up to $2,500 per day.

You Are Notified to Appear:
Mandatory Court Appearance: Yes ☐
Court Date: _____
Time: _____ AM ☐ PM ☐

Location:
Franklin Municipal Court
9455 West Loomis Road
Franklin, WI 53132

Defendant Information						
Last Name, First Name, Middle Initial/Business Name:						
Street Address/PO Box:				Apt/Unit #:		
City:	State:			Zip Code:		
Date of Birth (MM/DD/YY):	Sex:	Race:	Height:	Weight:	Hair:	Eyes:
Registered Business Agent ***(If Applicable)***:						
Street Address/PO Box:				Apt/Unit #:		
City:	State:			Zip Code:		

Violation Information			
Plaintiff: **CITY OF FRANKLIN**			
Defendant Violated Ordinance:	Adopting State Statute:		
Ordinance Description:			
Date of Offense (MM/DD/YY):	Time of Offense: _____ AM ☐ PM ☐		
Location of Offense:	City: **FRANKLIN**	County: **MILWAUKEE**	State: **WISCONSIN**
Citation Served: ☐ Personally ☐ Mailed to defendant's last known address Date Citation Mailed (MM/DD/YY):_____	Citation Issued By (Issuer's Name): _____ Department: _____ Date Citation Issued (MM/DD/YY):		

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

draft 8/25/25

ORDINANCE NO. 2025-____

AN ORDINANCE TO AMEND §1-20C. "FORM OF CITATION" OF THE MUNICIPAL CODE OF THE CITY OF FRANKLIN, WISCONSIN, TO ADDRESS THE NEW CITATION FORM TO BE USED IN PLACE OF THE FORM FROM THE STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION, BUREAU OF PUBLISHING AND DISTRIBUTION, WHICH IT IS NO LONGER PRODUCING

WHEREAS, §1-20C. of the Municipal Code provides that the Wisconsin Uniform Municipal Citation, Form MOS 1 from the Wisconsin Department of Administration, Bureau of Publishing and Distribution be the form of citation to be used by the City; and

WHEREAS, Form MOS 1 is no longer being produced by the aforesaid Department Bureau, and the City only has a limited amount of those citation booklets in stock, so a replacement citation form has been prepared for use as COF1, which is recommended for use by staff involved in the processing of municipal citations, and the amendment of the Municipal Code to provide for same.

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

SECTION 1: §1-20C. of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended to delete and add the following to the existing text *[note: deletions appear in strike-through text; additions appear in double-underlined text; unchanged text is not highlighted]*:

C. Form of citation. The City hereby adopts for use the ~~Wisconsin Uniform Municipal Citation, Form MOS 1,~~City of Franklin Uniform Municipal Citation, Form COF1, consisting of a three-part citation, a sample of which is on file in the office of the City ~~Administrator/~~Clerk and adopted by reference as though fully set forth herein.

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

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

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

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

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 _____

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 09/02/25
REPORTS & RECOMMENDATIONS	**Population Estimate as of January 1, 2025**	ITEM NUMBER M.9.

Franklin has received the preliminary population estimate of 36,882 as of January 1, 2025. If the Council wishes to challenge this estimate, such challenge must be submitted before September 15, 2025.

For your review, Franklin's prior population was as follow:

1960	10,006	2016	35,741
1970	12,247	2017	36,046
1980	16,469	2018	35,779
1990	21,732	2019	35,996
2000	28,804	2020	36,514
4/1/00 Census	29,494	4/1/20 Census	36,816
2001	30,199	2021	36,646
2002	30,749	2022	36,259
2003	31,467	2023	35,785
2004	31,804	2024	36,417
2005	32,548	2025	36,882
2006	33,000		
2007	33,380		
2008	33,550		
2009	33,700		
2010	33,900		
4/1/10 Census	35,451		
2011	35,504		
2012	35,520		
2013	35,810		
2014	35,702		
2015	35,655		

COUNCIL ACTION REQUESTED

Motion to place on file the Wis. Dept. of Administration January 1, 2025 population estimate of 36,882.

OR

Motion to direct Director of Clerk Services to submit challenge, based on information provided by staff, to State of Wisconsin 2025 population estimate no later than September 15, 2025.

CITY CLERK-sjr

Shirley Roberts

From: Dan Barroilhet - DOA <Dan.Barroilhet@wisconsin.gov>
Sent: Friday, August 8, 2025 12:00 PM
To: Shirley Roberts
Subject: Preliminary Population Estimate for the City of Franklin in Milwaukee County

Dear Municipal Clerk:

The Demographic Services Center's preliminary estimate of the January 1, 2025 population for the City of Franklin in Milwaukee County is 36,882. This represents a change of 766 persons (2.12%) since the 2020 Census.

Wisconsin's total population is estimated at 6,033,500 which is a change of 139,782 persons and 2.37%.

In response to the housing survey that we sent you earlier this year, your municipality reported a net change of 77 housing units for calendar year 2024. (If we did not receive a survey from you, we estimated your change in housing stock or used other sources.)

If your municipality believes that the above estimate is not a reasonable approximation of its population, please see the challenge form at https://doa.wi.gov/DIR/Challenge_Form_MUNI.pdf

Approximately 29,429 of the estimated population for the City of Franklin are of voting age. This courtesy estimate helps you to comply with Wisconsin Statute 5.66, which requires municipal clerks to approximate the number of electors prior to elections. The voting age population was calculated by applying the census proportion of persons over 18 to the preliminary January 1 estimate, and then multiplying the result by a state-wide factor to account for the general aging of the population. Please note that, if you have an adult correctional facility in your municipality, its population is included in this voting-age estimate.

Demographic Services Center
Division of Intergovernmental Relations
WI Dept. of Administration
https://doa.wi.gov/demographics

MUNICIPAL POPULATION ESTIMATE CHALLENGE FORM

If your municipality believes that the estimate is not a reasonable approximation of your population, complete this form and submit it **with administrative data** that can be used to evaluate the challenge. Submit the challenge on or before **September 15, 2025**.

Send challenges to:

dan.barroilhet@wisconsin.gov

The Council/Board of the

- ☐ Town
- ☐ City
- ☐ Village of: _____

in the County of: _____

has authorized me to submit a challenge to the correctness of the annual preliminary population estimate prepared for our municipality. The municipality contends the estimate is inaccurate because it is based upon inadequate information.

Evidence based upon administrative records or other information is presented in support of this contention, as required by §16.96 of the Wisconsin Statutes.
The statutes do not permit the Department of Administration to accept the results of a population enumeration conducted by any group, agency, or unit of government other than the U.S. Census Bureau.

NAME: _____

TITLE: _____

MAILING ADDRESS: _____

_____

_____

EMAIL: _____

DAYTIME TELEPHONE: ( ) _____

SIGNATURE: _____ DATE: _____

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/2/2025
REPORTS & RECOMMENDATIONS	**City of Franklin v. BPC Master Developer, LLC and Michael Zimmerman, Milwaukee County Circuit Court Case No. 24-CV-7479 and Tax Incremental District No. 5 Development Agreement — 2024 Shortfall Payment. The Common Council may enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Common Council who is rendering advice concerning strategy to be adopted by the body with respect to the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.**	ITEM NUMBER M.10. Ald. District #6

COUNCIL ACTION REQUESTED

Motion to enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Common Council who is rendering advice concerning strategy to be adopted by the body with respect to the City of Franklin v. BPC Master Developer, LLC and Michael Zimmerman, Milwaukee County Circuit Court Case No. 24-CV-7479 litigation and/or possible litigation related to the 2024 shortfall payment under the TID 5 Development Agreement, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

Mayor – JRN; Legal Dept. – jw

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE September 2, 2025
REPORTS & RECOMMENDATIONS	TID 8 Developer Request to Adjust Guaranteed Assessed Value Schedule (2025–2040) To Tax Incremental District No. 8 Development Agreement Between the City of Franklin and Oakwood Industrial LLC, for the property at 3617 West Oakwood Road bearing Tax Key No. 950-9001- 000. The Common Council may enter closed session pursuant to Wis. Stat.§ 19.85(1)(e), for competitive and bargaining reasons, to deliberate and consider terms relating to a TID 8 Developer Request to Adjust Guaranteed Assessed Value Schedule (2025–2040) To Tax Incremental District No. 8 Development Agreement Between the City of Franklin and Oakwood Industrial LLC, and the investing of public funds and governmental actions in relation thereto, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.	ITEM NUMBER J.11.

Department of Economic Development, Administration, Finance and Legal Services departments staff will be present at the meeting.

COUNCIL ACTION REQUESTED

A motion to enter closed session pursuant to Wis. Stat. $ 1 9.85(l)(e), for competitive and bargaining reasons, to deliberate and consider terms relating to a TID 8 Developer Request to Adjust Guaranteed Assessed Value Schedule (2025–2040) To Tax Incremental District No. 8 Development Agreement Between the City of Franklin and Oakwood Industrial LLC, and the investing of public funds and governmental actions in relation thereto, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

Economic Development Dept. – JR;

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APPROVAL	REVISED REQUEST FOR COUNCIL ACTION	MEETING DATE 09/02/2025
LICENSES AND PERMITS	MISCELLANEOUS LICENSES	ITEM 02/NUMBER H.

See attached License Committee Meeting Minutes from the License Committee Meeting of September 2, 2025.

COUNCIL ACTION REQUESTED

Approval of the Minutes of the License Committee Meeting of September 2, 2025.

CITY CLERK'S OFFICE

414-425-7500

License Committee Agenda*
Franklin City Hall Aldermen's Room
9229 West Loomis Road, Franklin, WI
September 2, 2025 – 6:00 p.m.

1.	**Call to Order & Roll Call**	**Time:**		
2.	**Applicant Interviews & Decisions**			
		Recommendations		
Type/ Time	**Applicant Information**	**Approve**	**Hold**	**Deny**
Operator **2024-2025** **New**	**Christy Mazurek** Rawson Pub			
Operator **2024-2025** **New**	**Samantha McManus** Polish Center of Wisconsin			
Temporary Class "B" Beer and "Class B" Wine	**Hales Corners Chamber of Commerce** Person in Charge: Rhiannon Gale Event: Taste Tour Location: Wehr Nature Center/Activities Room 9701 W College Avenue Date: 9/16/25			
Temporary Class "B" Beer & "Class B" Wine	**Franklin Public Library Foundation – An Evening with Nick Petrie – 4th Annual Fall Literary Fundraiser** Person in Charge: Jennifer Loeffel Location: Franklin Public Library – 9151 W Loomis Rd Date of Event: 9/25/25			
3.	**Adjournment**	Time:		

*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.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/2/2025
Bills	Vouchers and Payroll Approval	ITEM NUMBER I

Attached are vouchers dated August 15, 2025 through August 28, 2025 Nos. 203970 through Nos. 204126 in the amount of $ 2,052,969.97. Also included in this listing are EFT Nos. 6187 through EFT Nos. 6201, Library vouchers totaling $ 22,622.93, Tourism vouchers totaling $ 86,848.61 and Water Utility vouchers totaling $ 106,075.27. Voided checks in the amount of $ (1,852.82) are separately listed.

Early release disbursements dated August 15, 2025 through August 27, 2025 in the amount of $ 1,409,164.10 are provided on a separate listing and are also included in the complete disbursement listing. These payments have been released as authorized under Resolutions 2013-6920, 2015-7062 and 2022-7834.

Attached is a list of property tax disbursements, EFT Nos. 564 through Nos. 569 and EFT Nos. 364 (S) through Nos. 365 (S) dated August 25, 2025 through August 27, 2025 in the amount of $ 3,840,309.45. $ 2,799.46 represents refund reimbursements and $ 3,837,509.99 represents settlements from US Bank. There is also an additional $ 6,322,964.42 of tax settlements from American Deposits. These payments have been released as authorized under Resolutions 2013-6920, 2015-7062 and 2022-7834.

The net payroll dated August 22, 2025 is $ 484,959.29, previously estimated at $ 496,000. Payroll deductions dated August 22, 2025 are $ 541,203.32, previously estimated at $ 557,000.

The estimated payroll for September 5, 2025 is $ 478,000 with estimated deductions and matching payments of $ 260,000.

COUNCIL ACTION REQUESTED

Motion approving the following

- City vouchers with an ending date of August 28, 2025 in the amount of $ 2,052,969.97
- Payroll dated August 22, 2025 in the amount of $ 484,959.29 and payments of the various payroll deductions in the amount of $ 541,203.32 plus City matching payments and
- Estimated payroll dated September 5, 2025 in the amount of $ 478,000 and payments of the various payroll deductions in the amount of $ 260,000, plus City matching payments.

ROLL CALL VOTE NEEDED

Finance Dept – SB