

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">04/04/16</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 6543, RECORDED ON AUGUST 7, 1998, REEL 43667, IMAGES 1756 TO 1758 INCLUSIVE, AS DOCUMENT NO. 7578744, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 7724864, PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (WS FRANKLIN LLC, APPLICANT) (6803, 6805 AND 6807 SOUTH 27TH STREET)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>6.5</i></p>

At their meeting on March 17, 2016, the Plan Commission recommended approval of a resolution conditionally approving a 2 lot Certified Survey Map, being Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (WS Franklin LLC, Applicant) (6803, 6805 and 6807 South 27th Street).

COUNCIL ACTION REQUESTED

A motion to approve Ordinance No. 2016-_____, a resolution conditionally approving a 2 lot Certified Survey Map, being Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (WS Franklin LLC, Applicant) (6803, 6805 and 6807 South 27th Street).

RESOLUTION NO. 2016-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 6543, RECORDED ON AUGUST 7, 1998, REEL 43667, IMAGES 1756 TO 1758 INCLUSIVE, AS DOCUMENT NO. 7578744, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 7724864, PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(WS FRANKLIN LLC, APPLICANT)
(6803, 6805 AND 6807 SOUTH 27TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the properties located at 6803, 6805 and 6807 South 27th Street, bearing Tax Key No. 738-9974-006, WS Franklin LLC, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

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

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

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

WS FRANKLIN LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2016-_____

Page 2

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

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. WS Franklin LLC, successors and assigns, and any developer of the WS Franklin LLC 2 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon WS Franklin LLC and the 2 lot certified survey map project for the properties located at 6803, 6805 and 6807 South 27th 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.
6. The applicant shall record the Reciprocal Easement Agreement with the Milwaukee County Register of Deeds at the time the Certified Survey Map is recorded.
7. The Watermain Easement and Conservation Easement shall be recorded with the Milwaukee County Register of Deeds following Common Council approval and at the time the Certified Survey Map is recorded.
8. The applicant shall update the Certified Survey Map and Natural Resource Protection Plan map to show current floodplain information, prior to recording the Certified Survey Map.
9. A note shall be placed on Sheet 3 of the Certified Survey Map and Conservation Easement Exhibit stating that 50-foot Wetland Setbacks, as defined in Division 15-11.0100 of the Unified Development Ordinance, exist onsite outside of the

WS FRANKLIN LLC – CERTIFIED SURVEY MAP

RESOLUTION NO. 2016-_____

Page 3

conservation easement boundary and Wetland Setbacks shall be protected per 15-4.0102I. of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Geneva Ashx I LLC, Geneva Exchange Fund XI LLC, WS Franklin LLC/The Walcott Group Inc. and Fidelity Capital Holdings, LLC, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Geneva Ashx I LLC, Geneva Exchange Fund XI LLC, WS Franklin LLC/The Walcott Group Inc. and Fidelity Capital Holdings, LLC, with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

CERTIFIED SURVEY MAP CHECKLIST

Date of Submittal	01/25/16
Taxkey ID #	7389974006
Project Name	Hobby Lobby

Staff Use	Indicate Complete or NA	Required Information	Ordinance #
	X	Existing Features Including all Buildings	15-7.0702-A
	X	Building Setback Lines with dimensions	15-7.0702-B
	X	Utility, Drainage, and Access Easements (Existing and Proposed)	15-7.0702-C
	N/A	Reserved Lands	15-7.0702-D
	N/A	Special Restrictions*	15-7.0702-E
	X	Existing and Proposed Contours	15-7.0702-F
	X	Floodplain Limits and Contours	15-7.0702-G
	X	Map Date	15-7.0702-H
	X	Scale and North Arrow	15-7.0702-I
	X	Owner, Subdivider, Land Surveyor	15-7.0702-J
	X	Indicate Area Contiguous to CSM Showing Existing Zoning and Ownership	15-7.0702-K
	X	Lot and Outlot Size	15-7.0702-L
	X	Existing Zoning Identified	15-7.0702-M
	X	Location of Soil Boring Tests	15-7.0702-N
	N/A	Location of Soil Percolation Tests and Test Results	15-7.0702-O
	X	Location of Proposed Deed Restrictions, Landscape and/or Conservation Easements	15-7.0702-P
	X	Natural Resource Protection Plan (see NRPP checklist)	15-7.0702-Q
	X	Additional Info required by Planning, Engineering, Plan Comm or CC	15-7.0702-R
	N/A	Any portions of the parent parcel not to be sold for development shall be shown as an outlot.	
	N/A	May Require Letter of Credit and Dev. Agreement if Public Improvements are Required.	
	N/A	Stormwater Management and Calcs or Letter that Area of Impervious Surface is < 0.5 acres	
	X	All conservation easements are shown and noted on plats as required per UDO.	
	X	The 75-ft undisturbed shore buffer is shown for navigable waterways.	
	X	Wetland Delineation Required or Certification Letter Showing Non-existence	
	X	Access Restrictions if Required	
	X	Street Dedications Full Width as Called for in Master Plans	
	N/A	Vision Triangles	
	X	Statement if Land is Served by Sanitary Sewer and Water	
	X	Compliance with Trans 233 if abuts a State Highway	

*as required by the Plan Commission, e.g. conservation easements, highway access control, floodplain or wetland delineation, resource mitigation areas, and landscape bufferyard easements,

Staff Notes:

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6543, RECORDED ON AUGUST 7, 1998 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 7724864 BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

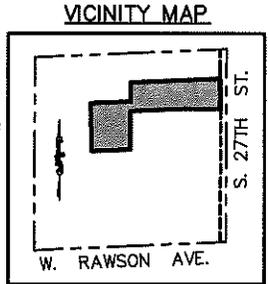
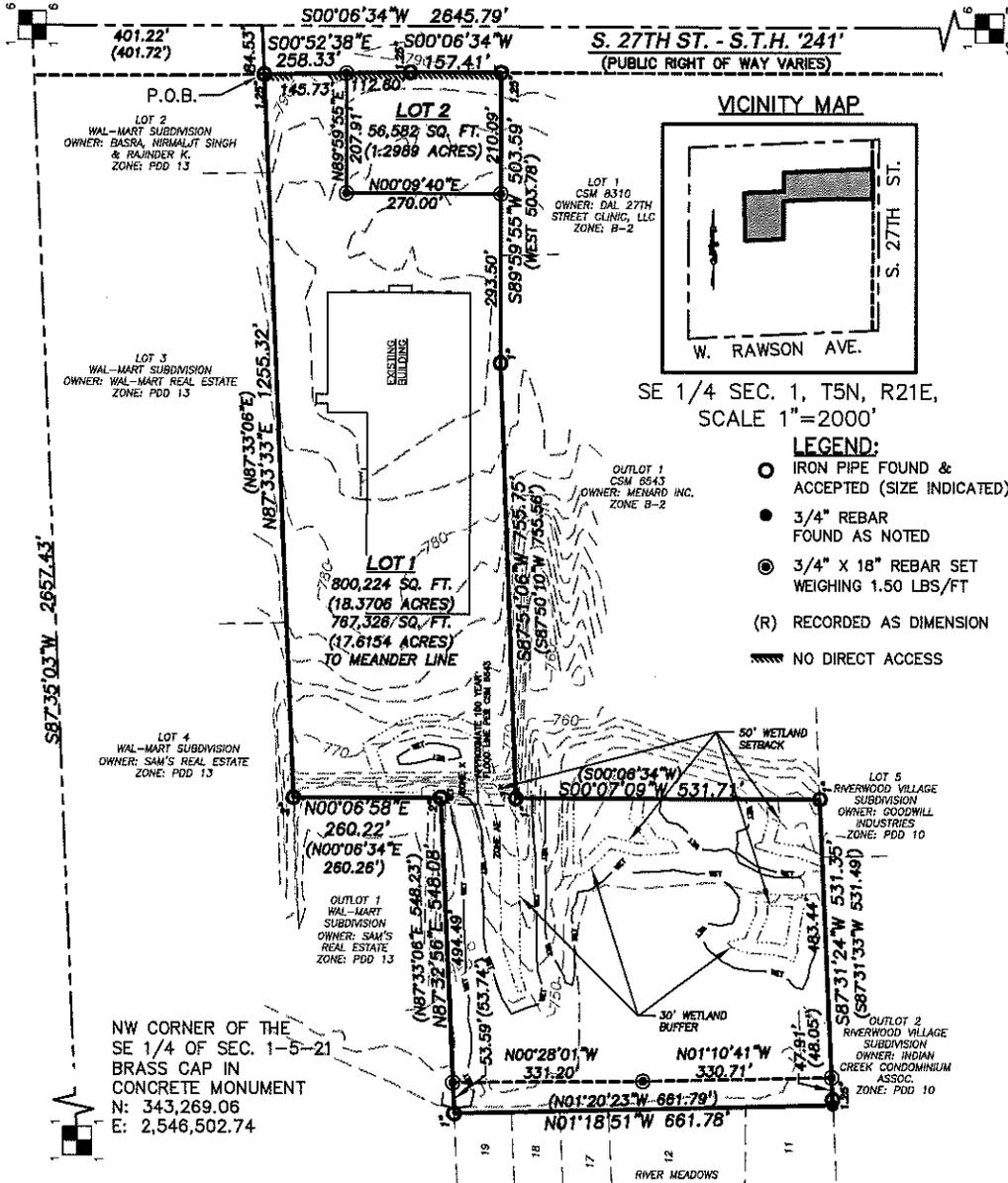


PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MILWAUKEE REGIONAL OFFICE
 N22 W2381 NANCY'S COURT SUITE 3
 WAUKESHA, WISCONSIN 53186
 262.613.0689 PHONE | 262.613.1232 FAX

PREPARED FOR:
 WS FRANKLIN, LLC
 935 W. CHESTNUT, SUITE 600
 CHICAGO, IL 60642

NE CORNER OF THE SE 1/4 OF SEC. 1-5-21 MONUMENT REMOVED DUE TO CONSTRUCTION ON SOUTH 27TH STREET
 N: 343,381.08
 E: 2,549,157.81

SE CORNER OF THE SE 1/4 OF SEC. 1-5-21 BRASS CAP IN CONCRETE MONUMENT
 N: 340,735.29
 E: 2,549,152.76



- LEGEND:**
- IRON PIPE FOUND & ACCEPTED (SIZE INDICATED)
 - 3/4" REBAR FOUND AS NOTED
 - ⊙ 3/4" X 18" REBAR SET WEIGHING 1.50 LBS/FT
 - (R) RECORDED AS DIMENSION
 - ▨ NO DIRECT ACCESS

File: C:\Users\amertz\appdata\local\temp\AcPublish_4724\1506984_CSM.dwg Layout: csm 1 of User: amertz Plotted: Jan 25, 2016 - 9:24am

THE SUBJECT PROPERTIES ARE ZONED AS A PART OF PLANNED DEVELOPMENT DISTRICT NUMBER 13 AND A FW FLOODWAY DISTRICT. IN ADDITION, IS SERVED BY SANITARY SEWER AND WATER.

DATED THIS 12th DAY OF NOVEMBER, 2015
 THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. PIERING, S-2521

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6543, RECORDED ON AUGUST 7, 1998 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 7724884 BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



SCALE IN FEET



250' 0 250'

NE CORNER OF THE SE 1/4 OF SEC. 1-5-21 MONUMENT REMOVED DUE TO CONSTRUCTION ON SOUTH 27TH STREET
N: 343,381.08
E: 2,549,157.81

PREPARED BY:



MILWAUKEE REGIONAL OFFICE
N22 W2931 NANCY'S COURT SUITE 3
WALKESHA, WISCONSIN 53186
262.513.0660 PHONE | 262.513.1232 FAX

PREPARED FOR:

WS FRANKLIN, LLC
935 W. CHESTNUT, SUITE 600
CHICAGO, IL 60642

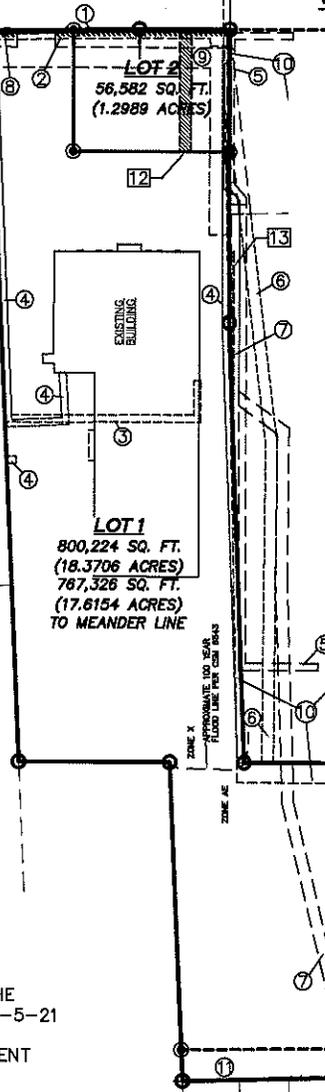
EASEMENTS

SE CORNER OF THE SE 1/4 OF SEC. 1-5-21 BRASS CAP IN CONCRETE MONUMENT
N: 340,735.29
E: 2,549,152.76

S. 27TH ST. - S.T.H. '241'

(PUBLIC RIGHT OF WAY VARIES)

- LEGEND:**
- IRON PIPE FOUND & ACCEPTED (SIZE INDICATED)
 - 3/4" REBAR FOUND AS NOTED
 - ⊙ 3/4" X 18" REBAR SET WEIGHING 1.50 LBS/FT
 - (R) RECORDED AS DIMENSION
 - ▬ NO DIRECT ACCESS



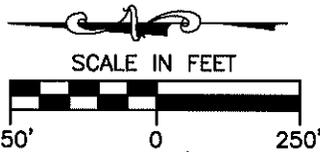
- ① 5' COMMUNICATIONS EASEMENT PER DOC NO. 10348931
- ② 15' ELECTRIC EASEMENT PER DOC NO. 10348931
- ③ 12' ELECTRIC EASEMENT PER DOC NO. 8677711 & CSM 6543
- ④ 12' ELECTRIC EASEMENT PER DOC NO. 10348931
- ⑤ 12' UTILITY EASEMENT PER DOC NO. 6980642 & CSM 6543
- ⑥ 20' STORM SEWER EASEMENT PER CSM 6543 & DOC NO. 7734132
- ⑦ SANITARY SEWER EASEMENT PER CSM 6543 & DOC NO. 7734132
- ⑧ EXCEPTION PER DOCUMENT NO. 10355403
- ⑨ ACCESS EASEMENT PER DOC NO. 7622943 CSM 6543
- ⑩ NOTICE OF REMEDIAL ACTION PER DOC NO. 6778269
- ⑪ 100' DRAINAGE EASEMENT PER CSM 6543
- ⑫ PROPOSED WATERMAIN EASEMENT
- ⑬ PROPOSED NO BUILD EASEMENT

BUILDING SETBACKS:
FRONT/STREET YARD: 25 FEET
SIDE YARD: 10 FEET
REAR YARD: 20 FEET
*INTERIOR LOT LINE, SETBACKS ARE ZERO PER PDD NO. 13

NW CORNER OF THE SE 1/4 OF SEC. 1-5-21
BRASS CAP IN CONCRETE MONUMENT
N: 343,269.06
E: 2,546,502.74

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6543, RECORDED ON AUGUST 7, 1998 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 7724864 BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



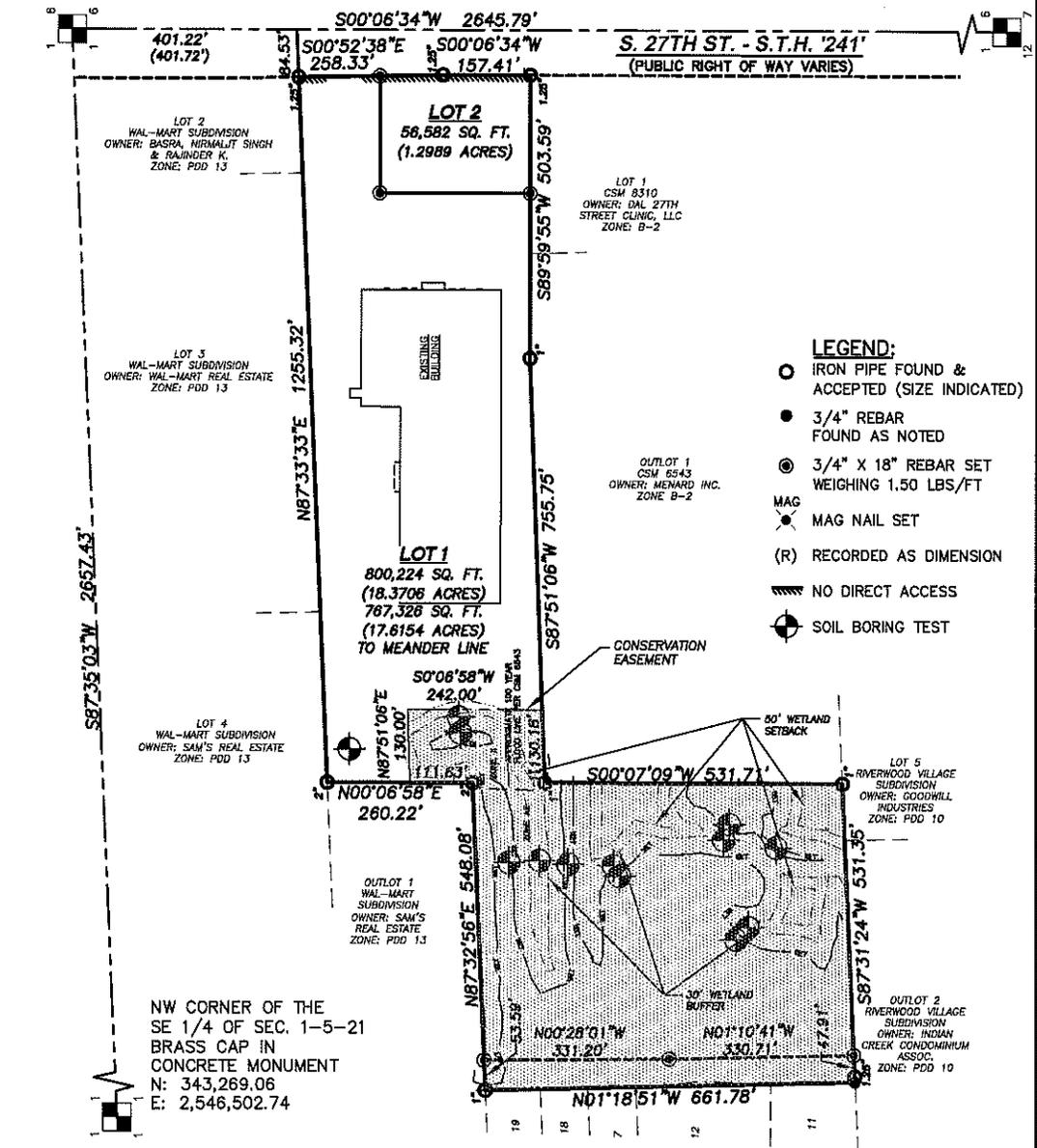
PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MILWAUKEE REGIONAL OFFICE
 N22 W22931 NANCY'S COURT SUITE 3
 WAUKESHA, WISCONSIN 53186
 262.513.0669 PHONE | 262.513.1232 FAX

PREPARED FOR:
 WS FRANKLIN, LLC
 935 W. CHESTNUT, SUITE 600
 CHICAGO, IL 60642

NE CORNER OF THE SE 1/4 OF SEC. 1-5-21 MONUMENT REMOVED DUE TO CONSTRUCTION ON SOUTH 27TH STREET
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CONSERVATION EASEMENT



CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6543, RECORDED ON AUGUST 7, 1998 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 7724864 AND BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

This Certified Survey Map is hereby approved by the Common Council of the City of Franklin, on this _____ day of _____, 2015.

By: _____
Stephen Olson, Mayor

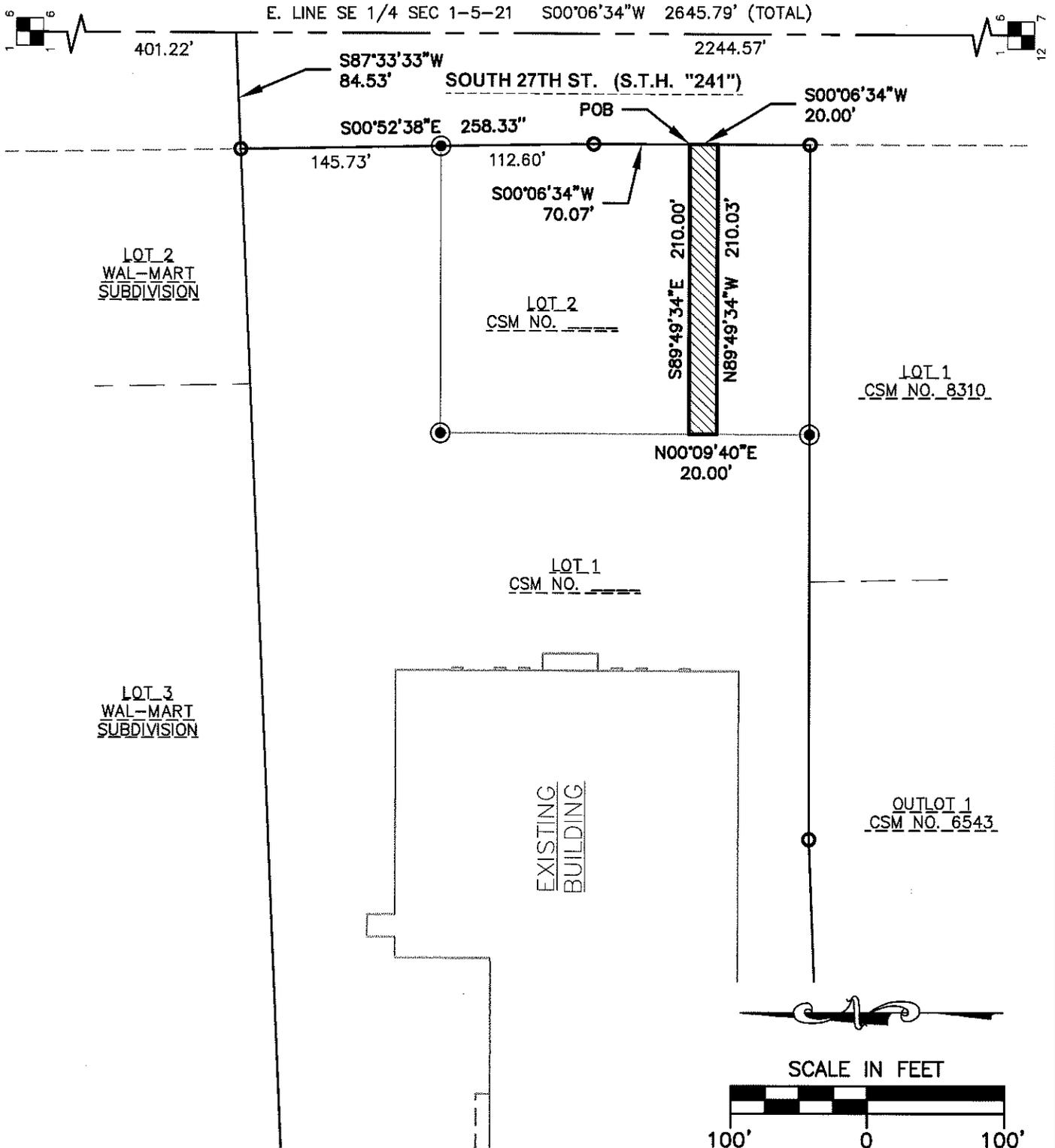
Date: _____

By: _____
Sandra L. Wesolowski, City Clerk

Date: _____

NE CORNER OF THE SE 1/4 OF SEC.
1-5-21 MONUMENT REMOVED DUE TO
CONSTRUCTION ON SOUTH 27TH STREET
N: 343,381.08
E: 2,549,157.81

SE CORNER OF THE SE 1/4
OF SEC. 1-5-21 BRASS CAP
IN CONCRETE MONUMENT
N: 340,735.29
E: 2,549,152.76



R:\2015\15C6984 Hobby Lobby CSM (Franklin WI)\dwg\15C6984 Watermain Easement.dwg User: amertz

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
N22 W22931 NANCY'S COURT SUITE 3
WAUKESHA, WISCONSIN 53186
262.513.0669 PHONE | 262.513.1232 FAX
www.jsdinc.com

PROJECT:
HOBBY LOBBY CSM

SHEET TITLE:
**WATERMAIN
EASEMENT
EXHIBIT**

JSD PROJECT NUMBER:
15C6984
DRAWN BY: APM CHECKED BY: MJP
DATE:
01-15-16

SHEET NUMBER:
EX-01

LEGAL DESCRIPTION

Part of Lot 2 of Certified Survey Map No. _____ recorded _____ being a redivision of Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, 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 said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°33'33" West, 84.53 feet to the west right of way line of South 27th Street - State Trunk Highway "241", the northeast corner of Lot 1 of Certified Survey Map No. _____; thence South 00°52'38" East along the east line of said Lot 1 and Lot 2 of Certified Survey Map No. _____, 258.33 feet; thence South 00°06'34" West along the east line of said Lot 2 of Certified Survey Map No. _____, 70.07 feet to the point of beginning

Thence continuing South 00°06'34" West along the east line of said of said Lot 2 of Certified Survey Map No. _____, 20.00 feet; thence North 89°49'34" West, 210.03 feet to the west line of said Lot 2; thence North 00°09'40" East along the west line of said Lot 2, 20.00 feet; thence South 89°49'34" East 210.00 feet to the east line of said Lot 2 of Certified Survey Map No. _____, and to the point of beginning.

Containing in all 4,204 square feet (0.097 acres) of land, more or less.

R:\2015\15C6984 Hobby Lobby CSM (Franklin WI)\dwg\15C6984 Watermain Easement.dwg User: amertz

 <p>MILWAUKEE REGIONAL OFFICE N22 W22931 NANCY'S COURT SUITE 3 WAUKESHA, WISCONSIN 53186 262.513.0666 PHONE 262.513.1232 FAX</p> <p>www.jsdinc.com</p>	PROJECT: HOBBY LOBBY CSM	SHEET TITLE: WATERMAIN EASEMENT EXHIBIT	JSD PROJECT NUMBER: 15C6984	SHEET NUMBER: EX-02
			DRAWN BY: APM CHECKED BY: MJP	
			DATE: 01-15-15	

**RECIPROCAL EASEMENT
AGREEMENT**

Document Number

Document Title

THIS RECIPROCAL EASEMENT AGREEMENT ("Agreement") is made and entered into as of the date set forth below by **WS FRANKLIN LLC**, an Illinois limited liability company, ("**Condominium Owner**") and **WS FRANKLIN LLC**, an Illinois limited liability company, ("**Outparcel Owner**"). Condominium Owner and Outparcel Owner may be referred to herein together as the "**parties**" or each separately as a "**party**".

RECITALS

A. WHEREAS, Condominium Owner is the fee owner of certain real property and improvements located in the City of Franklin, Milwaukee County, Wisconsin (the "**Condominium Property**"), as shown on the draft Condominium Plat attached hereto as Exhibit A (the "**Plat**"), and as legally described on Exhibit B attached hereto;

B. WHEREAS, Outparcel Owner is the fee owner of that certain real property located adjacent to and directly east of the Condominium Property in the City of Franklin, Milwaukee County, Wisconsin, as depicted on the Plat and described on Exhibit C attached hereto (the "**Outparcel**"); and

C. WHEREAS, the parties desire to establish for each other's benefit certain easements and covenants that will accommodate the improvement, protection, development, maintenance and use of the Condominium Property, all improvements thereon, and the Outparcel.

NOW, THEREFORE, in consideration of the foregoing, and the covenants and declarations as hereinafter set forth, it is hereby agreed and declared as follows.

1. Grant of Easements.

a. Vehicular and Pedestrian Passage and Parking. The parties do hereby establish for the benefit of (i) each of the affiliates, guests, invitees, owners and lessees from time to time of parcels within the Condominium Property and within the Outparcel, and (ii) the customers, employees, and invitees of such owners and lessees, perpetual and nonexclusive easements appurtenant and running with the title to the Condominium Property and the Outparcel, for the purpose of providing parking and ingress and egress to and from such benefited lands over and across the driveways and parking areas located from time to time on the Condominium Property and on the Outparcel over and across all other driveways designed and constructed, from time to time, for such access over and across the Condominium Property and the Outparcel to various parcels within the Condominium Property and the Outparcel all as shown on Exhibit A. The parties hereby agree to exercise their respective rights associated with the easements granted herein in such a manner as to not unreasonably interfere with each other's use and enjoyment on the

Recording Area

Name and Return Address:

Joseph E. Tierney IV
Davis & Kuelthau, s.c.
111 East Kilbourn Avenue
Suite 1400
Milwaukee, Wisconsin
53202-6613

PIN: See Exhibit B and Exhibit C

remainder of the Condominium Property or the Outparcel, as applicable.

b. **Electrical Service Easement.** The parties do hereby establish for the benefit of each of the owners and lessees from time to time of parcels within the Condominium Property and within the Outparcel, perpetual and nonexclusive easements appurtenant and running with the title to the Condominium Property and the Outparcel, for the purpose of providing an electric service distribution easement to and from such benefited lands over, under, through and across the Condominium Property and the Outparcel as shown on Exhibit A. The parties hereby agree to exercise their respective rights associated with the easements granted herein in such a manner as to not unreasonably interfere with each other's use and enjoyment on the remainder of the Condominium Property or the Outparcel, as applicable.

c. **Gas Service Easement.** The parties do hereby establish for the benefit of each of the owners and lessees from time to time of parcels within the Condominium Property and within the Outparcel, perpetual and nonexclusive easements appurtenant and running with the title to the Condominium Property and the Outparcel, for the purpose of providing a gas service distribution easement to and from such benefited lands over, under, through and across the Condominium Property and the Outparcel as shown on Exhibit A. The parties hereby agree to exercise their respective rights associated with the easements granted herein in such a manner as to not unreasonably interfere with each other's use and enjoyment on the remainder of the Condominium Property or the Outparcel, as applicable.

d. **Water Service Easement.** The parties do hereby establish for the benefit of each of the owners and lessees from time to time of parcels within the Condominium Property and within the Outparcel, perpetual and nonexclusive easements appurtenant and running with the title to the Condominium Property and the Outparcel, for the purpose of providing a water service distribution easement to and from such benefited lands over, under, through and across the Condominium Property and the Outparcel as shown on Exhibit A. The parties hereby agree to exercise their respective rights associated with the easements granted herein in such a manner as to not unreasonably interfere with each other's use and enjoyment on the remainder of the Condominium Property or the Outparcel, as applicable. Notwithstanding the foregoing, Outparcel Owner acknowledges that (a) an existing lateral line that services the Condominium Property (the "**Existing Lateral Line**") is located on the Outparcel; and (b) upon request of Condominium Owner, Condominium Owner may relocate the Existing Lateral Line at its cost and expense provided that Condominium Owner will cooperate and coordinate with Outparcel Owner to reasonably minimize disruption of the business(es) or use(s) on the Outparcel, including, without limitation, carrying out work during non-business hours whenever reasonably possible. If Outparcel Owner desires to construct a building or structure on the Outparcel, Outparcel Owner may, with written notice and the consent of Condominium Owner, relocate the Existing Lateral Line to a location reasonably satisfactory to Condominium Owner and Outparcel Owner. Except for relocation of the Existing Lateral Line by Outparcel Owner as permitted in this Section 1.d., Condominium Owner shall be responsible for all maintenance, repair, replacement, and relocation of the Existing Lateral Line and all costs in connection therewith.

e. **Storm Water Runoff Easement.** The parties do hereby establish for the benefit of each of the owners and lessees from time to time of parcels within the Condominium Property and within the Outparcel, perpetual and nonexclusive easements appurtenant and running with the title to the Condominium Property and the Outparcel, for the purpose of providing a storm water runoff easement to and from such benefited lands over, under, through and across the Condominium Property and the Outparcel. The parties hereby agree to exercise their respective rights associated with the easements granted herein in such a manner as to not unreasonably interfere with each other's use and enjoyment on the remainder of the Condominium Property or the Outparcel, as applicable.

f. **Signage Easement.** Outparcel Owner hereby grants to Condominium Owner a

perpetual and exclusive easement appurtenant and running with the title to the Outparcel, to erect, post or display signage in a location of the Outparcel to be determined between Condominium Owner and Outparcel Owner in their reasonable discretion. Any signage erected and maintained by Condominium Owner under this Section 2.f. hereof shall be done in accordance with all ordinances, rules, laws, regulations and conditions applicable thereto. Notwithstanding the foregoing, in the event the parties jointly determine that Condominium Owner will not erect, post or display its own signage in a location of the Outparcel, then the parties shall share signage on a monument sign to be constructed and erected in a location of the Outparcel to be determined between Condominium Owner and Outparcel Owner in their reasonable discretion. The parties hereby agree to exercise their respective rights associated with the easements granted herein in such a manner as to not unreasonably interfere with each other's use and enjoyment on the remainder of the Condominium Property or the Outparcel, as applicable.

2. **Insurance, Liability and Indemnification.** Each of the parties hereto having rights with respect to an easement granted hereunder shall indemnify and hold the other party whose parcel is subject to the above easement harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) (collectively "**Claims**") relating to accidents, injuries, loss, or damages of or to any person or property arising from negligent, intentional or willful acts or omissions of such party, its contractors, employees, agents, or others acting on behalf of such party. Notwithstanding the foregoing, Outparcel Owner specifically waives any and all Claims against Condominium Owner (actual or potential) arising out of any and all lost profits, corporate opportunities, or business interruption occurring by reason of or directly related to the existence or relocation of the Existing Lateral Line as set forth in Section 1.d. hereof. Each party shall procure and maintain general and/or comprehensive public liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnity contained in this paragraph), death, or property damage occurring upon such party's parcel, with single limit coverage of not less than an aggregate of Two Million Dollars (\$2,000,000.00) including umbrella coverage, if any, and naming each other as additional insureds.

3. **Term.** The term of this Agreement shall commence on the date that it is filed of record in the Office of the Register of Deeds for Milwaukee County, Wisconsin, and shall continue in perpetuity.

4. **Maintenance and Repair.**

a. **General.** Condominium Owner shall be responsible for maintaining, repairing, and replacing the improvements located in any easement areas on the Condominium Property, all as shown on Exhibit A, at Condominium Owner's cost and expense. Outparcel Owner shall be responsible for maintaining, repairing, and replacing any improvements located in any easement areas on the Outparcel, all as shown on Exhibit A, at Outparcel Owner's cost and expense. Notwithstanding the foregoing, the parties shall equally share the costs and expenses incurred in maintaining, repairing, and replacing the shared driveways and parking areas on the Outparcel and Condominium Property as shown on Exhibit A.

b. **Self-Help Rights.** In the event Condominium Owner and/or Outparcel Owner fails to maintain, repair, and/or replace the improvements including, without limitation, curbs, driveways, parking areas, landscaping, utility lines, sidewalks, and other related improvements in easement areas as required under Section 4.a. hereof, then the other party shall have the right, but not the obligation, to cause such maintenance, repair, and/or replacement to be performed; provided, however, that party that fails to perform the maintenance, repair, or replacement obligations under Section 4.a. shall reimburse other party for all costs and expenses actually incurred in connection with such self-help maintenance, repair, and/or replacement.

c. **Audit Rights.** In the event either party invokes any self-help rights under Section 4.b. hereof, then the reimbursing party shall be allowed to audit copies of receipts or invoices for any

reimbursed costs and expenses. Within seven (7) business days of the requesting party's written request, the party that invoked its self-help rights under Section 4.b. shall provide copies of receipts or invoices for maintenance, repair, and/or replacement to the requesting party. Electronic delivery of copies of receipts or invoices required under this Section 4.c. shall be an acceptable method of delivery.

5. **Covenants Running With the Land.** The easements, covenants, restrictions, and agreements provided for herein shall be effective upon the date hereof, shall run with the title to the Condominium Property and to the Outparcel, and shall constitute reciprocal benefits to, and burdens upon, the Condominium Property and the Outparcel. The easements, covenants, restrictions, agreements, benefits and obligations provided for herein shall be binding upon, and shall inure to, and be binding upon, the parties hereto, their successors, successors-in-title, assigns and lessees.

6. **No Dedication to Public Use.** This instrument is not intended, and shall not be construed, to dedicate the Condominium Property, the Outparcel or any portion thereof, to the general public, nor shall this instrument be construed to restrict the use or development of the Condominium Property or the Outparcel in any way except as expressly provided herein. No person other than a party hereto and their successors and assigns in title to the property affected hereby shall have any rights hereunder either as a third party beneficiary or otherwise.

7. **Amendment.** Except as otherwise provided herein, this Agreement may be amended only by the written consent of all of the owners of the Condominium Property and the Outparcel; provided, however, that as long as Condominium Owner owns any parcel within the Condominium Property or the Outparcel, Condominium Owner may amend this Agreement in its sole discretion without the written consent of any other party.

8. **Notices.** All notices required or authorized under this Agreement shall be sent by certified United States mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, (such as Federal Express or UPS) to the appropriate addresses set forth in this Section 8, and shall be deemed given four (4) days after being placed in the mail or on the day after being deposited with an overnight courier until either party gives written notice of a change of address to the other.

If to Condominium Owner:

WS Franklin LLC
Attention: Mr. Victor Michele
935 West Chestnut, Suite 600
Chicago, Illinois 60642
Facsimile: (312) 226-8900
Email: VMichel@wolcottgroup.net

If to Outparcel Owner:

WS Franklin LLC
Attention: Mr. Victor Michele
935 West Chestnut, Suite 600
Chicago, Illinois 60642
Facsimile: (312) 226-8900
Email: VMichel@wolcottgroup.net

With a copy to:

Davis & Kuelthau, s.c.
Attention: Joseph E. Tierney IV, Esq.
111 E. Kilbourn Avenue, Suite 1400
Milwaukee, WI 53212
Facsimile: (414) 278-3671
Email: jtierney@dkattorneys.com

Davis & Kuelthau, s.c.
Attention: Joseph E. Tierney IV, Esq.
111 E. Kilbourn Avenue, Suite 1400
Milwaukee, WI 53212
Facsimile: (414) 278-3671
Email: jtierney@dkattorneys.com

9. **Attorneys' Fees and Costs.** In the event that any dispute is litigated between the parties in connection with this Agreement, the prevailing party shall be entitled to recover from the non-prevailing

party all of its reasonable attorneys' fees, costs and expenses at both trial and appellate levels.

10. Governing Law. The validity of this Agreement and all of its terms and provisions, as well as the rights and duties of the parties hereunder, shall be interpreted and construed in accordance with the laws of the State of Wisconsin.

11. Severability. If any of the provisions of this Agreement or the application thereof to any person or situation shall be held invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby and shall continue to be valid and enforceable to the fullest extent permitted by law.

12. Additional Acts. Both parties hereby agree to promptly perform, execute and deliver or cause to be promptly performed, executed or delivered any and all further acts, instruments or assurances as may be reasonably be required to effectuate this Agreement.

13. Execution in Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be an original, but all of which shall constitute one (1) and the same instrument.

[Rest of page intentionally left blank. Signatures to follow on next page.]

EXHIBIT B

Legal Description of Condominium Property

Being a part of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, 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 said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°33'33" West, 84.53 feet to the west right of way line of South 27th Street - State Trunk Highway "241" and the northeast corner of Lot 1 of CSM 6543 and the point of beginning;

Thence South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 145.74 feet; thence South 89°59'55" West, 207.90 feet; thence South 00°09'40" West, 270.00 feet to the south boundary line of said Lot 1; the following 8 courses follow the boundary of said Lot 1; thence South 89°59'55" West, 293.51 feet; thence South 87°51'06" West, 755.75 feet; thence South 00°07'09" West, 531.71 feet; thence South 87°31'24" West, 531.35 feet; thence North 01°18'51" West, 661.78 feet; thence North 87°32'56" East, 548.08 feet; thence North 00°06'58" East, 260.22 feet; thence North 87°33'33" East, 1255.32 feet to the aforesaid west right of way line of South 27th Street - State Trunk Highway "241" and the point of beginning.

Containing in all 800,224 square feet (18.3706 acres) of land, more or less.

All subject to easements and restrictions of record and government restrictions, if any.

EXHIBIT C

Legal Description of Outparcel

Being a part of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, 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 said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°33'33" West, 84.53 feet to the west right of way line of South 27th Street - State Trunk Highway "241" and the northeast corner of Lot 1 of CSM 6543; thence South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 145.74 feet to the point of beginning;

Thence continuing South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 112.60 feet; thence South 00°06'34" West along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 157.41 feet to the south boundary line of said Lot 1; thence South 89°59'55" West along said south line, 210.09 feet; thence North 00°09'40" East, 270.00 feet; thence North 89°59'55" East, 207.90 feet to the point of beginning.

Containing in all 56,582 square feet (1.2989 acres) of land, more or less.

All subject to easements and restrictions of record and government restrictions, if any.

City of Franklin
City Development Department

NATURAL RESOURCE PROTECTION PLAN CHECKLIST

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

Signature of the person preparing this checklist

Staff Notes

Reviewer's Initials: _____

Wetland Delineation Report



Approximately 10-Acre Study Area 6803 S. 27th St., City of Franklin, Milwaukee County, Wisconsin

RASN Project No. 1150531

October 26th, 2015

Prepared by:

Ms. Heather Patti, PWS
Ecologist/Project Manager
R.A. Smith National, Inc.

Prepared for:

Mr. Justin Johnson, P.E.
JSD Professional Services, Inc.
N22 W22931 Nancy Ct., Ste. 3
Waukesha, WI 53186

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- Figures 4A-G: Aerial Photographs (1970, 1980, 1990, 2000, 2005, 2010, & 2013)**
- Figure 5: Wisconsin Wetland Inventory Map**
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Appendix 2: WETS Table Analysis, NRCS WETS Table, & Daily Precipitation Table

Appendix 3: Site Photographs

Appendix 4: Wetland Determination Data Forms – Midwest Region

Appendix 5: NR 151 Wetland Susceptibility Table

October 26th, 2015

INTRODUCTION

R.A. Smith National, Inc. (RASN) is pleased to provide this Wetland Delineation Report for an approximately 10-acre Study Area located at 6803 S 27th Street in the City of Franklin, Milwaukee County, Wisconsin (Figure 1). The Study Area is located within the SE ¼ of Section 1, Township 5 North, Range 21 East. The delineation was completed at the request of the JSD Professional Services Inc.

The purpose of the wetland delineation was to identify the proximity and extent of wetlands for a planned development project. Three (1) wetlands, hereby referred to as “W-1 through W-3”, were identified within the Study Area (Figure 2, Appendix 1) by Senior Wetland Scientists Heather Patti and Tina Myers on September 28th of 2015. The total acreage of wetland within the Study Area is 5.07 acres. In addition, one waterway was observed which flows southerly along the far western property boundary. The waterway is fed by Mud Lake to the north and ultimately connects to the Root River which is roughly 2.5 miles southeast of the Study Area. This delineation is presented here in terms of qualifications, methodology, results, and conclusions.

STATEMENT OF QUALIFICATIONS

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

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

WETLAND DELINEATION METHODOLOGY

The wetland delineation consisted of a review of available maps and information followed by a site visit to document field conditions. The presence and absence of hydrophytic vegetation, wetland hydrology, and hydric soil indicators were documented using methodology defined in the *US Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, Regional Supplement to the 1987 Corps of Engineers Wetland Delineation Manual: Midwest Region (Midwest Supplement)* (USACE ERDC, 2010) and *Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources* (USACE St. Paul District, 2015). See References section for a complete list of guidance and sources utilized.

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Vegetation

At the sample plots, herbaceous, shrub/sapling, tree and vine strata were typically measured using 5-foot, 15-foot and 30-foot radius plots, respectively. When necessary, plot sizes were adjusted to fit the plant community represented. Percent cover was visually estimated within the plots and dominant species were determined by applying the 50/20 rule and/or Prevalence Index. *The National Wetland Plant List: 2013 wetland ratings* (Lichvar, 2013) was used to determine the wetland indicator status of observed vegetation.

Hydrology

The nearest available Natural Resource Conservation Service (NRCS) WETS Table and the National Atmospheric and Oceanic Organization (NOAA) Advanced Hydrologic Prediction Service were analyzed to determine the antecedent hydrologic condition of the Study Area. Inundation, water table and/or saturation were measured at the sample plots, if present. Soil pits were generally left open for at least 15-30 minutes prior to measurement to allow for the normalization of water level. Primary and secondary indicators of wetland hydrology were investigated and if present were noted on the data sheets.

Soils

At the sample plots, a soil pit was excavated to a depth of at least 20 to 24 inches, where possible. The color and texture of the soil matrix and associated mottling was recorded for each observed soil layer within the pit. The Munsell Soil Color Book was used to determine the color of observed moist soils. The soil was analyzed for hydric soil characteristics and, if met, hydric soil(s) was/were indicated on the data sheets.

Sources Reviewed

The United States Geological Survey (USGS) Topographic Map (Figure 1, Appendix 1), a one-foot contour map (Figure 2, Appendix 1), the WDNR Surface Water Data Viewer Map which includes the NRCS Soil Survey and Wisconsin Wetland Inventory (WWI) (Figure 3, Appendix 1), aerial photos from the years 1970, 1980, 1990, 2000, 2005, 2010 and 2013 (Figures 4A-G, Appendix 1), and a NOAA 90-Day Percent of Normal Precipitation Map (Figure 5, Appendix 1), were reviewed prior to the wetland delineation in order to gain familiarity with the site's topography, wetland history, soils, and past land uses.

RESULTS

Existing Environmental Mapping

The USGS topographic map depicts the general location of the Study Area and depicts the unnamed tributary to the Root River that flows south along the far western property boundary (Figure 1, Appendix 1). The one-foot contour map (Figure 2) depicts the elevation within this site ranging from 745 feet to 777 feet with the highest point in the northeast part of the site and the lowest elevation along the waterway in the far southwestern portion of the site. Most of the site is relatively flat to very gently rolling, except in the vicinity of two wetland ditches associated with W-2 and the western end of the northeast portion of the Study Area where a steep slope leads down towards an off-site stormwater retention pond.

The NRCS Web Soil Survey indicates the presence of three mapped soils within the Study Area (Table 1 and Figure 3). As shown on the table, there are two mapped partially hydric soils within the Study Area and one non-hydric soil. The partially hydric soils account for the majority of the Study Area.

Table 1. Mapped Soils within Study Area.

Soil Unit Name (Symbol)	Hydric Inclusion	Drainage Class	Percent of Study Area
Blount silt loam, 1-3% slopes (BLA) §	Ashkum	Somewhat poorly drained	56.7
Lawson silt loam, (Lo) §†	Wet Alluvial land	Somewhat poorly drained	20.9
Morley silt loam, 2-6% slopes, eroded (MzdB2)	--	Well drained	22.4

§ WDNR Wetland Indicator Soil

† NRCS Listed Hydric Soil

Based on a review of aerial photographs from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G), there have been changes to the landscape during this time period and there has been previous site disturbance. For example, the 1970 aerial shows the Study Area and surrounding landscape prior to any development in this area. At this time, the Study Area and the land around it were used for agricultural crops and there is no strong indication that wetlands are present. The waterway is evident as a dark linear tone along the far western Study Area boundary. Row cropping continued into 1980, however site disturbance can be observed in the southeast corner of the site as well as on the adjacent parcel to the east. The 1990 aerial shows the site after the cessation of farming and following construction of buildings and parking within and adjacent to the Study Area. Note that there was a parking lot built within the northeast part of the Study Area and there appears to have been grading in the southwest portion including a large pond that extended off-site to the east. In addition, the two ditches that are now part of W-2 were excavated around this time. By 2000, the pond had been filled in and the southwest part of the Study Area remained fallow and undeveloped. However, the parking lot in the northeast portion of the site was still present. Prior to 2005, the parking lot in the northeast portion of the Study Area was removed and the area landscaped with evergreen trees. The wetlands are much more visible on this aerial as dark tones than any other previous historical aerials. From 2005 to 2013, no significant changes were observed, but the wetlands appear to have become more evident over time.

The WWI map (Figure 5) indicates the presence of two WWI mapped wetland types within the Study Area depicted as T3/S3K meaning Forested (T), Broad-leaved Deciduous (3) / Scrub Shrub (S) Broad-leaved deciduous (3) / Wet Soil, Palustrine (K) and E1K meaning Emergent (E), Persistent (1), Wet Soil, Palustrine (K). The mapped wetland is depicted in the same approximate location as the delineated boundary of W-2 with minor discrepancies. There are no mapped wetlands in the areas that RASN delineated as W-1 and W-3. The discrepancies between the WWI mapped wetland and RASN's delineated boundaries are attributed to the level of wetland delineation employed during the investigation. The presence of wetlands and the location of wetland boundaries as determined by examination of aerial photography are not as accurate as physical examination of site conditions using methods outlined in the 1987 Corps annual and its Midwest Supplement.

Antecedent Hydrologic Condition

Based on the WETS Analysis Worksheet in Appendix 2, precipitation was within the normal range for the months of July through September. Additionally, NOAA's Advanced Hydrologic Prediction Service Map (Figure 5) which analyzes precipitation data exactly 90 days prior to the date of the site visit indicates that climatic conditions were considered to be within 75-90% of normal precipitation which on the drier end of the normal range. According to the Daily Precipitation Table in Appendix 2, there was no precipitation recorded one week prior to the September 28th site visit, although there was 2.33 inches recorded two weeks prior to the site visit.

Field Investigation

All areas called out as wetland or containing wetland indicators on the above-mentioned maps were evaluated in the field. Photos were taken of each wetland and its adjacent upland area and are included in Appendix 3. A total of fourteen (14) sample plots were examined and three (3) wetlands were delineated by RASN (Figure 2). Pink wire flags with the words "Wetland Delineation" were used to mark wetland boundaries. Consecutively

numbered orange wire flags were used to mark sample plots along the wetland boundary. JSD Professional Services, Inc. surveyed the wetland boundaries and sample plot locations and a wetland boundary map overlaid onto a one-foot contour map and recent aerial basemap was prepared by RASN. The data sheets were compiled and are included in Appendix 4. The following are detailed descriptions the delineated wetlands:

Wetland 1 – Shallow Marsh / Fresh (wet) Meadow

As shown on Figure 2 in Appendix 1, W-1 is 0.26 acre within the Study Area. This wetland is dominated by reed canary grass (*Phalaris arundinacea*), giant reed grass (*Phragmites australis*), narrow leaved cattail (*Typha angustifolia*), grass-leaved goldenrod (*Euthamia graminifolia*), and lesser poverty rush (*Juncus tenuis*). The adjacent upland meadow contained many weed species, especially Kentucky blue grass (*Poa pratensis*), Queen Anne's lace (*Daucus carota*), Canada goldenrod (*Solidago canadensis*), bird's foot trefoil (*Lotus corniculatus*) and gray dogwood (*Cornus racemosa*). Please refer to the site photos in Appendix 3 for various depictions of W-1 and the adjacent uplands.

In general, there was gradual shift in topography and plant community composition along the boundary of W-1. Since W-1 is located in a slight depression, hydrology in W-1 is likely sustained by surface water runoff from the surrounding landscape. The wetland appears to have problematic hydrology with a seasonal hydroperiod; however, other physical on-site evidence of wetland hydrology was present including one primary indicator and two secondary indicators. The primary indicators included oxidized rhizospheres present on living roots, while the secondary indicators included geomorphic position and a positive FAC-Neutral test. Problem hydrology was noted on the wetland data form since a water table and saturation were absent at the time of the site visit.

According to the NRCS Soil Survey of Milwaukee County (Figure 3), Blount silt loam (BIA) is the dominant mapped soil type within W-1 and the immediate adjacent upland. The NRCS hydric soil list classifies Blount silt loam as a somewhat poorly drained soil with hydric inclusions. Two wetland data points were examined within W-1 (DP-2 & DP-14 in Appendix 4) which met the F3 (Depleted matrix) NRCS Hydric Soil Indicator. In addition, one upland data point (DP-1 in Appendix 4) was examined but it did not meet any wetland criteria.

Wetland 2 – Shallow Marsh / Fresh (wet) Meadow

As shown on Figure 2 in Appendix 1, W-2 is the largest of the three wetlands and is 4.75-acres within the Study Area. It is shown as being an Emergent wet meadow (E1K) on Figure 5 which is consistent with the shallow marsh and fresh (wet) meadow plant communities observed by RASN. The mapped WWI wetland is fairly consistent with the size and location of W-2, except that it does not include one of the two ditches as observed and delineated by RASN. This wetland is directly connected with a ditched waterway about 8 to 10 feet wide that flows south along the far western end of the Study Area. This waterway originates from Mud Lake to the northwest of the site and ultimately connects with the Root River. The wetland is dominated by primarily by giant reed grass and narrow-leaved cattail and is bordered by the same low quality upland meadow that surrounds W-1. Please refer to the site photos in Appendix 3 for various depictions of W-2 and the adjacent uplands.

In general, there was gradual to moderate shift in topography and plant community composition along most of the boundary of W-2 except in the location of the two ditches where topography was steep. Since W-2 is located in a large depression, hydrology is likely sustained by surface water runoff from the surrounding upland landscape with some direct input from the two ditches. In addition, it likely receives some baseflow hydrology from the adjacent waterway. Other physical on-site evidence of wetland hydrology included secondary indicators such as crayfish burrows, geomorphic position and a positive FAC-Neutral test.

According to the NRCS Soil Survey of Milwaukee County (Figure 3), Blount silt loam (BIA) is the dominant mapped soil type within W-1 and the immediate adjacent upland, while Lawson silt loam (Lo) is also present along the waterway. All soil profiles within W-2 were observed in the mapped Blount silt loam soil unit. The NRCS hydric soils list classifies Blount silt loam as a somewhat poorly drained soil with hydric inclusions. Four wetland data points were examined within W-2 (DP-4, DP-6, DP-7, and DP-9 in Appendix 4) and all but one met the F3 (Depleted matrix) NRCS Hydric Soil Indicator. Only a 6-inch profile was examined at DP-7 due to potential contaminated soils from the adjacent Superfund site. In addition, three upland data points (DP-3, DP-5, and DP-8 in Appendix 4) were examined but did not meet any hydric soil indicators.

Wetland 3 –Fresh (wet) Meadow

As shown on Figure 2 in Appendix 1, W-3 is a small, depressional wetland 0.06 acres in size. It is not shown as being a WWI mapped wetland on Figure 5. This wetland is low in quality, and dominated by primarily by giant reed grass. The immediate adjacent is an upland meadow with primarily scattered black locust (*Robinia pseudoacacia*) trees and weedy species especially Kentucky blue grass, Queen Anne's lace, Canada goldenrod, and English plantain (*Plantago lanceolata*). In addition, there were large patches of giant reed grass growing upslope in many of the uplands which may be attributed to stormwater runoff from the adjacent parking lot. Please refer to the site photos in Appendix 3 for various depictions of W-3 and the adjacent uplands.

In general, there was gradual shift in topography and plant community composition along the boundary of W-3. Since W-3 is located in a slight depression, hydrology in W-3 is likely sustained by surface water runoff from the surrounding upland landscape. The portion of W-3 within the Study Area appears to have problematic hydrology with a seasonal hydroperiod; however, physical on-site evidence of wetland hydrology were present including geomorphic position and a positive FAC-Neutral test.

According to the NRCS Soil Survey of Milwaukee County (Figure 3), Blount silt loam (BIA) is the dominant mapped soil type within W-3. The NRCS hydric soil list classifies Blount silt loam as a somewhat poorly drained soil with hydric inclusions. One wetland data point was examined within W-3 (DP-11 in Appendix 4) which met the F6 (Depleted matrix) NRCS Hydric Soil Indicator. One upland data point (DP-12 in Appendix 4) was examined in the immediate adjacent upland while two others (DP-10 and DP-13) were examined in giant reed grass dominated upland areas, but none met all three wetland criteria.

CONCLUSION

Based on the wetland assessment completed by RASN, three (3) wetlands were identified within the Study Area (Figure 2). The total acreage of wetland within the Study Area is 5.07 acres. One waterway flows southerly along the far western property boundary. The waterway is fed by Mud Lake to the north and ultimately connects to the Root River which is roughly 2.5 miles southeast of the site. Based on aerial photographs, W-2 is connected to the waterway and thus the wetland is expected to fall under both US Army Corps of Engineers (Corps) and Wisconsin Department of Natural Resources (WDNR) jurisdictions. There was no direct connection of W-1 and W-3 to a waterway as observed by RASN. The final jurisdictional determinations of all of the wetlands rests with the Corps and WDNR.

RASN ecologists are required by the WDNR to provide their professional judgment on wetland susceptibility per revised NR 151 guidance (Guidance #3800-2015-02) (Appendix 5). In general, RASN believes W-1 would best fit into the moderately susceptible category, and W-2 and W-3 would fall into the least susceptible category.

The wetland boundary staked in the field by R.A. Smith National, Inc. is a professional finding based on accepted USACE and WDNR methodology at the time the wetlands were delineated. This wetland delineation field work and report is not intended to meet the requirements of an SEWRPC Environmental Corridor, WDNR Endangered Species Review, a navigability determination, or the location of either the Ordinary High Water Mark or floodplain.

Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the USACE. Additionally, the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350, and 353. In addition, the USACE and WDNR have jurisdictional authority to determine which features are exempt including stormwater ponds and conveyance features. If the client proposes to modify an existing stormwater feature, an Artificial Determination Exemption would need to be submitted. See the form on the WDNR Wetland Identification website (fee involved) <http://dnr.wi.gov/topic/wetlands/identification.html>. Furthermore, municipalities, townships and counties may have local zoning authority over certain areas or types of wetland and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.

Any activity in the delineated wetland may require U.S. Army Corps of Engineers permits and State of Wisconsin Department of Natural Resources Water Quality Certification, and local government permits. If the Client proceeds to change, modify or utilize the property in question without obtaining authorization from the appropriate regulatory agency, it will be done at the Client's own risk and R.A. Smith National, Inc shall not be responsible or liable for any resulting damages.

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Appendices

Appendix 1: Figures

Appendix 2: WETS Table Analysis, NRCS WETS Table & Daily Precipitation Table

Appendix 3: Site Photographs

Appendix 4: Wetland Determination Data Forms – Midwest Region

Appendix 5: NR 151 Wetland Susceptibility Table

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Figure 2: Wetland Boundary Map

Figure 3: Surface Water Data Viewer Map

Figures 4A-G: Aerial Photographs (1970, 1980, 1990, 2000, 2005, 2010 & 2013)

Figure 5: 90-day Departure from Mean Precipitation Map

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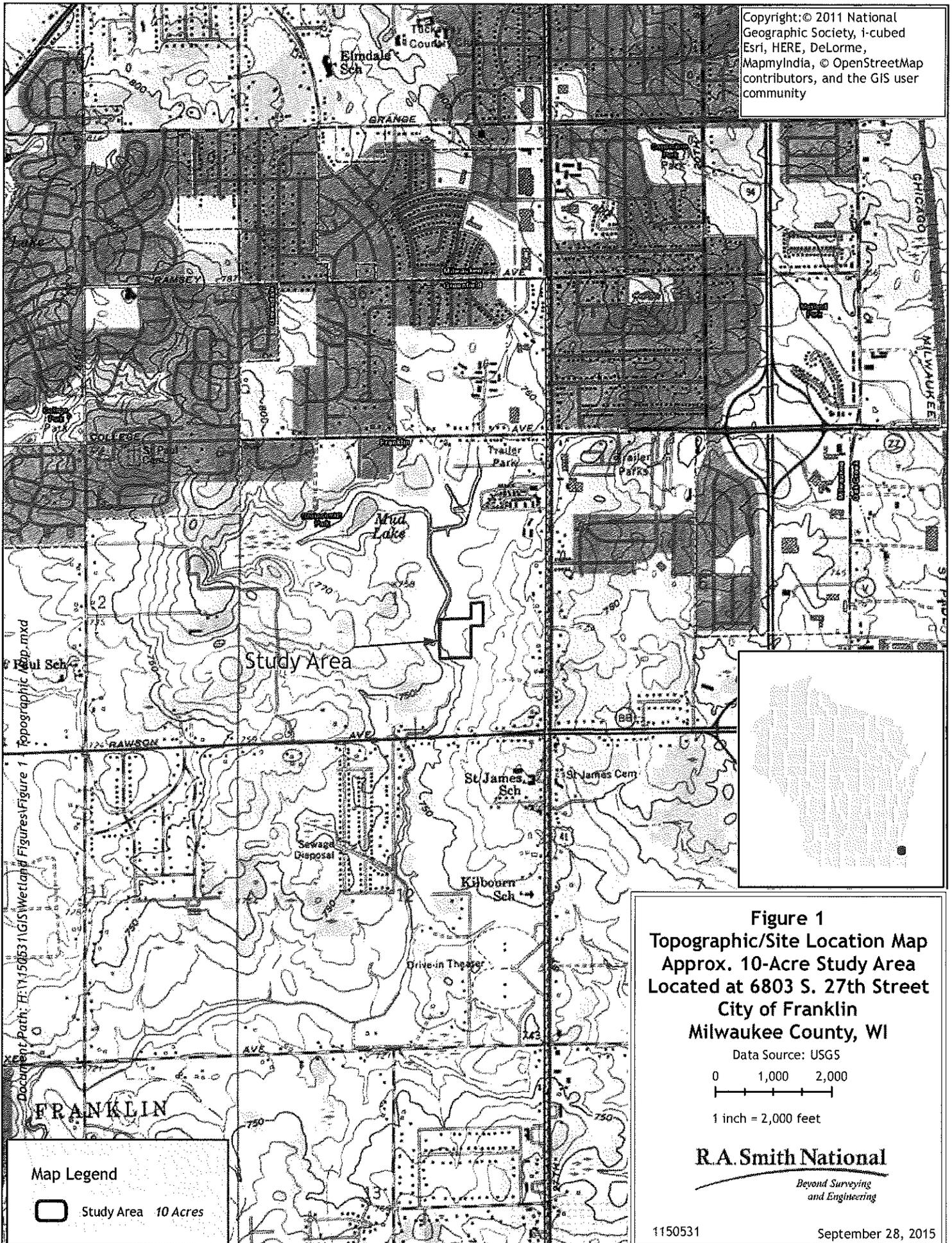


Figure 1
Topographic/Site Location Map
Approx. 10-Acre Study Area
Located at 6803 S. 27th Street
City of Franklin
Milwaukee County, WI

Data Source: USGS

0 1,000 2,000

1 inch = 2,000 feet

R.A. Smith National

*Beyond Surveying
and Engineering*

1150531

September 28, 2015

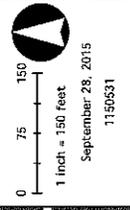
Map Legend

 Study Area 10 Acres

Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Geomatics, Aergrid, IGN, IGP, Swire, User Community, Esri, HERE, DeLorme, Mapbox, OpenStreetMap contributors

Data Source: SEWRPC, Milwaukee County GIS

R.A. Smith National
Aerial Surveying and Engineering



City of Franklin
Milwaukee County, WI

Approx. 10-Acre Study Area
Located at 6803 S. 27th Street

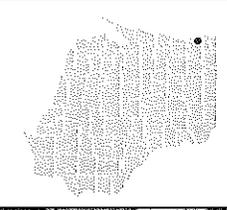
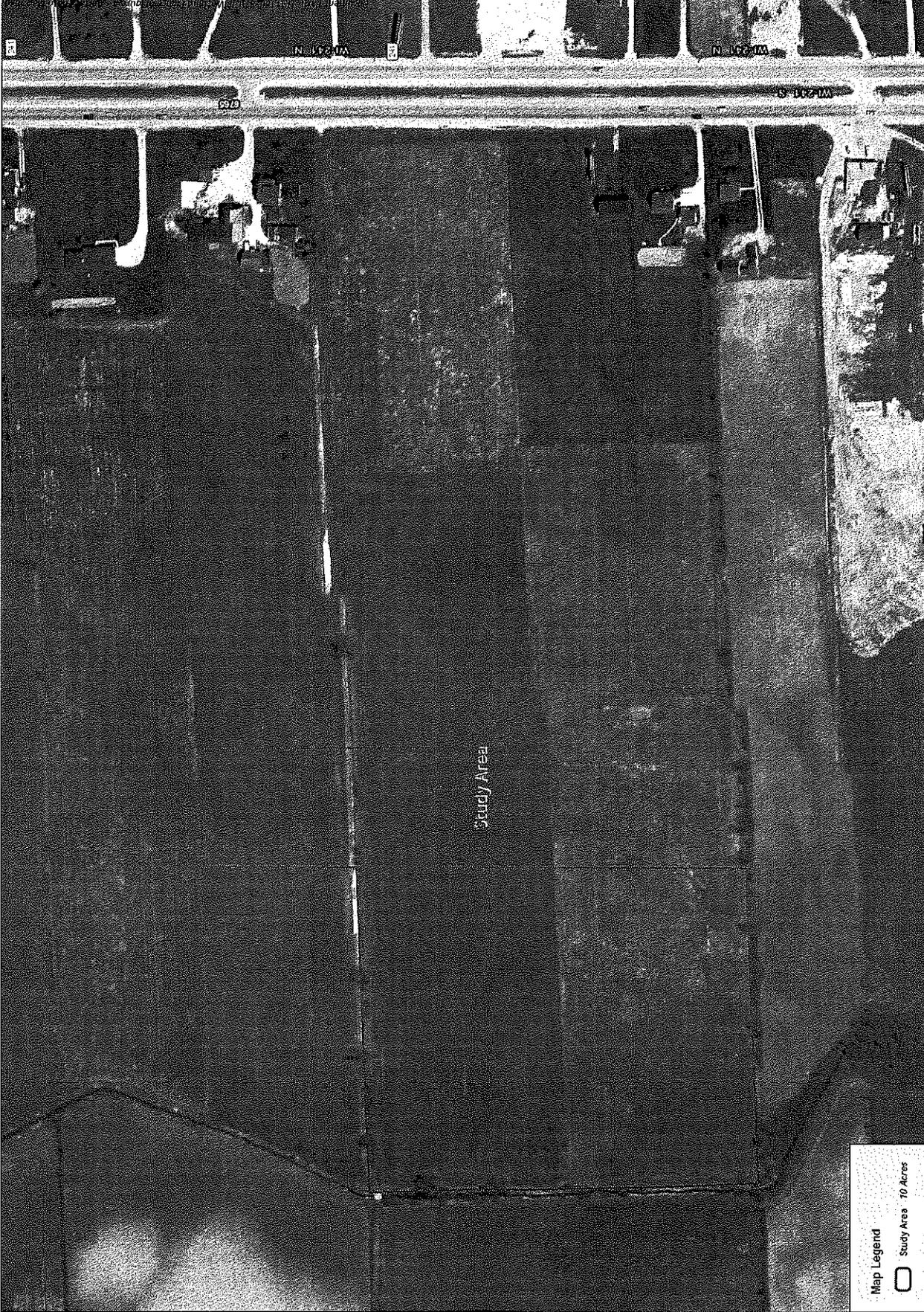


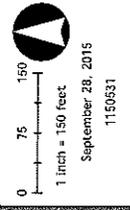
Figure 4A
1970 Aerial Photo
Map



Map Legend

 Study Area 10 Acres

Source: Esri, i-cubed, USDA, UGS, AEX, GeoEye, Geomapping, AerGRID, IGN, IGP, and the GIS User Community
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
 Data Source: SEWRPC, Milwaukee County GIS
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Approx. 10-Acre Study Area
 Located at 6803 S. 27th Street
 City of Franklin
 Milwaukee County, WI



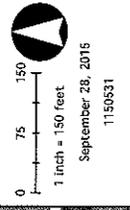
Figure 4B
 1980 Aerial Photo
 Map



Map Legend

Study Area - 10 Acres

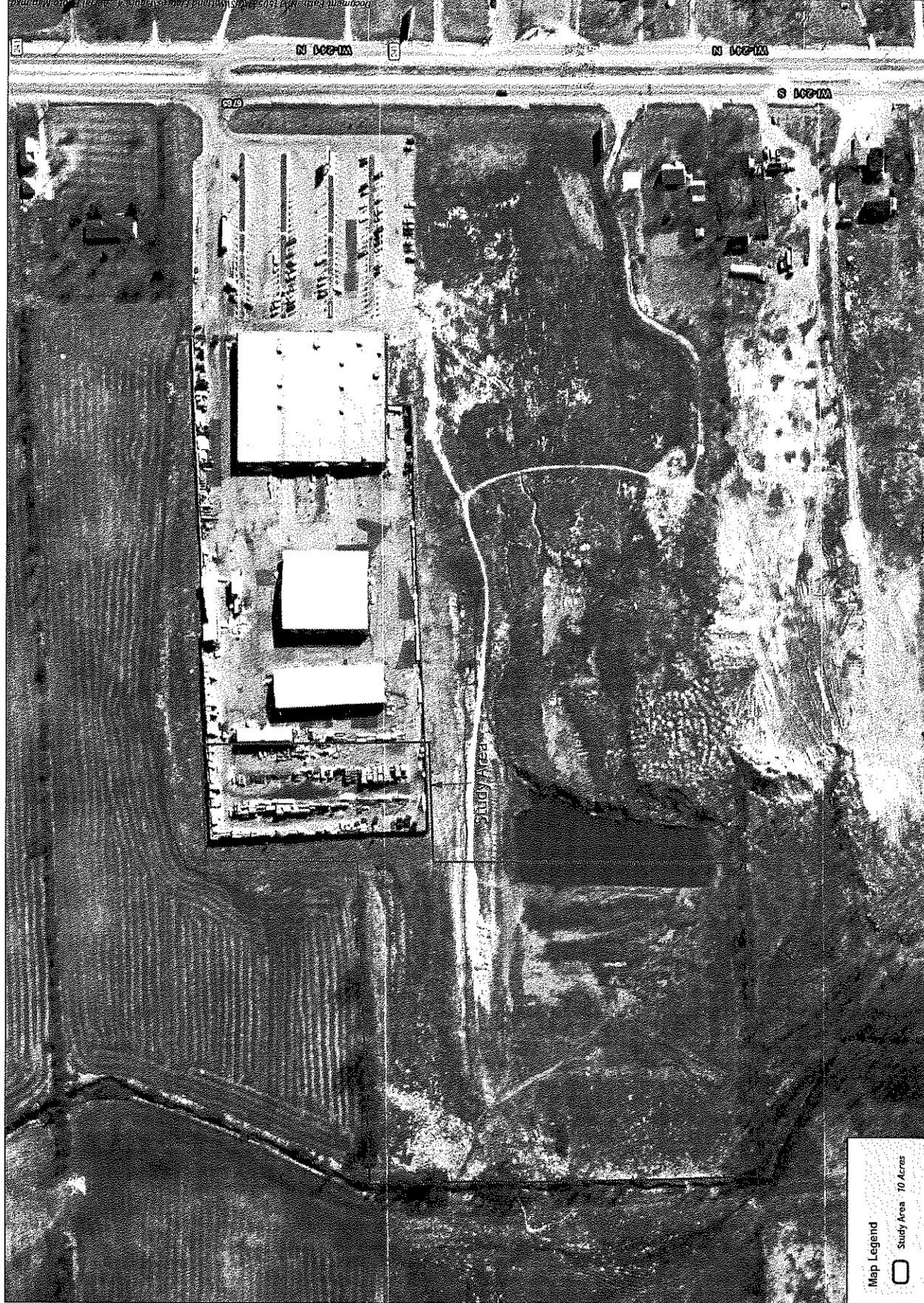
Source: Esri, i-cubed, USDA, USGS, AEX, Geolyx, Imagery, AerGRID, IGN, IGP, and the US User Community
 Esri, HERE, DeLorme, Mapbox, Swappa, © OpenStreetMap contributors
 Data Source: SEWRPC, Milwaukee County GIS
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 Regional Surveying and Engineering



Approx. 10-Acre Study Area
 Located at 6803 S. 27th Street
 City of Franklin
 Milwaukee County, WI



Figure 4C
 1990 Aerial Photo
 Map



Esri, HERE, DeLorme,
Mapbox, © OpenStreetMap
contributors

Data Source: SEWRPC,
Milwaukee County GIS

R.A. Smith National
Royal Surveying
and Engineering



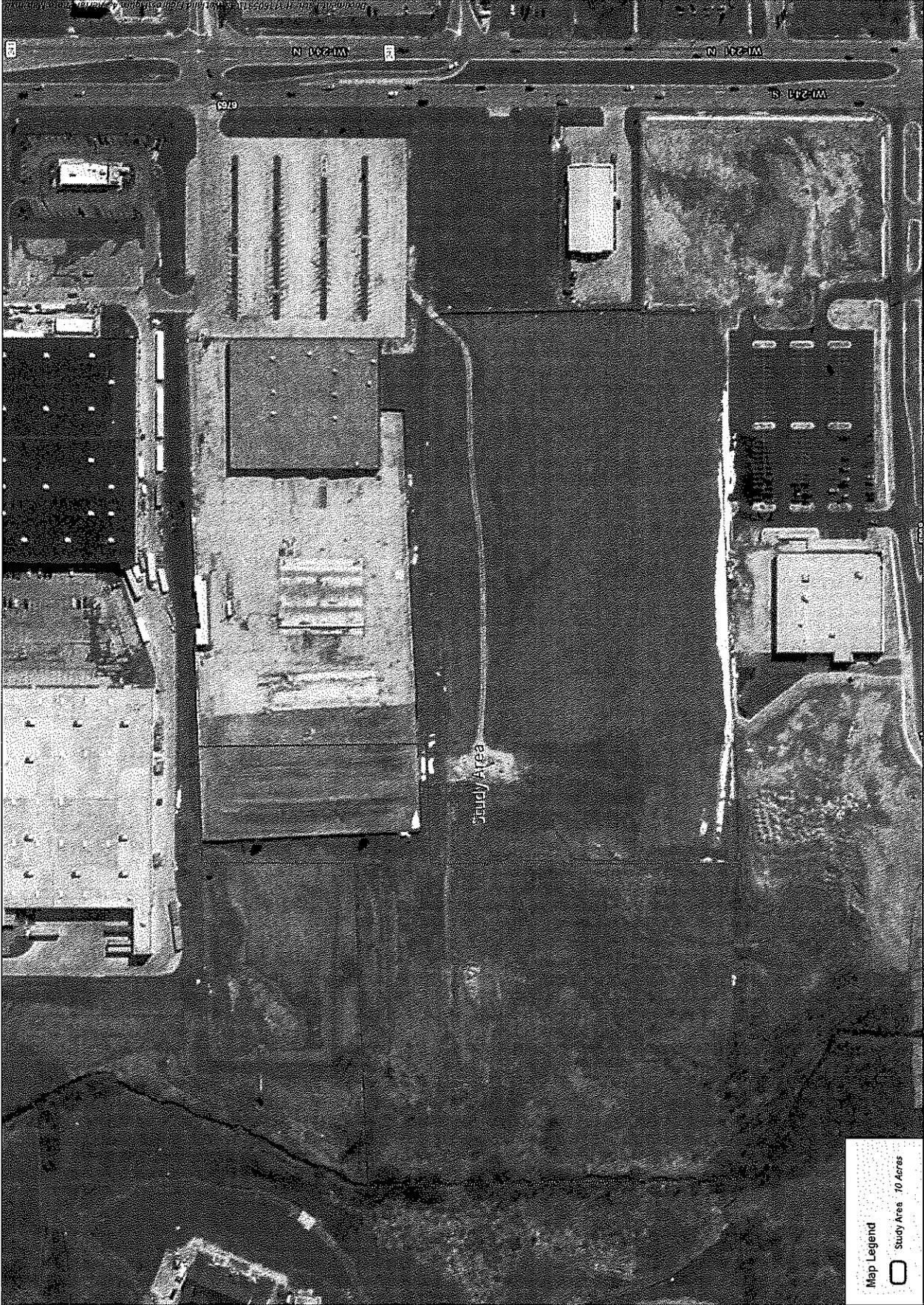
0 75 150
1 inch = 150 feet

September 28, 2015
1150631

Approx. 10-Acre Study Area
Located at 6803 S. 27th Street
City of Franklin
Milwaukee County, WI



Figure 4D
2000 Aerial Photo
Map



Map Legend



Study Area 10 Acres

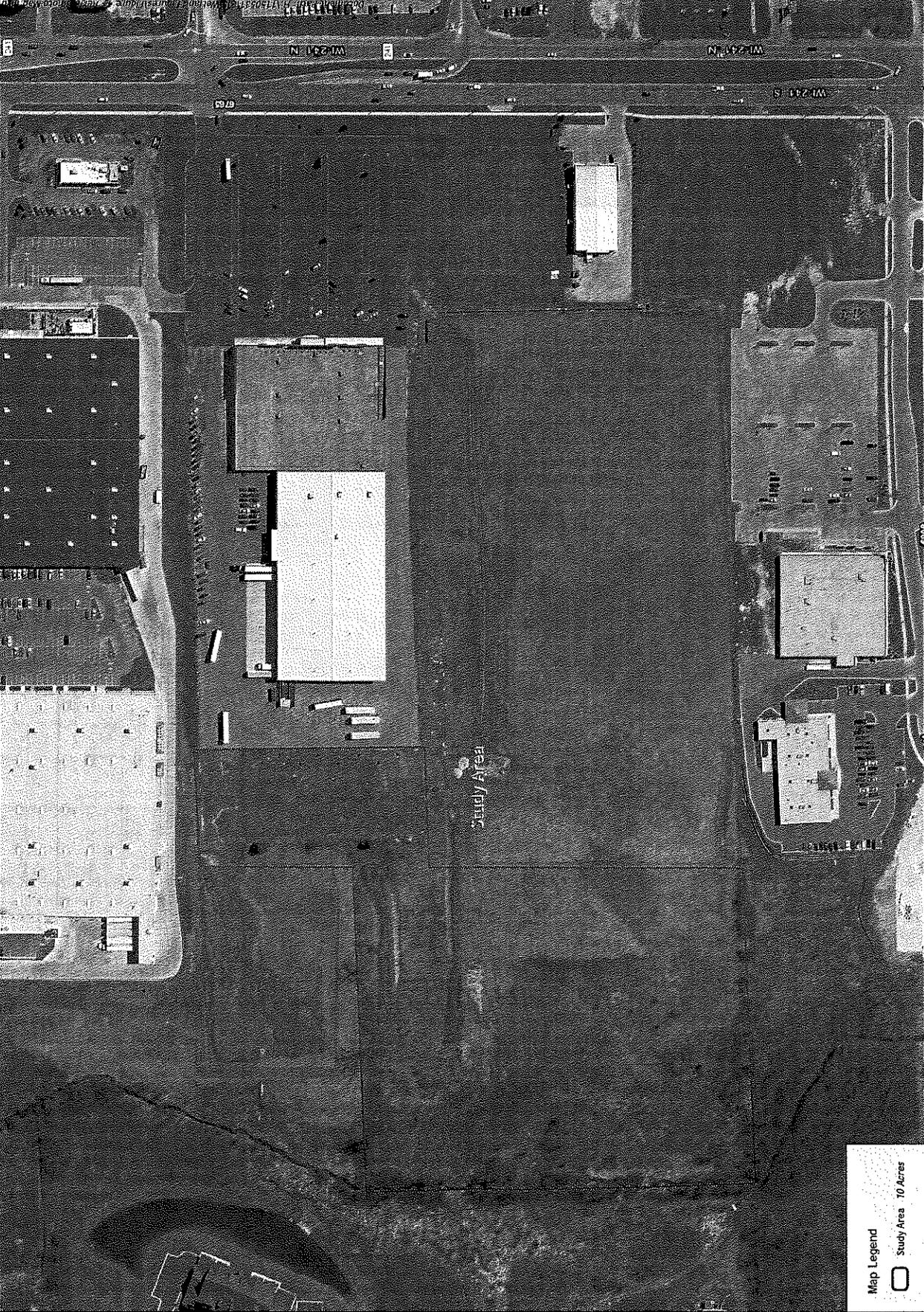
Est. HERE, Dalor, MapmyIndia, OpenStreetMap contributors
Data Source: SEWRPC, Milwaukee County GIS
R.A. Smith National
Surveying and Engineering

0 75 150
1 inch = 150 feet
September 28, 2015
1150531

City of Franklin
Milwaukee County, WI
Approx. 10-Acre Study Area
Located at 6803 S. 27th Street



Figure 4E
2005 Aerial Photo
Map



Map Legend
Study Area 10 Acres

Est. HRE, Delorme,
MapInfo, & OpenStreetMap
contributors

Data Source: SEMPRC,
Milwaukee County GIS
R.A. Smith National
Applied Surveying
and Engineering



City of Franklin
Milwaukee County, WI
Approx. 10-Acre Study Area
Located at 6803 S. 27th Street



Figure 4F
2010 Aerial Photo
Map



Map Legend
Study Area 10 Acres

Esri, HERE, DeLorme,
Mapbox, © OpenStreetMap
contributors

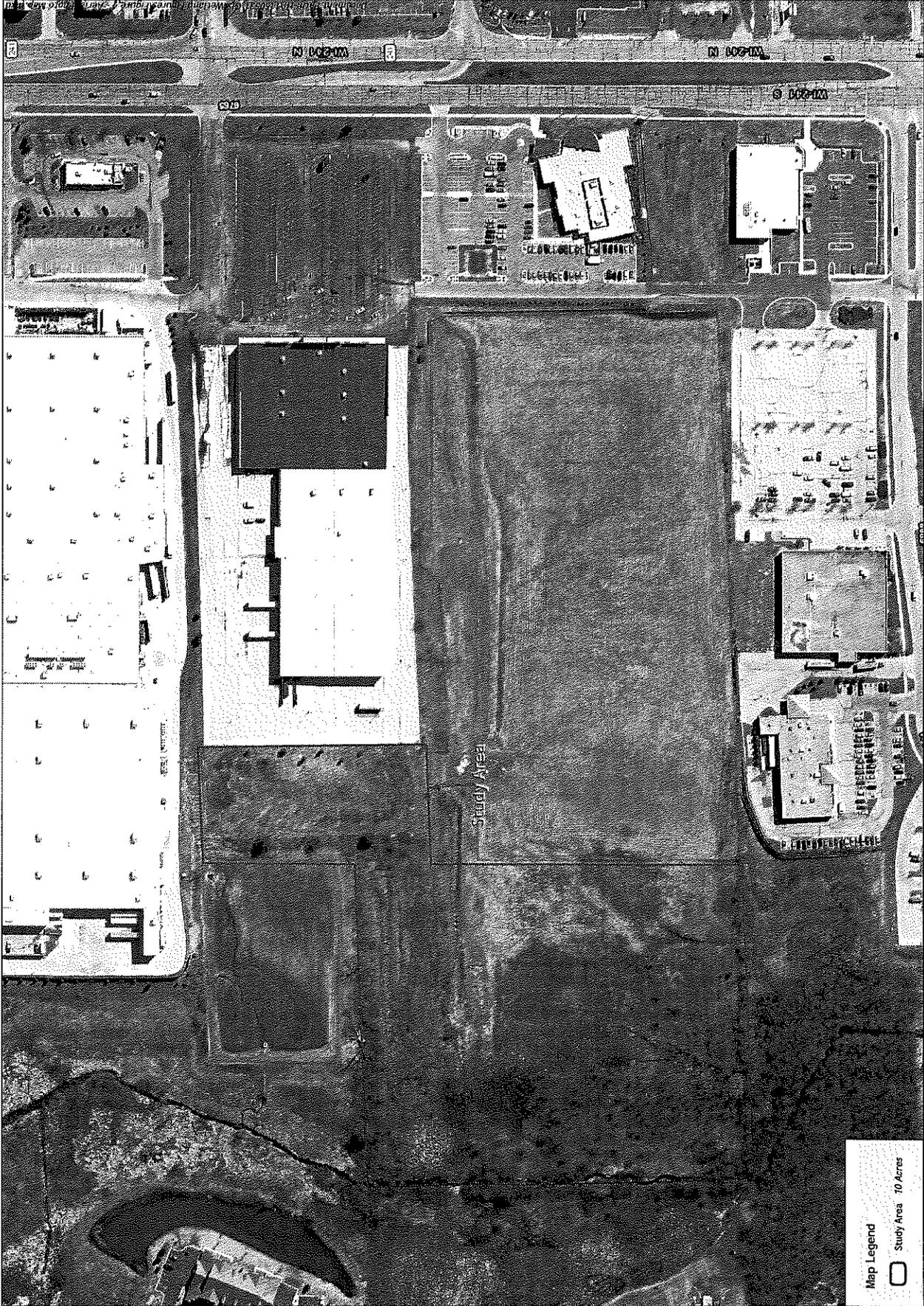
Data Source: SEWRPC,
Milwaukee County GIS
R.A. Smith National
Regional Surveying
and Engineering



Approx. 10-Acre Study Area
Located at 6803 S. 27th Street
City of Franklin
Milwaukee County, WI



Figure 4G
2013 Aerial Photo
Map



Map Legend
□ Study Area 10 Acres

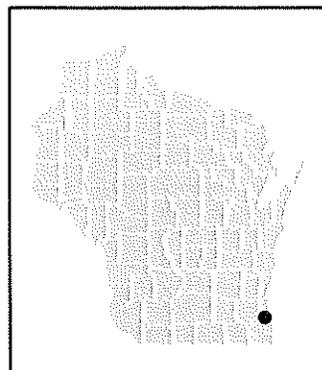
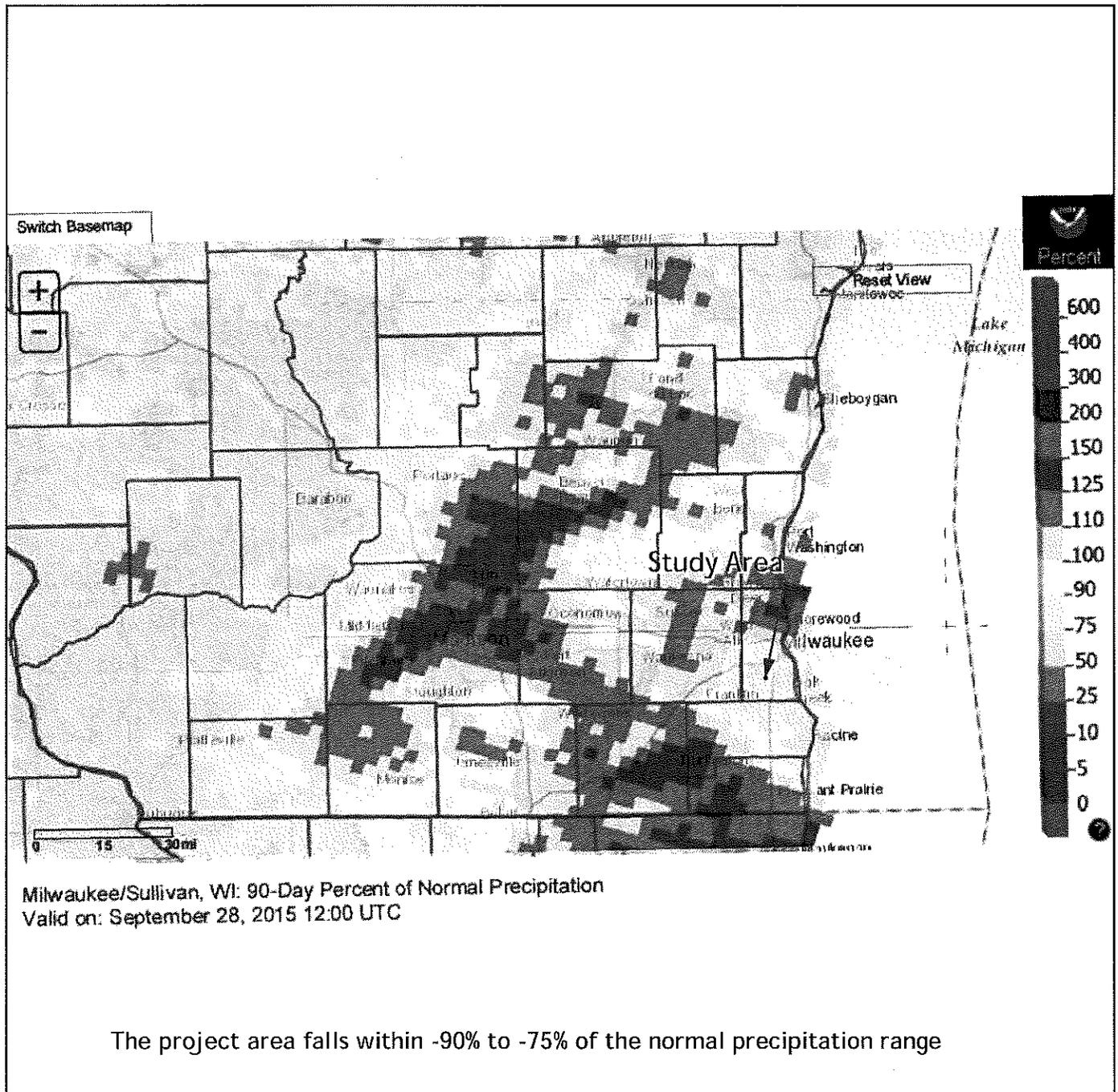


Figure 5
90-Day Percent of
Normal Precipitation Map
Approx. 10-Acre Study Area
Located at 6803 S. 27th Street
City of Franklin
Milwaukee County, WI

Data Sources:
NOAA AHPS website



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Appendix 2:

WETS Table Analysis, NRCS WETS Table & Daily Precipitation Table

WETS Analysis Worksheet

Project Name: 10-Acre Site at 6803 S 27th Street
 Project Number: 1150531
 Period of interest: July-Sept, 2015
 County: Milwaukee

Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	Sept	1.56	3.30	4.03
2nd month prior:	August	2.8	4.03	4.79
3rd month prior:	July	2.4	3.58	4.28
		Sum =	10.91	

*Normal precipitation with 30% to 70% probability of occurrence

**Condition value:

***If sum is:

Dry = 1
 Normal = 2
 Wet = 3

6 to 9 then period has been drier than normal
 10 to 14 then period has been normal
 15 to 18 then period has been wetter than normal

Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
4.44	Wet	3	3	9
3.46	Normal	2	2	4
1.6	Dry	1	1	1
Sum =			Sum*** =	14

Determination: Wet
 Dry
 Normal

Precipitation data source:

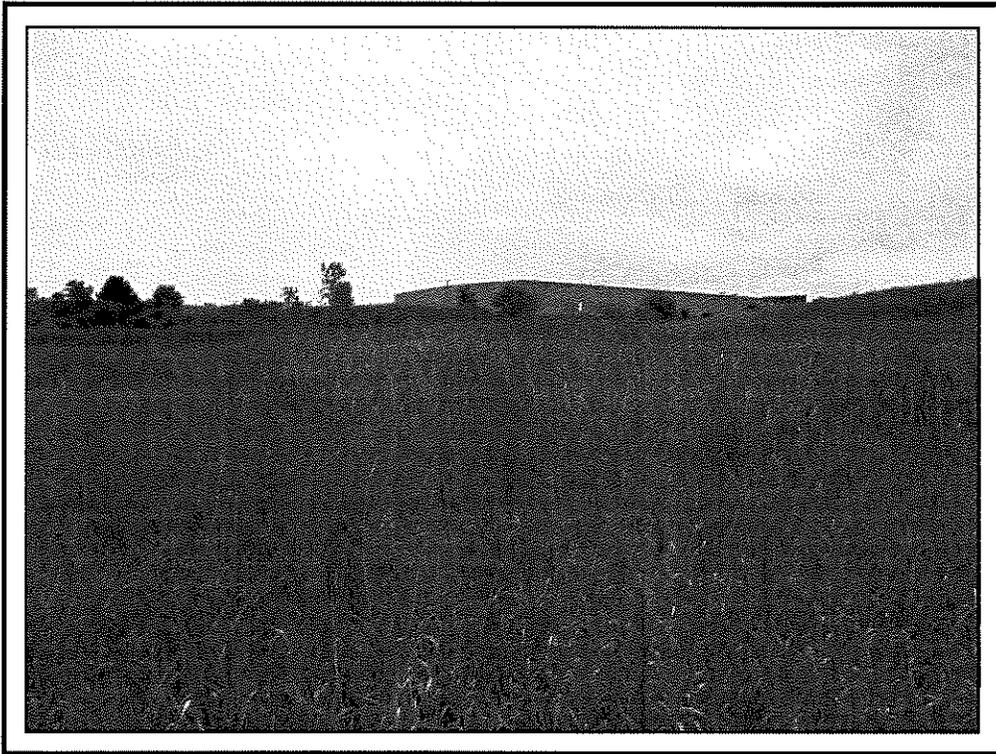
WETS Table: Milwaukee Mitchell AP WI 839, Milwaukee County, WI

Reference:

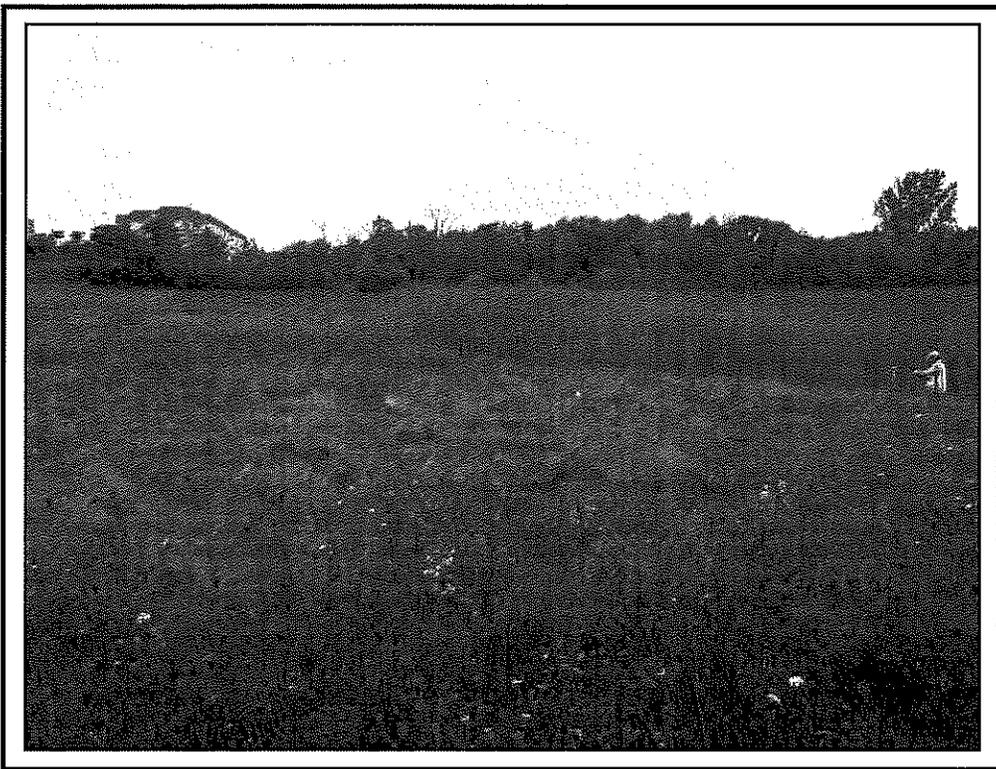
Donald E. Woodward, ed. 1997. *Hydrology Tools for Wetland Determination*, Chapter 19. Engineering Field Handbook. U.S. Department of Agriculture, Natural Resources Conservation Service, Fort Worth, TX.

Appendix 3:

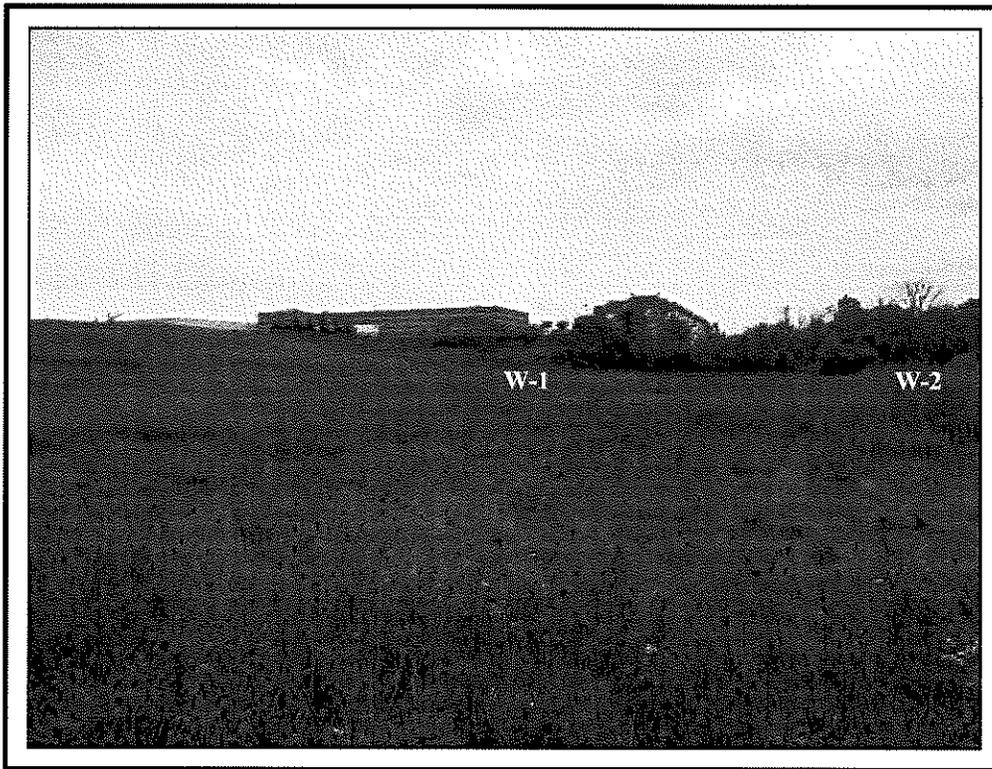
Site Photographs



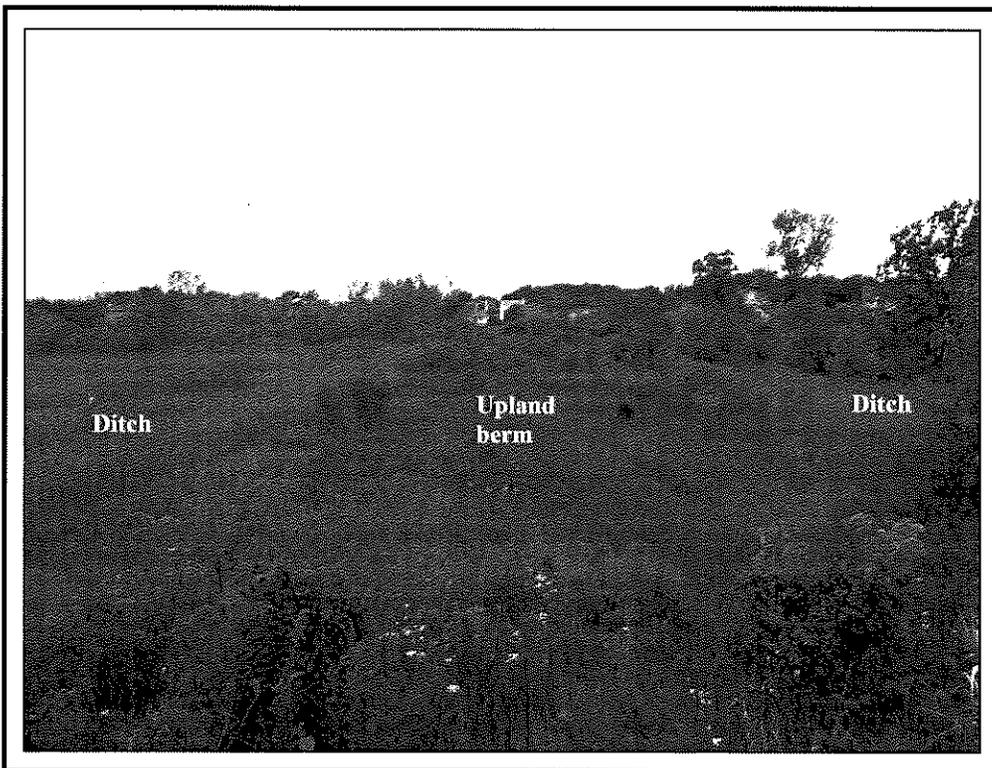
Photograph 1 (9/28/15): Northfacing view of W-1 which contains fresh (wet) meadow and shallow marsh plant communities.



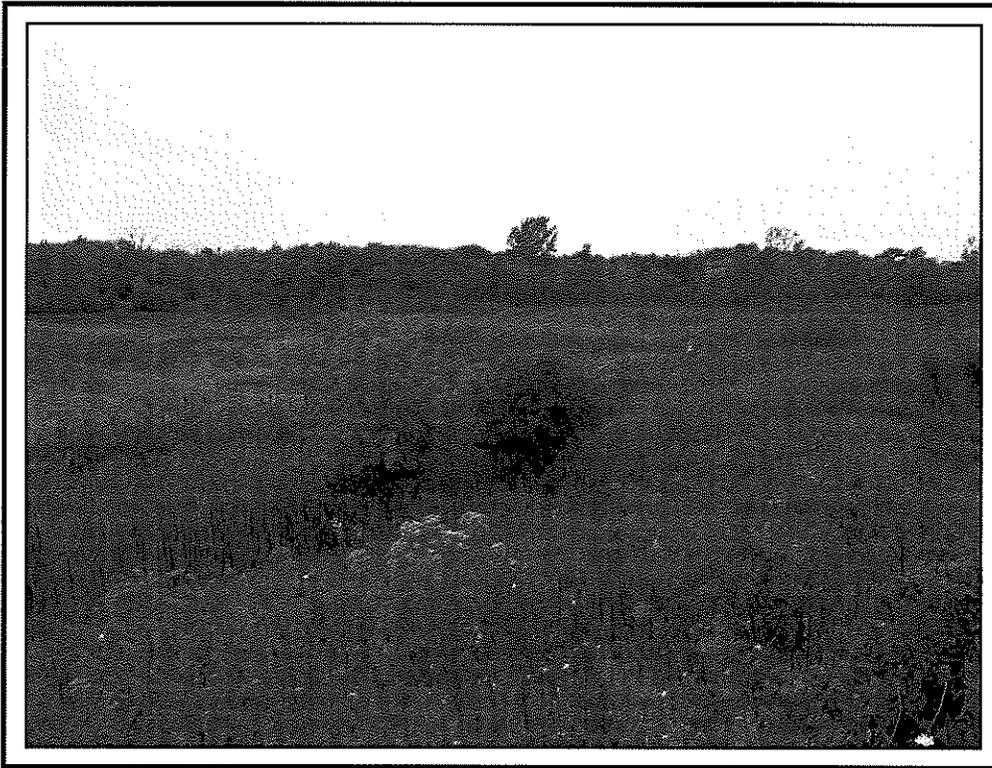
Photograph 2 (9/28/15): Southwest facing view of W-2 and it's adjacent upland meadow. W-1 is also visible on the far left side of the photo.



Photograph 3 (9/28/15): South facing view of the site near W-1 and W-2.



Photograph 4 (9/28/15): West facing view of the two wetland ditches that are associated with W-2, as well as the upland berm between them.



Photograph 5 (9/28/15): General southwest facing overview of the southern portion of the site.



Photograph 6 (9/28/15): South facing view of the waterway that traverses south along the western boundary of the site.



Photograph 7 (9/28/15): West facing view of W-3, a degraded fresh wet meadow dominated by giant reed grass (*Phragmites australis*). Upland data point DP-12 is visible in the foreground.



Photograph 8 (9/28/15): General north facing view of the uplands on the north side of the site which were dominated by mostly invasive and weedy species.

Appendix 4:

Wetland Determination Data Forms – Midwest Region

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City of Franklin /
 City/County: Milwaukee State: WI Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. Sampling Point: 1
 Investigator(s): Heather D. Patti & Tina M. Myers Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none-flat
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	<u>none - upland</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	Remarks: <u>Data point is located within an upland meadow dominated by weedy species. Topography is relatively flat in this area.</u>		

VEGETATION - Use scientific names for plants.

Sampling Point: 1

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

Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
0% = Total Cover			

Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Lotus corniculatus</u>	<u>40%</u>	<u>Y</u>	<u>FACU</u>
2. <u>Poa pratensis</u>	<u>40%</u>	<u>Y</u>	<u>FAC</u>
3. <u>Poa compressa</u>	<u>20%</u>	<u>N</u>	<u>FACU</u>
4. <u>Cirsium arvense</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>
5. <u>Solidago canadensis</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>
6. <u>Elymus repens</u>	<u>5%</u>	<u>N</u>	<u>FACU</u>
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
125% = Total Cover			

Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
0% = Total Cover			

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index Worksheet:

Total % Cover of:	Multiply by:	
OBL species	0	x 1 = 0
FACW species	0	x 2 = 0
FAC species	40	x 3 = 120
FACU species	85	x 4 = 340
UPL species	0	x 5 = 0
Column Totals:	<u>125</u> (A)	<u>460</u> (B)

Prevalence Index B/A = 3.7

Hydrophytic Vegetation Indicators:

_____ Rapid Test for Hydrophytic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤ 3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.) This plant community is an upland meadow "old-field".

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City of Franklin / City/County: Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 2
 Investigator(s): Heather D. Patti & Tina M. Myers Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): slight depression Local relief (concave, convex, none): slightly concave
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology *Y naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	If yes, optional wetland site ID:	<u>W-1</u>	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	Remarks: *Seasonal hydrology in this wetland- fresh wet meadow fringe around a small shallow marsh. Wetland appears to be perched on a hard clay pan.		

VEGETATION - Use scientific names for plants.

Sampling Point: 2

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
0% = Total Cover			
Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
0% = Total Cover			
Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Phalaris arundinacea</u>	<u>60%</u>	<u>Y</u>	<u>FACW</u>
2. <u>Poa pratensis</u>	<u>40%</u>	<u>Y</u>	<u>FAC</u>
3. <u>Juncus tenuis</u>	<u>15%</u>	<u>N</u>	<u>FAC</u>
4. <u>Euthamia graminifolia</u>	<u>15%</u>	<u>N</u>	<u>FACW</u>
5. <u>Symphoricarichum novae-angliae</u>	<u>10%</u>	<u>N</u>	<u>FACW</u>
6. <u>Solidago gigantea</u>	<u>10%</u>	<u>N</u>	<u>FACW</u>
7. <u>Solidago canadensis</u>	<u>5%</u>	<u>N</u>	<u>FACU</u>
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
155% = Total Cover			
Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
0% = Total Cover			

Dominance Test Worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index B/A = _____

Hydrophytic Vegetation Indicators:
 _____ Rapid Test for Hydrophytic Vegetation
X Dominance Test is >50%
 _____ Prevalence Index is ≤ 3.0¹
 _____ Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 _____ Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.) This is a fresh (wet) meadow community with seasonal hydrology.

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 4/2	100%					silty clay	
8-14	10YR 4/2	70%	10YR 5/6	10%	C	M	silty clay	
	10YR 5/3	20%						
14-20	7.5YR 4/2	60%	10YR 5/6	10%	C	M	clay	
	7.5YR 4/3	30%						

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR,K,L,R)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Dark Surface (S7) (LRR,K,L)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> 5 cm mucky peat or peat (S3) (LRR,K,L)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR,K,L,R)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> 2 cm Much (A10)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

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

Restrictive Layer (if observed): Type: <u>none</u> Depth (inches): <u>n/a</u>	Hydric Soil Present? Yes <u>X</u> No <u> </u>
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Remarks: Hydric soil criteria is met. Heavy clay and mixed matrices indicates past soil disturbance.

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	
<input type="checkbox"/> Water-Stained Leaves (B9)	
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> True Aquatic Plants (B14)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u>	
Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u>	
Saturation Present? (includes capillary fringe) Yes <u> </u> No <u>X</u> Depth (inches): <u> </u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: One primary and two secondary indicators are present. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although they are on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City of Franklin /
 City/County: Milwaukee State: WI Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. Sampling Point: 3
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none-flat
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: E1K
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	<u>none - upland</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	Remarks: <u>Data point lies within an upland "old-field with stunted vegetation on heavy clay soil. Topography is relatively flat in this area.</u>		

VEGETATION - Use scientific names for plants.

Sampling Point: 3

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
0% = Total Cover			
Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Rhamnus cathartica</u>	<u>5%</u>	<u>Y</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
5% = Total Cover			
Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Daucus carota</u>	<u>25%</u>	<u>Y</u>	<u>UPL</u>
2. <u>Lotus corniculatus</u>	<u>20%</u>	<u>Y</u>	<u>FACU</u>
3. <u>Fragaria virginiana</u>	<u>20%</u>	<u>Y</u>	<u>FACU</u>
4. <u>Taraxacum officinale</u>	<u>15%</u>	<u>N</u>	<u>FACU</u>
5. <u>Carex granularis</u>	<u>10%</u>	<u>N</u>	<u>FACW</u>
6. <u>Prunella vulgaris</u>	<u>10%</u>	<u>N</u>	<u>FAC</u>
7. <u>Leucanthemum vulgare</u>	<u>10%</u>	<u>N</u>	<u>UPL</u>
8. <u>Cornus alba</u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
115% = Total Cover			
Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
0% = Total Cover			

Dominance Test Worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 4 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 25% (A/B)

Prevalence Index Worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index B/A = _____

Hydrophytic Vegetation Indicators:
 _____ Rapid Test for Hydrophytic Vegetation
 _____ Dominance Test is >50%
 _____ Prevalence index is ≤ 3.0¹
 _____ Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 _____ Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.) Plant community is an upland meadow "old-field".

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City/County: City of Franklin / Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 4
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): slight depression Local relief (concave, convex, none): slightly concave
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: E1K
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology *Y naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional wetland site ID: <u>W-1</u>
Hydric Soil Present?	Yes <u>X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	

Remarks: *Seasonal hydrology in this wetland- shallow (cattail) marsh with narrow fresh wet meadow fringe. Wetland appears to be perched on a hard clay pan.

VEGETATION - Use scientific names for plants.

Tree Stratum (Plot size: <u>30'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
0% = Total Cover			

Sapling/Shrub Stratum (Plot size: <u>15'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Fraxinus pennsylvanica</u>	<u>3%</u>	<u>N</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
3% = Total Cover			

Herb Stratum (Plot size: <u>5'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Typha angustifolia</u>	<u>60%</u>	<u>Y</u>	<u>OBL</u>
2. <u>Juncus torreyi</u>	<u>40%</u>	<u>Y</u>	<u>FACW</u>
3. <u>Juncus tenuis</u>	<u>20%</u>	<u>N</u>	<u>FAC</u>
4. <u>Euthamia graminifolia</u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
5. <u>Agrostis gigantea</u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
6. <u>Daucus carota</u>	<u>3%</u>	<u>N</u>	<u>UPL</u>
7. <u>Symphotrichum novae-angliae</u>	<u>3%</u>	<u>N</u>	<u>FACW</u>
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
136% = Total Cover			

Woody Vine Stratum (Plot size: <u>30'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
0% = Total Cover			

Dominance Test Worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index B/A = _____

Hydrophytic Vegetation Indicators:
X Rapid Test for Hydrophytic Vegetation
X Dominance Test is >50%
 Prevalence Index is ≤ 3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____
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Remarks: (Include photo numbers here or on a separate sheet.) Shallow marsh with a fresh wet meadow fringe.

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 5/3	100%					silty clay	
5-12	10YR 5/2	85%	10YR 5/6	15%	C	M	clay	
12-20	10YR 6/1	50%	10YR 5/6	10%	C	M	clay	
	10YR 5/2	40%						

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16) (LRR,K,L,R)
- Dark Surface (S7) (LRR,K,L)
- 5 cm mucky peat or peat (S3) (LRR,K,L)
- Iron-Manganese Masses (F12) (LRR,K,L,R)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: none
 Depth (inches): n/a

Hydric Soil Present? Yes No

Remarks: Hydric soil criteria is met. Heavy clay and mixed matrices indicates past soil disturbance.

HYDROLOGY

Wetland Hydrology Indicators:

- Primary Indicators (minimum of one is required; check all that apply)
- Surface Water (A1) Water-Stained Leaves (B9)
 - High Water Table (A2) Aquatic Fauna (B13)
 - Saturation (A3) True Aquatic Plants (B14)
 - Water Marks (B1) Hydrogen Sulfide Odor (C1)
 - Sediment Deposits (B2) Oxidized Rhizospheres on Living Roots (C3)
 - Drift Deposits (B3) Presence of Reduced Iron (C4)
 - Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)
 - Iron Deposits (B5) Thin Muck Surface (C7)
 - Inundation Visible on Aerial Imagery (B7) Gauge or Well Data (D9)
 - Sparsely Vegetated Concave Surface (B8) 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): 0"
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: One primary and three secondary indicators present. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City of Franklin /
 City/Country: Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 5
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): backslope Local relief (concave, convex, none): convex
 Slope (%): 15% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Morley silt loam, 2-6% slopes (MzdB) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	<u>none - upland</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	Remarks: <u>This data point is located within an upland old-field with stunted vegetation on clay soil. Topography is moderate in this area.</u>		

VEGETATION - Use scientific names for plants.

Sampling Point: 5

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u> = Total Cover			
Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u> = Total Cover			
Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Poa pratensis</u>	<u>80%</u>	<u>Y</u>	<u>FAC</u>
2. <u>Elymus repens</u>	<u>40%</u>	<u>Y</u>	<u>FACU</u>
3. <u>Lotus corniculatus</u>	<u>30%</u>	<u>N</u>	<u>FACU</u>
4. <u>Cirsium arvense</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>
5. <u>Daucus carota</u>	<u>5%</u>	<u>N</u>	<u>UPL</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
<u>165%</u> = Total Cover			
Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
<u>0%</u> = 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% (A/B)

Prevalence Index Worksheet:

Total % Cover of:	Multiply by:	
OBL species	<u>0</u> x 1 =	<u>0</u>
FACW species	<u>0</u> x 2 =	<u>0</u>
FAC species	<u>80</u> x 3 =	<u>240</u>
FACU species	<u>80</u> x 4 =	<u>320</u>
UPL species	<u>5</u> x 5 =	<u>25</u>
Column Totals:	<u>165</u> (A)	<u>585</u> (B)

Prevalence Index B/A = 3.5

Hydrophytic Vegetation Indicators:

_____ Rapid Test for Hydrophytic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤ 3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.) Plant community is an upland meadow "old-field" comprised mostly of weeds.

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 5/3	100%					silty clay	
12-20	7.5YR 4/3	40%	10YR 5/6	10%	C	M	clay	
	10YR 5/3	50%						

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16) (LRR,K,L,R)
- Dark Surface (S7) (LRR,K,L)
- 5 cm mucky peat or peat (S3) (LRR,K,L)
- Iron-Manganese Masses (F12) (LRR,K,L,R)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: none
 Depth (inches): n/a

Hydric Soil Present? Yes No

Remarks: Hydric soil criterion is not met. Soil profile is dry.

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: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: No wetland hydrology indicators present. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although they are on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City of Franklin /
 Applicant/Owner: JSD Professional Services, Inc. City/County: Milwaukee Sampling Date: September 28, 2015
 Investigator(s): Heather D. Patti State: WI Sampling Point: 6
 Landform (hillslope, terrace, etc.): depression Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Slope (%): 0% Lat: _____ Long: _____ Local relief (concave, convex, none): concave Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: E1K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology *Y naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	If yes, optional wetland site ID:	<u>W-2</u>	
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

Remarks: *Seasonal hydrology in this wetland - this is a shallow (cattail) marsh with a fresh wet meadow fringe.

VEGETATION - Use scientific names for plants.

Sampling Point: 6

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u>		= Total Cover	

Dominance Test Worksheet:

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

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

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

Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u>		= Total Cover	

Prevalence Index Worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____
Prevalence Index B/A = _____	

Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Phragmites australis</u>	<u>90%</u>	<u>Y</u>	<u>FACW</u>
2. <u>Euthamia graminifolia</u>	<u>25%</u>	<u>N</u>	<u>FACW</u>
3. <u>Helenium autumnale</u>	<u>20%</u>	<u>N</u>	<u>FACW</u>
4. <u>Juncus tenuis</u>	<u>10%</u>	<u>N</u>	<u>FAC</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
<u>145%</u>		= Total Cover	

Hydrophytic Vegetation Indicators:

X Rapid Test for Hydrophytic Vegetation
X Dominance Test is >50%
 Prevalence index is ≤ 3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

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

Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
<u>0%</u>		= Total Cover	

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.) Shallow marsh with a fresh wet meadow fringe dominated by giant reed grass (Phragmites australis).

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 4/3	100%	-				silty clay	
6-12	10YR 4/2	90%	10YR 5/6	15%	C	M	clay	
12-20	2.5Y 5/2	70%	10YR 5/6	10%	C	M	clay	
	10YR 4/2	20%						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16) (LRR,K,L,R)
- Dark Surface (S7) (LRR,K,L)
- 5 cm mucky peat or peat (S3) (LRR,K,L)
- Iron-Manganese Masses (F12) (LRR,K,L,R)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: none
 Depth (inches): n/a

Hydric Soil Present? Yes No

Remarks: Hydric soil criteria is met. Heavy clay and mixed matrices indicates past soil disturbance.

HYDROLOGY

Wetland Hydrology Indicators:

- Primary Indicators (minimum of one is required; check all that apply)
- Surface Water (A1) Water-Stained Leaves (B9)
 - High Water Table (A2) Aquatic Fauna (B13)
 - Saturation (A3) True Aquatic Plants (B14)
 - Water Marks (B1) Hydrogen Sulfide Odor (C1)
 - Sediment Deposits (B2) Oxidized Rhizospheres on Living Roots (C3)
 - Drift Deposits (B3) Presence of Reduced Iron (C4)
 - Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)
 - Iron Deposits (B5) Thin Muck Surface (C7)
 - Inundation Visible on Aerial Imagery (B7) Gauge or Well Data (D9)
 - Sparsely Vegetated Concave Surface (B8) 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): 10"
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: One primary and two secondary indicators present. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although they are on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City/County: City of Franklin / Milwaukee State: WI Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. Section, Township, Range: SE 1/4 Sec 1, T5N, R21E Sampling Point: 7
 Investigator(s): Heather D. Patti Local relief (concave, convex, none): concave
 Landform (hillslope, terrace, etc.): ditch Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Morley silt loam, 2-6% slopes, eroded (MzdB2) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional wetland site ID: <u>W-2</u>
Hydric Soil Present?	Yes <u>**X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	

Remarks: *Phragmites-dominated ditched wetland which flows west into the main body of W-2. **Soils not examined due to potential contaminated soils, but assumed present based on topographic position, hydrophytic plant community, and other hydrology indicators.

VEGETATION - Use scientific names for plants.

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

Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
0% = Total Cover			

Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Phragmites australis</u>	<u>100%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
100% = Total Cover			

Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Vitis riparia</u>	<u>5%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
5% = Total Cover			

Dominance Test Worksheet:			
Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u>	(A)	
Total Number of Dominant Species Across All Strata:	<u>2</u>	(B)	
Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100%</u>	(A/B)	
Prevalence Index Worksheet:			
Total % Cover of:		Multiply by:	
OBL species	_____	x 1 =	_____
FACW species	_____	x 2 =	_____
FAC species	_____	x 3 =	_____
FACU species	_____	x 4 =	_____
UPL species	_____	x 5 =	_____
Column Totals:	_____ (A)		_____ (B)
Prevalence Index BJA =	_____		
Hydrophytic Vegetation Indicators:			
<u>X</u>	Rapid Test for Hydrophytic Vegetation		
<u>X</u>	Dominance Test is >50%		
_____	Prevalence Index is ≤ 3.0 ¹		
_____	Morphological Adaptations ¹ (Provide supporting data in Remarks or on separate sheet)		
_____	Problematic Hydrophytic Vegetation ¹ (Explain)		
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.			
Hydrophytic Vegetation Present? Yes <u>X</u> No _____			

Remarks: (Include photo numbers here or on a separate sheet.) Wetland ditch dominated by Invasive giant reed grass (*Phragmites australis*).

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City/County: City of Franklin / Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 8
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none- flat
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Morley silt loam, 2-6% slopes, eroded (MzdB2) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	<u>none - upland</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	Remarks: <u>Data point lies within an upland old-field on clay soil. Topography is relatively flat in this area and is located between two ditched wetlands.</u>		

VEGETATION - Use scientific names for plants.

Sampling Point: 8

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>1</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>33%</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index Worksheet:	
5. _____	_____	_____	_____	Total % Cover of:	Multiply by:
6. _____	_____	_____	_____	OBL species _____	x 1 = _____
7. _____	_____	_____	_____	FACW species _____	x 2 = _____
_____	_____	_____	_____	FAC species _____	x 3 = _____
_____	_____	_____	_____	FACU species _____	x 4 = _____
_____	_____	_____	_____	UPL species _____	x 5 = _____
_____	_____	_____	_____	Column Totals:	(A) _____ (B) _____
_____	_____	_____	_____	Prevalence Index B/A =	_____
_____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
_____	_____	_____	_____	_____ Rapid Test for Hydrophytic Vegetation	
_____	_____	_____	_____	_____ Dominance Test is >50%	
_____	_____	_____	_____	_____ Prevalence Index is ≤ 3.0 ¹	
_____	_____	_____	_____	_____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on separate sheet)	
_____	_____	_____	_____	_____ Problematic Hydrophytic Vegetation ¹ (Explain)	
_____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
_____	_____	_____	_____	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	

Remarks: (Include photo numbers here or on a separate sheet.) Plant community is an upland old-field.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City of Franklin / City/County: Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 9
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): ditch Local relief (concave, convex, none): concave
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: E1K
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	If yes, optional wetland site ID:	<u>W-2</u>	
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

Remarks: This is a shallow marsh ditch that flows easterly towards the main body of W-2.

VEGETATION - Use scientific names for plants.

Sampling Point: 9

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Populus deltoides</u>	<u>5%</u>	<u>Y</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>5%</u> = Total Cover			

Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Salix interior</u>	<u>10%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>10%</u> = Total Cover			

Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Typha angustifolia</u>	<u>60%</u>	<u>Y</u>	<u>OBL</u>
2. <u>Symphyotrichum novae-angliae</u>	<u>10%</u>	<u>N</u>	<u>FACW</u>
3. <u>Symphyotrichum puniceum</u>	<u>10%</u>	<u>N</u>	<u>OBL</u>
4. <u>Scirpus atrovirens</u>	<u>5%</u>	<u>N</u>	<u>OBL</u>
5. <u>Epilobium coloratum</u>	<u>5%</u>	<u>N</u>	<u>OBL</u>
6. <u>Equisetum hyemale</u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
7. <u>Juncus tenuis</u>	<u>5%</u>	<u>N</u>	<u>FAC</u>
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
<u>100%</u> = Total Cover			

Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Vitis riparia</u>	<u>5%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
<u>5%</u> = Total Cover			

Dominance Test Worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
 Total Number of Dominant Species Across All Strata: 3 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index B/A = _____

Hydrophytic Vegetation Indicators:
X Rapid Test for Hydrophytic Vegetation
X Dominance Test is >50%
 Prevalence Index is ≤ 3.0¹
 _____ Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 _____ Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.) Shallow marsh wetland ditch dominated primarily by cattail.

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 5/3	100%					silty clay	
8-13	10YR 4/2	95%	10YR 5/6	5%	C	M	clay	
13-20	10YR 5/2	30%	10YR 5/8	10%	C	M	clay	
	10YR 4/2	60%						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16) (LRR,K,L,R)
- Dark Surface (S7) (LRR,K,L)
- 5 cm mucky peat or peat (S3) (LRR,K,L)
- Iron-Manganese Masses (F12) (LRR,K,L,R)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: none
 Depth (inches): n/a

Hydric Soil Present? Yes No

Remarks: Hydric soil criteria is met. Heavy clay and mixed matrices indicates past soil disturbance.

HYDROLOGY

Wetland Hydrology Indicators:

- Primary Indicators (minimum of one is required; check all that apply)
- Surface Water (A1) Water-Stained Leaves (B9)
 - High Water Table (A2) Aquatic Fauna (B13)
 - Saturation (A3) True Aquatic Plants (B14)
 - Water Marks (B1) Hydrogen Sulfide Odor (C1)
 - Sediment Deposits (B2) Oxidized Rhizospheres on Living Roots (C3)
 - Drift Deposits (B3) Presence of Reduced Iron (C4)
 - Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)
 - Iron Deposits (B5) Thin Muck Surface (C7)
 - Inundation Visible on Aerial Imagery (B7) Gauge or Well Data (D9)
 - Sparsely Vegetated Concave Surface (B8) 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): 0"
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: One primary and four secondary indicators present. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although they are on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City of Franklin /
 City/County: Milwaukee State: WI Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. Sampling Point: 10
 Investigator(s): Heather D. Pattif Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): backslope Local relief (concave, convex, none): convex
 Slope (%): 5-10% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	<u>none - upland</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	Remarks: <u>Data point lies within an upland old-field on clay soil. Topography is moderate and Phragmites is growing upslope.</u>		

VEGETATION - Use scientific names for plants.

Sampling Point: 10

Tree Stratum (Plot size: <u>30'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u> = Total Cover			

Sapling/Shrub Stratum (Plot size: <u>15'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u> = Total Cover			

Herb Stratum (Plot size: <u>5'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Phragmites australis</u>	<u>100%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
<u>100%</u> = Total Cover			

Woody Vine Stratum (Plot size: <u>30'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
<u>0%</u> = Total Cover			

Dominance Test Worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 1 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index B/A = _____

Hydrophytic Vegetation Indicators:
X Rapid Test for Hydrophytic Vegetation
X Dominance Test is >50%
 Prevalence Index is ≤ 3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.) Plant community is a degraded upland with Phragmites growing upslope. Presence of Phragmites is attributed to stormwater runoff from the parking lot.

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	100%	-				silty clay	
6-12	10YR 5/3	100%	-				silty clay	also some small gravel
12-20	10YR 5/3	50%	10YR 5/6	5%	C	M	clay	
	7.5YR 5/4	40%						

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16) (LRR,K,L,R)
- Dark Surface (S7) (LRR,K,L)
- 5 cm mucky peat or peat (S3) (LRR,K,L)
- Iron-Manganese Masses (F12) (LRR,K,L,R)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: none
 Depth (inches): n/a

Hydric Soil Present? Yes No

Remarks: Hydric soil criterion is not met. Soil profile is dry.

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: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: No wetland hydrology indicators present except FAC-Neutral. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although they are on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx.10-Acre Site at 6803 S. 27th Street City/County: City of Franklin / Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 11
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology *Y naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	If yes, optional wetland site ID:	<u>W-3</u>	
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

Remarks: Highly degraded wetland depression that formed around a manhole.*Hydrology is seasonal.

VEGETATION - Use scientific names for plants.

Sampling Point: 11

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
0% = Total Cover			
Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u><i>Salix amygdaloides</i></u>	<u>20%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
20% = Total Cover			
Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u><i>Phragmites australis</i></u>	<u>90%</u>	<u>Y</u>	<u>FACW</u>
2. <u><i>Juncus tenuis</i></u>	<u>10%</u>	<u>N</u>	<u>FAC</u>
3. <u><i>Symphoricarum novae-angliae</i></u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
4. <u><i>Euthamia graminifolia</i></u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
110% = Total Cover			
Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <u><i>Vitis riparia</i></u>	<u>5%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
5% = Total Cover			

Dominance Test Worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index BJA = _____

Hydrophytic Vegetation Indicators:
X Rapid Test for Hydrophytic Vegetation
X Dominance Test is >50%
 Prevalence Index is ≤ 3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.) Degraded wetland depression that formed around a manhole and is now dominated by Phragmites.

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/1	100%	-				silty clay	
7-14	10YR 3/1	90%	10YR 3/4	5%	C	M	silty clay	
			10YR 5/1	5%	D	M		

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16) (LRR,K,L,R)
- Dark Surface (S7) (LRR,K,L)
- 5 cm mucky peat or peat (S3) (LRR,K,L)
- Iron-Manganese Masses (F12) (LRR,K,L,R)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: heavy clay and roots
Depth (inches): 14"

Hydric Soil Present? Yes No

Remarks: Hydric soil criteria is met. Shovel refusal at 14" due to heavy clay and roots. Soils are moist, but not saturated.

HYDROLOGY

Wetland Hydrology Indicators:

- Primary Indicators (minimum of one is required; check all that apply)
- Surface Water (A1) Water-Stained Leaves (B9)
 - High Water Table (A2) Aquatic Fauna (B13)
 - Saturation (A3) True Aquatic Plants (B14)
 - Water Marks (B1) Hydrogen Sulfide Odor (C1)
 - Sediment Deposits (B2) Oxidized Rhizospheres on Living Roots (C3)
 - Drift Deposits (B3) Presence of Reduced Iron (C4)
 - Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)
 - Iron Deposits (B5) Thin Muck Surface (C7)
 - Inundation Visible on Aerial Imagery (B7) Gauge or Well Data (D9)
 - Sparsely Vegetated Concave Surface (B8) 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: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: Two secondary indicators present and hydrology is seasonal. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although they are on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City/County: City of Franklin / Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 12
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): backslope Local relief (concave, convex, none): convex
 Slope (%): 10% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	<u>none - upland</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>			

Remarks: Data point lies within an upland old-field on heavy clay soil.

VEGETATION - Use scientific names for plants.

Sampling Point: 12

Tree Stratum (Plot size: <u>30'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. <u><i>Robinia pseudoacacia</i></u>	<u>20%</u>	<u>Y</u>	<u>FACU</u>
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	<u>20%</u>	<u>= Total Cover</u>	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

Sapling/Shrub Stratum (Plot size: <u>15'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	<u>0%</u>	<u>= Total Cover</u>	

Prevalence Index Worksheet:

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

Prevalence Index B/A = _____

Herb Stratum (Plot size: <u>5'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. <u><i>Poa pratensis</i></u>	<u>70%</u>	<u>Y</u>	<u>FAC</u>
2. <u><i>Daucus carota</i></u>	<u>40%</u>	<u>Y</u>	<u>UPL</u>
3. <u><i>Trifolium hybridum</i></u>	<u>20%</u>	<u>N</u>	<u>FACU</u>
4. <u><i>Solidago canadensis</i></u>	<u>15%</u>	<u>N</u>	<u>FACU</u>
5. <u><i>Phragmites australis</i></u>	<u>10%</u>	<u>N</u>	<u>FACW</u>
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
13. _____			
14. _____			
	<u>155%</u>	<u>= Total Cover</u>	

Hydrophytic Vegetation Indicators:

_____ Rapid Test for Hydrophytic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤ 3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

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

Woody Vine Stratum (Plot size: <u>30'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
	<u>0%</u>	<u>= Total Cover</u>	

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.) Plant community is a degraded upland old-field with scattered black locust trees. Some *Phragmites* was observed growing upslope.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City/County: City of Franklin / Milwaukee State: WI Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. Section, Township, Range: SE 1/4 Sec 1, T5N, R21E Sampling Point: 13
 Investigator(s): Heather D. Patti Landform (hillslope, terrace, etc.): backslope Local relief (concave, convex, none): convex
 Slope (%): 5% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Morley silt loam, 2-6% slopes, eroded (MzdB2) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	<u>none - upland</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>			

Remarks: Data point lies within an upland "old-field" on heavy clay soil. Topography is moderate and *Phragmites* is growing upslope.

VEGETATION - Use scientific names for plants.

Sampling Point: 13

Tree Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <i>Robinia pseudoacacia</i>	45%	Y	FACU
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	45% = Total Cover		

Sapling/Shrub Stratum (Plot size: 15'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	0% = Total Cover		

Herb Stratum (Plot size: 5'R)	Absolute % Cover	Dominant Species	Indicator Status
1. <i>Phragmites australis</i>	80%	Y	FACW
2. <i>Solidago canadensis</i>	30%	Y	FACU
3. <i>Poa pratensis</i>	20%	N	FAC
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
	130% = Total Cover		

Woody Vine Stratum (Plot size: 30'R)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

Prevalence Index Worksheet:

Total % Cover of: _____ Multiply by:

OBL species _____ x 1 = _____

FACW species _____ x 2 = _____

FAC species _____ x 3 = _____

FACU species _____ x 4 = _____

UPL species _____ x 5 = _____

Column Totals: _____ (A) _____ (B)

Prevalence Index B/A = _____

Hydrophytic Vegetation Indicators:

_____ Rapid Test for Hydrophytic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤ 3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.) Plant community is a degraded upland with *Phragmites* growing upslope. Presence of *Phragmites* is attributed to stormwater runoff from parking lot.

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

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/1	100%					silty clay	
4-10	10YR 5/3	98%	10YR 5/6	2%	C	M	silty clay	also some small gravel present
10-29	7.5YR 4/3	50%	10YR 5/6	5%	C	M	clay	
	10YR 5/3	40%						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16) (LRR,K,L,R)
- Dark Surface (S7) (LRR,K,L)
- 5 cm mucky peat or peat (S3) (LRR,K,L)
- Iron-Manganese Masses (F12) (LRR,K,L,R)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: none
Depth (inches): n/a

Hydric Soil Present? Yes No

Remarks: Hydric soil criterion is not met. Soil profile is dry.

HYDROLOGY

Wetland Hydrology Indicators:

- Primary Indicators (minimum of one is required; check all that apply)
- Surface Water (A1) Water-Stained Leaves (B9)
 - High Water Table (A2) Aquatic Fauna (B13)
 - Saturation (A3) True Aquatic Plants (B14)
 - Water Marks (B1) Hydrogen Sulfide Odor (C1)
 - Sediment Deposits (B2) Oxidized Rhizospheres on Living Roots (C3)
 - Drift Deposits (B3) Presence of Reduced Iron (C4)
 - Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)
 - Iron Deposits (B5) Thin Muck Surface (C7)
 - Inundation Visible on Aerial Imagery (B7) Gauge or Well Data (D9)
 - Sparsely Vegetated Concave Surface (B8) 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: USGS Topo Map (Figure 1, Appendix 1), 2-foot contour map (Figure 2, Appendix 1), WDNR Surface Water Data Viewer Map with NRCS Soils and WWI mapped wetlands (Figure 3, Appendix 1), Aerial photos from 1970, 1980, 1990, 2000, 2005, 2010, and 2013 (Figures 4A-G, Appendix 1), NOAA Precipitation Map (Figure 5, Appendix 1), and WET Analysis & data (Appendix 2)

Remarks: No wetland hydrology indicators present. Both WETS Analysis and NOAA Precipitation map show climatic conditions are within the normal range, although they are on the dry end of the normal range.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Approx. 10-Acre Site at 6803 S. 27th Street City/County: City of Franklin / Milwaukee Sampling Date: September 28, 2015
 Applicant/Owner: JSD Professional Services, Inc. State: WI Sampling Point: 14
 Investigator(s): Heather D. Patti Section, Township, Range: SE 1/4 Sec 1, T5N, R21E
 Landform (hillslope, terrace, etc.): slight wetland swale Local relief (concave, convex, none): slightly concave
 Slope (%): 0% Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Blount silt loam, 1-3% slopes (BIA) WWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (if no, explain in Remarks)
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N Soil N or Hydrology *Y naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	If yes, optional wetland site ID:	<u>W-1</u>	
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

Remarks: This is a narrow swale connected to W-1. *Hydrology is seasonal.

VEGETATION - Use scientific names for plants.

Sampling Point: 14

Tree Stratum (Plot size: <u>Linear</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u>		= Total Cover	

Sapling/Shrub Stratum (Plot size: <u>Linear</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>0%</u>		= Total Cover	

Herb Stratum (Plot size: <u>5'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Eleocharis palustris</u>	<u>80%</u>	<u>Y</u>	<u>OBL</u>
2. <u>Lotus corniculatus</u>	<u>20%</u>	<u>N</u>	<u>FACU</u>
3. <u>Phalaris arundinacea</u>	<u>10%</u>	<u>N</u>	<u>FACW</u>
4. <u>Typha angustifolia</u>	<u>10%</u>	<u>N</u>	<u>OBL</u>
5. <u>Carex vulpinoidea</u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
6. <u>Euthamia graminifolia</u>	<u>5%</u>	<u>N</u>	<u>FACW</u>
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
<u>130%</u>		= Total Cover	

Woody Vine Stratum (Plot size: <u>30'R</u>)	Absolute % Cover	Dominant Species	Indicator Status
1. <u>Vitis riparia</u>	<u>5%</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
<u>5%</u>		= Total Cover	

Dominance Test Worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index B/A = _____

Hydrophytic Vegetation Indicators:
X Rapid Test for Hydrophytic Vegetation
X Dominance Test is >50%
 Prevalence Index is ≤ 3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.) This is a narrow, fresh (wet) meadow swale that drains into W-1.

Appendix 5:

NR 151 Wetland Susceptibility Table

Wetland Category for Stormwater Permitting *			
Wetland	Highly Susceptible	Moderately Susceptible	Less Susceptible
W-1			X
W-2		X	
W-3			X

Less Susceptible: Dominated by 90% or greater invasive species

Moderately Susceptible: Sedge meadows, fens, bogs, forested wetlands, fresh wet meadows, shallow/deep marshes, various swamps

Highly Susceptible: Trout streams, threatened and endangered species, fish and wildlife refuges, calcareous fens, wild and scenic rivers

* These designations apply to any project requiring NR 151 stormwater permitting and are based on wetland delineation field work and the professional opinion of R.A. Smith National, Inc. Final determination of wetland susceptibility rests with the WDNR. Some of the characteristics of a Highly Susceptible wetland may not be apparent to RASN due to confidential data or data beyond the scope of this delineation (i.e. rare species, high quality trout stream etc). Navigable waterways may also be subject to NR 151 protective area standards.

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