

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><b>08/18/15</b></p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM M-2 GENERAL INDUSTRIAL DISTRICT TO B-2 GENERAL BUSINESS DISTRICT (5621 WEST RAWSON AVENUE) (APPROXIMATELY 0.971 ACRES) (STEVEN D. SCHWEITZER, APPLICANT)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.10.</i></p>

At its August 6, 2015, meeting following a properly noticed Public Hearing, the Plan Commission recommended approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-2 General Industrial District to B-2 General Business District (5621 West Rawson Avenue) (approximately 0.971 acres) (Steven D. Schweitzer, applicant).

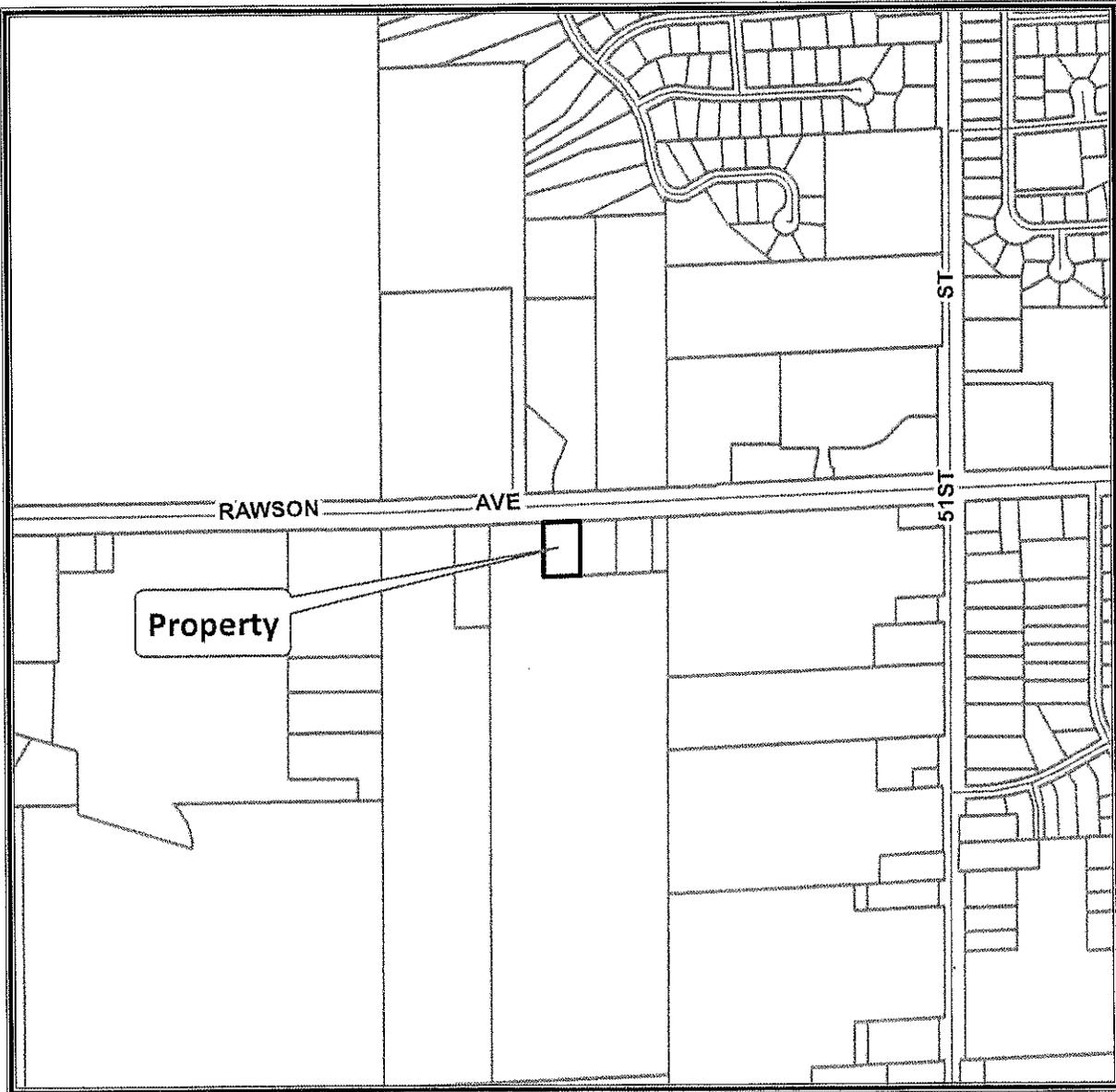
**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance No. 2015-\_\_\_\_\_ to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-2 General Industrial District to B-2 General Business District (5621 West Rawson Avenue) (approximately 0.971 acres) (Steven D. Schweitzer, applicant).

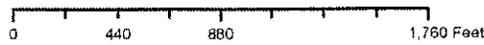


City of Franklin

5621 W. Rawson Avenue  
TKN 758-9990-000



Planning Department  
(414) 425-4024



2013 Aerial Photo

*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT  
ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL  
OF LAND FROM M-2 GENERAL INDUSTRIAL DISTRICT TO  
B-2 GENERAL BUSINESS DISTRICT  
(5621 WEST RAWSON AVENUE)  
(APPROXIMATELY .971 ACRES)  
(STEVEN D. SCHWEITZER, APPLICANT)

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WHEREAS, Steven D. Schweitzer having petitioned for the rezoning of a certain parcel of land from M-2 General Industrial District to B-2 General Business District, such land being located at 5621 West Rawson Avenue; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 23rd day of July, 2015, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

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

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from M-2 General Industrial District to B-2 General Business District:

THE NORTH 323.75 FEET OF THE WEST 170.00 FEET OF THE EAST 573.66 FEET OF THE EAST 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. EXCEPTING THE NORTH 75.00 FEET FOR STREET PURPOSES. CONTAINING .971 ACRES. Tax Key No. 758-9990-000.

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



**SURVEY FOR: STEVE SCHWEITZER**

**LOCATION : 5621 W. RAWSON AVE.**

**DESCRIPTION: THE NORTH 323.75 FEET OF THE WEST 170.00 FEET OF THE EAST  
573.66 FEET OF THE EAST 50 ACRES OF THE WEST ½ OF THE NORTH-  
WEST ¼ OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN  
THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. EXCEPTING  
THE NORTH 75.00 FEET FOR STREET PURPOSES. CONTAINING .971 ACRES.**

**INTERLINE SURVEY SERVICES , INC.**

**11221 W. FOREST HOME AVE.**

**HALES CORNERS, WI 53130**

**BENCHMARK N.W. COR.OF N.W.1/4 SEC. 11-5-21**

**ELEV. 114.39**

 **CITY OF FRANKLIN** 

**REPORT TO THE PLAN COMMISSION**

**Meeting of August 6, 2015**

**Rezoning and Special Use**

**RECOMMENDATION:** City Development Staff recommends approval of the Rezoning and Special Use applications for the Rawson Pub, located at 5621 West Rawson Ave, subject to the conditions of approval in the attached draft ordinance and resolution.

<b>Project Name:</b>	Rawson Pub Rezoning and Special Use
<b>Project Address:</b>	5621 West Rawson Avenue
<b>Property Owner:</b>	Steven D. Schweitzer
<b>Applicant:</b>	Steven D. Schweitzer
<b>Current Zoning:</b>	M-2 General Industrial District
<b>Proposed Zoning:</b>	B-2 General Business District
<b>Use of Surrounding Properties:</b>	Verdure Park commercial development to the north, ABRA Auto Body and Glass to the east, the Payne & Dolan quarry to the south and a parking lot for the bar on land owned by Payne & Dolan to the west
<b>Comprehensive Plan:</b>	Commercial
<b>Applicant Action Requested:</b>	Recommendation of approval to the Common Council for the proposed Rezoning and Special Use for the Rawson Pub

**INTRODUCTION/BACKGROUND:**

Please note:

- Staff recommendations are underlined and in *italics* and are included in the draft resolution.
- Staff suggestions are only underlined and are not included in the draft ordinance.

Please also note that this staff report has been updated and revised, as indicated by the highlighted text.

Mr. Steve Schweitzer approached the Department of City Development with an interest in building an approximately 351 square foot addition for a kitchen on the southeast corner of the existing Rawson Pub building located at 5621 West Rawson Ave. The Rawson pub property is currently zoned M-2 General Industrial District, which doesn't allow Drinking Places classified under Standard Industrial Classification (SIC) Title No. 5813. Prior to the adoption of the UDO in 1998, taverns were a permitted use in the M-2 District. Therefore, the bar is a legal non-conforming use. For this reason, Staff recommended Mr. Schweitzer rezone his property to B-2 General Business District, which allows a bar under SIC Title No. 5813 as a Special Use.

On June 9, 2015, Mr. Schweitzer filed a Temporary Use Application with the Department of City Development, requesting approval for a band performance on the outdoor patio in the rear of the Rawson Pub, on Saturday, July 11, 2015 from 6:00 p.m. to 11:00 p.m. At the July 9, 2015, meeting of the Plan Commission, the following action was approved: motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary use for live outdoor musical entertainment upon property located at 5621 West Rawson Avenue. The Department of City Development did not receive any complaints regarding the July 11<sup>th</sup> concert. Mr. Schweitzer would like to have similar outdoor entertainment/concert events in the future, without having to apply for a temporary use permit each time. For this reason, Mr. Schweitzer has added outdoor entertainment/concerts to his Special Use Application.

On June 15, 2015, Mr. Steve Schweitzer filed Rezoning and Special Use Applications with the Department of City Development, requesting approval to rezone the Rawson Pub property at 5621 West Rawson Ave. from M-2 General Industrial District to B-2 Business District and for a Special Use to allow for a bar/restaurant with outdoor entertainment /concerts business use.

At the July 23, 2015, meeting of the Plan Commission a public hearing was held on the subject rezoning and special use. Only one comment was made at the rezoning hearing by a citizen who requested that the City address any potential lighting or noise concerns in a proactive manner. Following the hearings, the following actions were approved: motion to table the request to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-2 General Industrial District to B-2 General Business District; and motion to table the request for recommendation to approve a resolution imposing conditions and restrictions for the approval of a Special Use to allow for a bar/restaurant with outdoor entertainment/concerts business use upon property located at 5621 West Rawson Avenue. Staff had requested these items be tabled to allow the applicant more time to work with Staff and to prepare a Plan Commission submittal.

### **PROJECT DESCRIPTION/ANALYSIS:**

The applicant is proposing an approximately 351 square foot addition for a kitchen. The Rawson Pub currently only provides prepackaged foods such as chips and frozen pizzas. The proposed kitchen addition will greatly increase the bars food offerings. The applicant is also proposing to add a wood dumpster enclosure and an approximately 168 square foot storage shed within the parking lot along the west side of the building. The proposed shed is approximately 16 feet from the rear lot line, which does not meet the minimum 20-foot rear yard setback requirement of the B-2 General Business District. Therefore, Staff recommends the applicant move the proposed shed north, to meet the minimum required 20-foot rear yard setback of the B-2 General Business District. The applicant is not proposing any additional landscaping or exterior lighting at this time.

The applicant submitted a scaled Site Plan for Staff's review, but was unable to coordinate with his architect to provide copies for the Plan Commission meeting. Staff comments to the applicant included several technical corrections for the applicant to resolve. Therefore, Staff recommends the applicant submit a revised Site Plan meeting the requirements of Section 15-7.0100 of the Unified Development Ordinance to the Department of City Development for review and approval by Staff, prior to the issuance of a Building Permit.

The subject property is approximately 0.98 acres or 42,689 square feet. The applicant has not provided Site Intensity and Capacity Calculations, which are required to confirm whether or not the minimum Landscape Surface Ratio of 0.25 for the B-2 Business District is being met. Therefore, Staff recommends the applicant submit Site Intensity and Capacity Calculations per Section 15-7.0103-S of

the Unified Development Ordinance, for review and approval by Staff, prior to the issuance of a Building Permit.

The current hours of operation for the bar are Monday – Thursday 2:00 p.m. to 2:00 a.m., Friday 2:00 p.m. to 2:30 a.m., Saturday 12:00 p.m. to 2:30 a.m. and Sunday 12:00 p.m. to 2:00 a.m. The applicant has indicated that the proposed hours of operation for the bar after completion of the kitchen addition will be Monday & Tuesday 2:00 p.m. to 2:00 a.m., Wednesday & Thursday 11:00 a.m. to 2:00 a.m., Friday & Saturday 11:00 a.m. to 2:30 a.m. and Sunday 11:00 a.m. to 11:00 p.m. According to the applicant the Rawson Pub currently has 7 employees. The applicant anticipates hiring 5-7 more employees as result of the proposed addition.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to each of the seven standards, which is included in your packet.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance (UDO) defines requirements for off-street parking. According to this section, bars require 10 spaces per 1,000 square feet of gross floor area (GFA). As part of restaurant use, a kitchen area requires 6.5 spaces per 1,000 square feet of GFA. The Rawson Pub is approximately 3,400 square feet, which requires 34 off-street parking spaces. The proposed kitchen addition is only approximately 351 square feet, which requires 1 additional parking space. Therefore, the property is required to have a minimum of 35 off-street parking spaces.

The Rawson Pub has approximately 52 off-street parking spaces on site and another 66 off-street spaces in an adjacent parking lot leased from Payne and Dolan, Inc. The location of the proposed shed and dumpster enclosure will result in a loss of 4 parking spaces (2 each). Therefore, the bar will be served by a total of 48 onsite parking space and 114 total off-street parking spaces, which far exceeds the minimum parking requirement. In addition, onsite parking lot has 2 handicap accessible parking spaces, which complies with Section 15-2.0103(A)(6) and Table 15-5.0202(I)(1) of the Unified Development Ordinance.

Outdoor Entertainment/Concert Events:

As previously noted, the applicant has also requested approval to hold outdoor entertainment events such as the outdoor concert which was recently approved by the Plan Commission and which was held on Saturday July 11, 2015 from 6:00 p.m. to 11:00 p.m. However, the applicant has not provided any additional details about this request.

Due to the location of the subject property and that few residential properties are nearby, staff believes there should be little chance of adverse impacts upon adjacent properties from such outdoor entertainment/concert events. However, due to the lack of details provided by the applicant, and to help ensure that there are no adverse impacts upon surrounding properties, staff recommends the following conditions:

- That the outdoor events be limited to such concerts, shows, and parties as may be reasonably expected to be accessory and incidental to the use of the subject property as a bar and restaurant.
- That such outdoor events as concerts, shows, and parties which may need or require speakers, amplifiers, etc. or could otherwise involve loud noises or bright lights, must be limited to the

- outdoor patio area in the rear of the Rawson Pub property and limited to Fridays and Saturdays from 11:00 a.m. to 11:00 p.m. and Sundays from 3:00 p.m. to 10:00 p.m.
- That each and every event shall be submitted to the City of Franklin Planning Department at least 30 days prior to such event for review by City staff to ensure compliance with all other applicable municipal rules and regulations, and permits and approvals, including but not limited to emergency access requirements, health department inspections, building permit approvals, sign permit approvals, fire department inspections, etc.

**Rezoning:**

The Verdure Park development located immediately north of the Rawson Pub property across West Rawson Avenue is zoned B-2 General Business District. Therefore, the proposed rezoning will be consistent with the adjacent zoning district and does not constitute “spot zoning”.

**Comprehensive Master Plan Consistency**

*Consistent with, as defined by Wisconsin State Statute; means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”*

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property, and the lands to the north, and east, for future commercial land uses. Therefore the proposed rezoning is consistent with the 2025 CMP. Subsequently, a Comprehensive Master Plan Amendment is not required.

In addition, the subject rezoning request is consistent with the City’s 70/30 Goal. Chapter 2 of the CMP recommends that the City strive to achieve a balance of 70 percent residential to 30 percent commercial assessed valuation to help lower the City’s tax rate and to help achieve the Balanced Development Principle. Chapter 4 specifically includes the 70/30 Goal as part of the City’s economic development efforts.

**STAFF RECOMMENDATION:**

City Development Staff recommends approval of the Rezoning and Special Use applications for the Rawson Pub, located at 5621 West Rawson Ave., subject to the conditions of approval in the attached draft ordinance and resolution.

<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;">08/18/15</p>
<p style="text-align: center;">REPORTS &amp; RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR A BAR/RESTAURANT WITH OUTDOOR ENTERTAINMENT/CONCERTS BUSINESS USE UPON PROPERTY LOCATED AT 5621 WEST RAWSON AVENUE (RAWSON PUB) (STEVEN D. SCHWEITZER, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>6.11.</i></p>

At its August 6, 2015, meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a Special Use to allow for a bar/restaurant with outdoor entertainment/concerts business use upon property located at 5621 West Rawson Avenue (Rawson Pub) (Steven D. Schweitzer, Applicant).

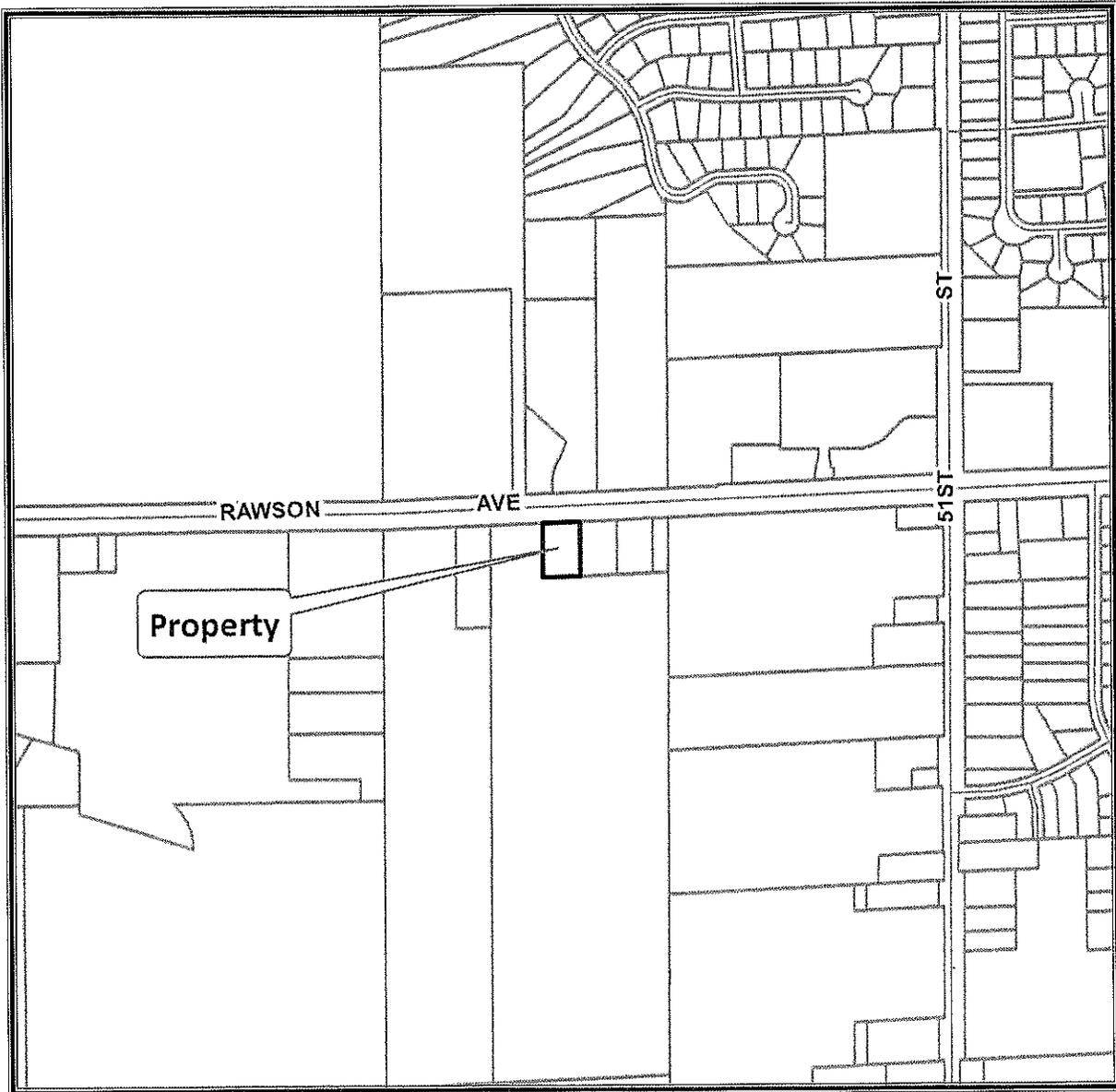
**COUNCIL ACTION REQUESTED**

A motion to adopt Resolution No. 2015-\_\_\_\_\_, a resolution imposing conditions and restrictions for the approval of a special use to allow for a bar/restaurant with outdoor entertainment/concerts business use upon property located at 5621 West Rawson Avenue (Rawson Pub) (Steven D. Schweitzer, Applicant)

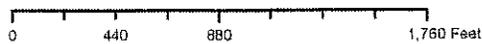


City of Franklin

5621 W. Rawson Avenue  
TKN 758-9990-000



Planning Department  
(414) 425-4024



2013 Aerial Photo

*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2015-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR A  
BAR/RESTAURANT WITH OUTDOOR ENTERTAINMENT/CONCERTS  
BUSINESS USE UPON PROPERTY LOCATED  
AT 5621 WEST RAWSON AVENUE  
(RAWSON PUB)  
(STEVEN D. SCHWEITZER, APPLICANT)

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WHEREAS, Steven D. Schweitzer having petitioned the City of Franklin for the approval of a Special Use in the B-2 General Business District to allow for a bar/restaurant with outdoor entertainment/concerts business use, upon property located at 5621 West Rawson Avenue, bearing Tax Key No. 758-9990-000, more particularly described as follows:

THE NORTH 323.75 FEET OF THE WEST 170.00 FEET OF THE EAST 573. 66 FEET OF THE EAST 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. EXCEPTING THE NORTH 75.00 FEET FOR STREET PURPOSES. CONTAINING .971ACRES; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of July, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

STEVEN D. SCHWEITZER – SPECIAL USE  
RESOLUTION NO. 2015-\_\_\_\_\_

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NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Steven D. Schweitzer, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Steven D. Schweitzer, successors and assigns, as a bar/restaurant with outdoor entertainment/concerts business use, which shall be developed in substantial compliance with, and operated and maintained by Steven D. Schweitzer, pursuant to those plans City file-stamped July 28, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Steven D. Schweitzer, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Steven D. Schweitzer (Rawson Pub) bar/restaurant with outdoor entertainment/concerts business use, 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.
3. The approval granted hereunder is conditional upon the Steven D. Schweitzer (Rawson Pub) bar/restaurant with outdoor entertainment/concerts business use, for the property located at 5621 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The applicant shall move the proposed shed north, to meet the minimum required 20-foot rear yard setback of the B-2 General Business District.
5. The applicant shall submit a revised Site Plan meeting the requirements of Section 15-7.0100 of the Unified Development Ordinance to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.
6. The applicant shall submit Site Intensity and Capacity Calculations as required by Section 15-7.0103-S of the Unified Development Ordinance to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.
7. Outdoor events shall be limited to such concerts, shows, and parties as may be reasonably expected to be accessory and incidental to the use of the subject property as a bar and restaurant.

STEVEN D. SCHWEITZER – SPECIAL USE  
RESOLUTION NO. 2015-\_\_\_\_\_

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8. Outdoor events such as concerts, shows and parties which may need or require speakers, amplifiers, etc. or could otherwise involve loud noises or bright lights, must be limited to the outdoor patio area in the rear of the Rawson Pub property and limited to Fridays and Saturdays from 11:00 a.m. to 11:00 p.m. and Sundays from 3:00 p.m. to 10:00 p.m.
9. Each and every event shall be submitted to the City of Franklin Department of City Development at least 30 days prior to such event for review by City Staff to ensure compliance with all other applicable municipal rules and regulations, and permits and approvals, including but not limited to emergency access requirements, health department inspections, building permit approvals, sign permit approvals, fire department inspections, etc.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

STEVEN D. SCHWEITZER – SPECIAL USE  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 4

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**

**Meeting of August 6, 2015**

**Rezoning and Special Use**

**RECOMMENDATION:** City Development Staff recommends approval of the Rezoning and Special Use applications for the Rawson Pub, located at 5621 West Rawson Ave, subject to the conditions of approval in the attached draft ordinance and resolution.

<b>Project Name:</b>	Rawson Pub Rezoning and Special Use
<b>Project Address:</b>	5621 West Rawson Avenue
<b>Property Owner:</b>	Steven D. Schweitzer
<b>Applicant:</b>	Steven D. Schweitzer
<b>Current Zoning:</b>	M-2 General Industrial District
<b>Proposed Zoning:</b>	B-2 General Business District
<b>Use of Surrounding Properties:</b>	Verdure Park commercial development to the north, ABRA Auto Body and Glass to the east, the Payne & Dolan quarry to the south and a parking lot for the bar on land owned by Payne & Dolan to the west
<b>Comprehensive Plan:</b>	Commercial
<b>Applicant Action Requested:</b>	Recommendation of approval to the Common Council for the proposed Rezoning and Special Use for the Rawson Pub

**INTRODUCTION/BACKGROUND:**

Please note:

- Staff recommendations are underlined and in *italics* and are included in the draft resolution.
- Staff suggestions are only underlined and are not included in the draft ordinance.

Please also note that this staff report has been updated and revised, as indicated by the highlighted text.

Mr. Steve Schweitzer approached the Department of City Development with an interest in building an approximately 351 square foot addition for a kitchen on the southeast corner of the existing Rawson Pub building located at 5621 West Rawson Ave. The Rawson pub property is currently zoned M-2 General Industrial District, which doesn't allow Drinking Places classified under Standard Industrial Classification (SIC) Title No. 5813. Prior to the adoption of the UDO in 1998, taverns were a permitted use in the M-2 District. Therefore, the bar is a legal non-conforming use. For this reason, Staff recommended Mr. Schweitzer rezone his property to B-2 General Business District, which allows a bar under SIC Title No. 5813 as a Special Use.

On June 9, 2015, Mr. Schweitzer filed a Temporary Use Application with the Department of City Development, requesting approval for a band performance on the outdoor patio in the rear of the Rawson Pub, on Saturday, July 11, 2015 from 6:00 p.m. to 11:00 p.m. At the July 9, 2015, meeting of the Plan Commission, the following action was approved: motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary use for live outdoor musical entertainment upon property located at 5621 West Rawson Avenue. The Department of City Development did not receive any complaints regarding the July 11<sup>th</sup> concert. Mr. Schweitzer would like to have similar outdoor entertainment/concert events in the future, without having to apply for a temporary use permit each time. For this reason, Mr. Schweitzer has added outdoor entertainment/concerts to his Special Use Application.

On June 15, 2015, Mr. Steve Schweitzer filed Rezoning and Special Use Applications with the Department of City Development, requesting approval to rezone the Rawson Pub property at 5621 West Rawson Ave. from M-2 General Industrial District to B-2 Business District and for a Special Use to allow for a bar/restaurant with outdoor entertainment /concerts business use.

At the July 23, 2015, meeting of the Plan Commission a public hearing was held on the subject rezoning and special use. Only one comment was made at the rezoning hearing by a citizen who requested that the City address any potential lighting or noise concerns in a proactive manner. Following the hearings, the following actions were approved: motion to table the request to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-2 General Industrial District to B-2 General Business District; and motion to table the request for recommendation to approve a resolution imposing conditions and restrictions for the approval of a Special Use to allow for a bar/restaurant with outdoor entertainment/concerts business use upon property located at 5621 West Rawson Avenue. Staff had requested these items be tabled to allow the applicant more time to work with Staff and to prepare a Plan Commission submittal.

### **PROJECT DESCRIPTION/ANALYSIS:**

The applicant is proposing an approximately 351 square foot addition for a kitchen. The Rawson Pub currently only provides prepackaged foods such as chips and frozen pizzas. The proposed kitchen addition will greatly increase the bars food offerings. The applicant is also proposing to add a wood dumpster enclosure and an approximately 168 square foot storage shed within the parking lot along the west side of the building. The proposed shed is approximately 16 feet from the rear lot line, which does not meet the minimum 20-foot rear yard setback requirement of the B-2 General Business District. Therefore, *Staff recommends the applicant move the proposed shed north, to meet the minimum required 20-foot rear yard setback of the B-2 General Business District.* The applicant is not proposing any additional landscaping or exterior lighting at this time.

The applicant submitted a scaled Site Plan for Staff's review, but was unable to coordinate with his architect to provide copies for the Plan Commission meeting. Staff comments to the applicant included several technical corrections for the applicant to resolve. Therefore, *Staff recommends the applicant submit a revised Site Plan meeting the requirements of Section 15-7.0100 of the Unified Development Ordinance to the Department of City Development for review and approval by Staff, prior to the issuance of a Building Permit.*

The subject property is approximately 0.98 acres or 42,689 square feet. The applicant has not provided Site Intensity and Capacity Calculations, which are required to confirm whether or not the minimum Landscape Surface Ratio of 0.25 for the B-2 Business District is being met. Therefore, *Staff recommends the applicant submit Site Intensity and Capacity Calculations per Section 15-7.0103-S of*

the Unified Development Ordinance, for review and approval by Staff, prior to the issuance of a Building Permit.

The current hours of operation for the bar are Monday – Thursday 2:00 p.m. to 2:00 a.m., Friday 2:00 p.m. to 2:30 a.m., Saturday 12:00 p.m. to 2:30 a.m. and Sunday 12:00 p.m. to 2:00 a.m. The applicant has indicated that the proposed hours of operation for the bar after completion of the kitchen addition will be Monday & Tuesday 2:00 p.m. to 2:00 a.m., Wednesday & Thursday 11:00 a.m. to 2:00 a.m., Friday & Saturday 11:00 a.m. to 2:30 a.m. and Sunday 11:00 a.m. to 11:00 p.m. According to the applicant the Rawson Pub currently has 7 employees. The applicant anticipates hiring 5-7 more employees as result of the proposed addition.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to each of the seven standards, which is included in your packet.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance (UDO) defines requirements for off-street parking. According to this section, bars require 10 spaces per 1,000 square feet of gross floor area (GFA). As part of restaurant use, a kitchen area requires 6.5 spaces per 1,000 square feet of GFA. The Rawson Pub is approximately 3,400 square feet, which requires 34 off-street parking spaces. The proposed kitchen addition is only approximately 351 square feet, which requires 1 additional parking space. Therefore, the property is required to have a minimum of 35 off-street parking spaces.

The Rawson Pub has approximately 52 off-street parking spaces on site and another 66 off-street spaces in an adjacent parking lot leased from Payne and Dolan, Inc. The location of the proposed shed and dumpster enclosure will result in a loss of 4 parking spaces (2 each). Therefore, the bar will be served by a total of 48 onsite parking space and 114 total off-street parking spaces, which far exceeds the minimum parking requirement. In addition, onsite parking lot has 2 handicap accessible parking spaces, which complies with Section 15-2.0103(A)(6) and Table 15-5.0202(I)(1) of the Unified Development Ordinance.

Outdoor Entertainment/Concert Events:

As previously noted, the applicant has also requested approval to hold outdoor entertainment events such as the outdoor concert which was recently approved by the Plan Commission and which was held on Saturday July 11, 2015 from 6:00 p.m. to 11:00 p.m. However, the applicant has not provided any additional details about this request.

Due to the location of the subject property and that few residential properties are nearby, staff believes there should be little chance of adverse impacts upon adjacent properties from such outdoor entertainment/concert events. However, due to the lack of details provided by the applicant, and to help ensure that there are no adverse impacts upon surrounding properties, staff recommends the following conditions:

- That the outdoor events be limited to such concerts, shows, and parties as may be reasonably expected to be accessory and incidental to the use of the subject property as a bar and restaurant.
- That such outdoor events as concerts, shows, and parties which may need or require speakers, amplifiers, etc. or could otherwise involve loud noises or bright lights, must be limited to the

- outdoor patio area in the rear of the Rawson Pub property and limited to Fridays and Saturdays from 11:00 a.m. to 11:00 p.m. and Sundays from 3:00 p.m. to 10:00 p.m.
- That each and every event shall be submitted to the City of Franklin Planning Department at least 30 days prior to such event for review by City staff to ensure compliance with all other applicable municipal rules and regulations, and permits and approvals, including but not limited to emergency access requirements, health department inspections, building permit approvals, sign permit approvals, fire department inspections, etc.

Rezoning:

The Verdure Park development located immediately north of the Rawson Pub property across West Rawson Avenue is zoned B-2 General Business District. Therefore, the proposed rezoning will be consistent with the adjacent zoning district and does not constitute “spot zoning”.

**Comprehensive Master Plan Consistency**

*Consistent with, as defined by Wisconsin State Statute; means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”*

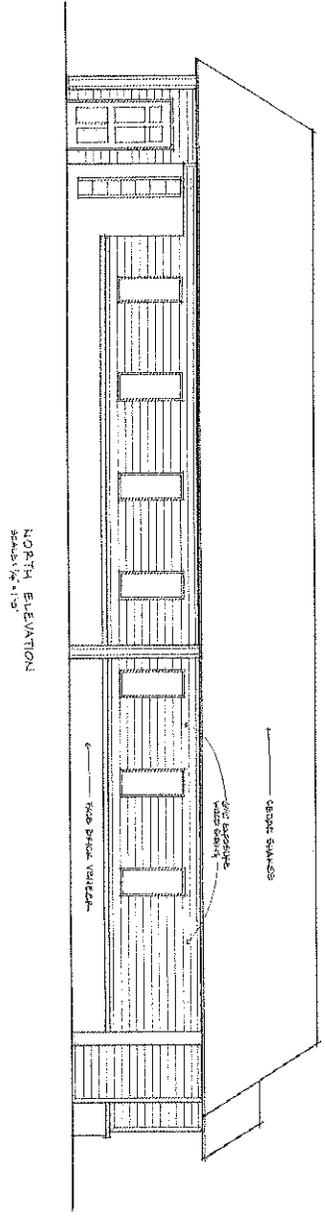
The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property, and the lands to the north, and east, for future commercial land uses. Therefore the proposed rezoning is consistent with the 2025 CMP. Subsequently, a Comprehensive Master Plan Amendment is not required.

In addition, the subject rezoning request is consistent with the City’s 70/30 Goal. Chapter 2 of the CMP recommends that the City strive to achieve a balance of 70 percent residential to 30 percent commercial assessed valuation to help lower the City’s tax rate and to help achieve the Balanced Development Principle. Chapter 4 specifically includes the 70/30 Goal as part of the City’s economic development efforts.

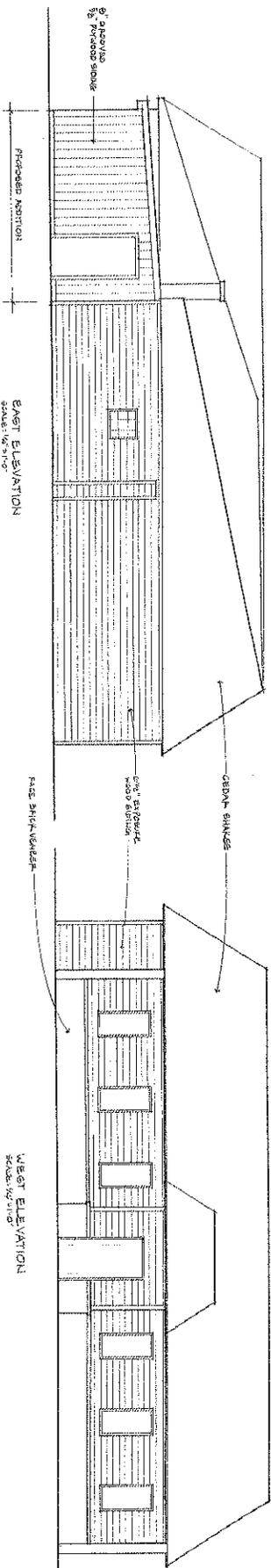
**STAFF RECOMMENDATION:**

City Development Staff recommends approval of the Rezoning and Special Use applications for the Rawson Pub, located at 5621 West Rawson Ave., subject to the conditions of approval in the attached draft ordinance and resolution.



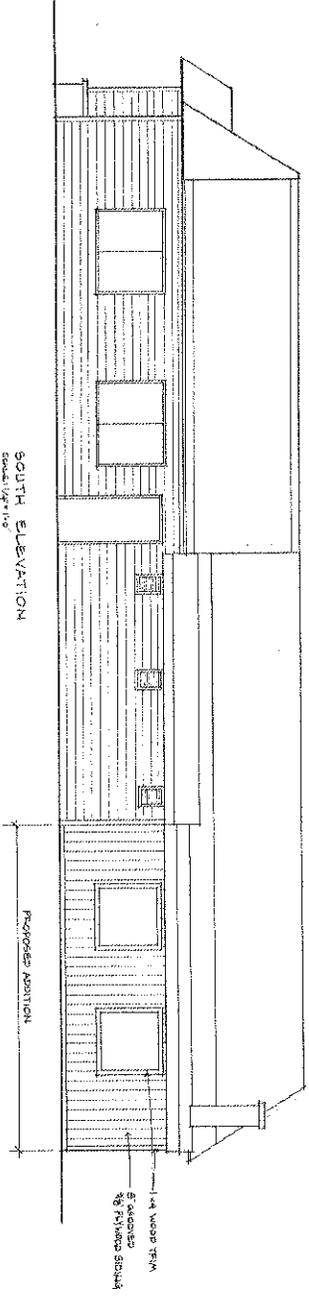


NORTH ELEVATION  
SCALE: 1/2" = 1'-0"



EAST ELEVATION  
SCALE: 1/2" = 1'-0"

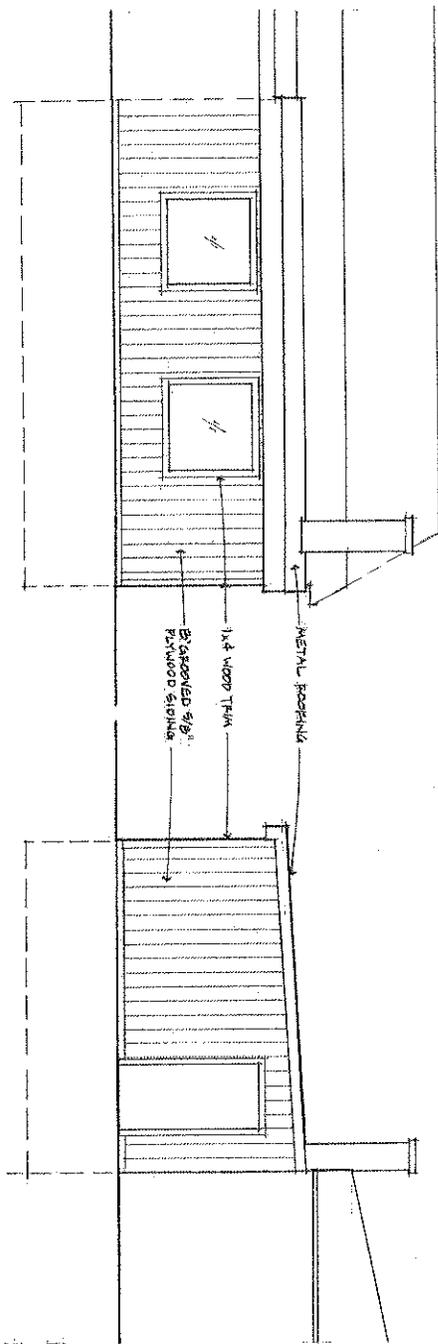
WEST ELEVATION  
SCALE: 1/2" = 1'-0"



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

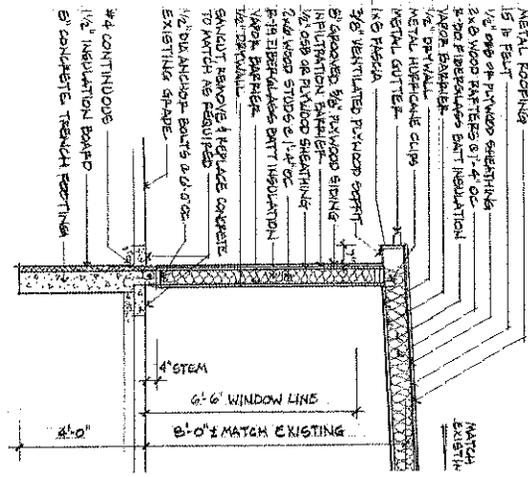
PROJECT DATA

STORIES 2  
 CONSTRUCTION TYPE WB WOOD FRAME UNFIRE  
 SPRINKLERED  
 OCCUPANCY GROUP AC ASSEMB  
 AC ASSEMB

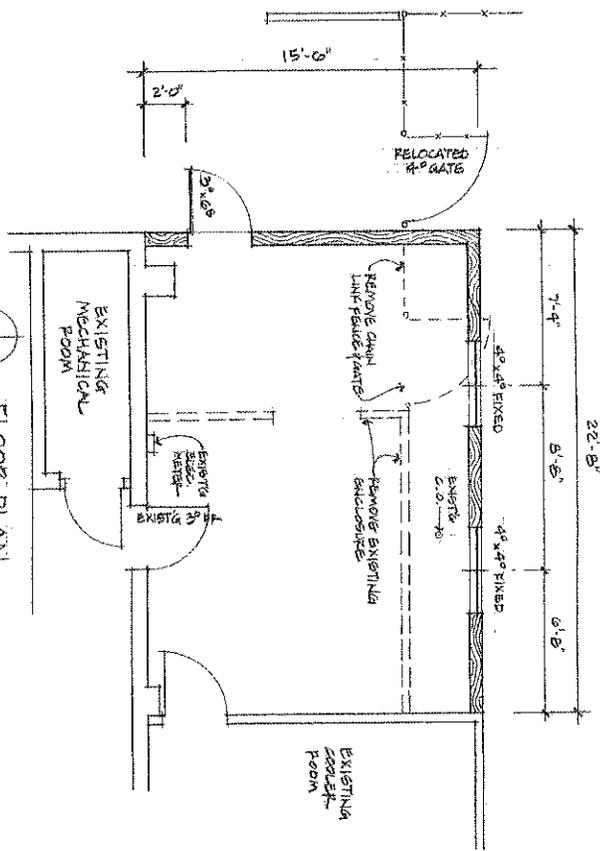


SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

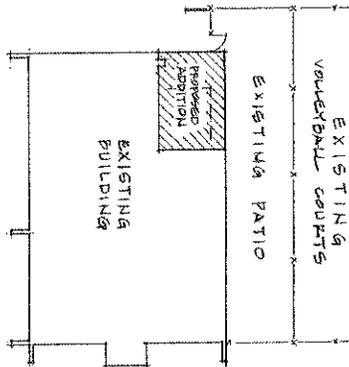
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SECTION  
SCALE: 3/8" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



LOCATION PLAN

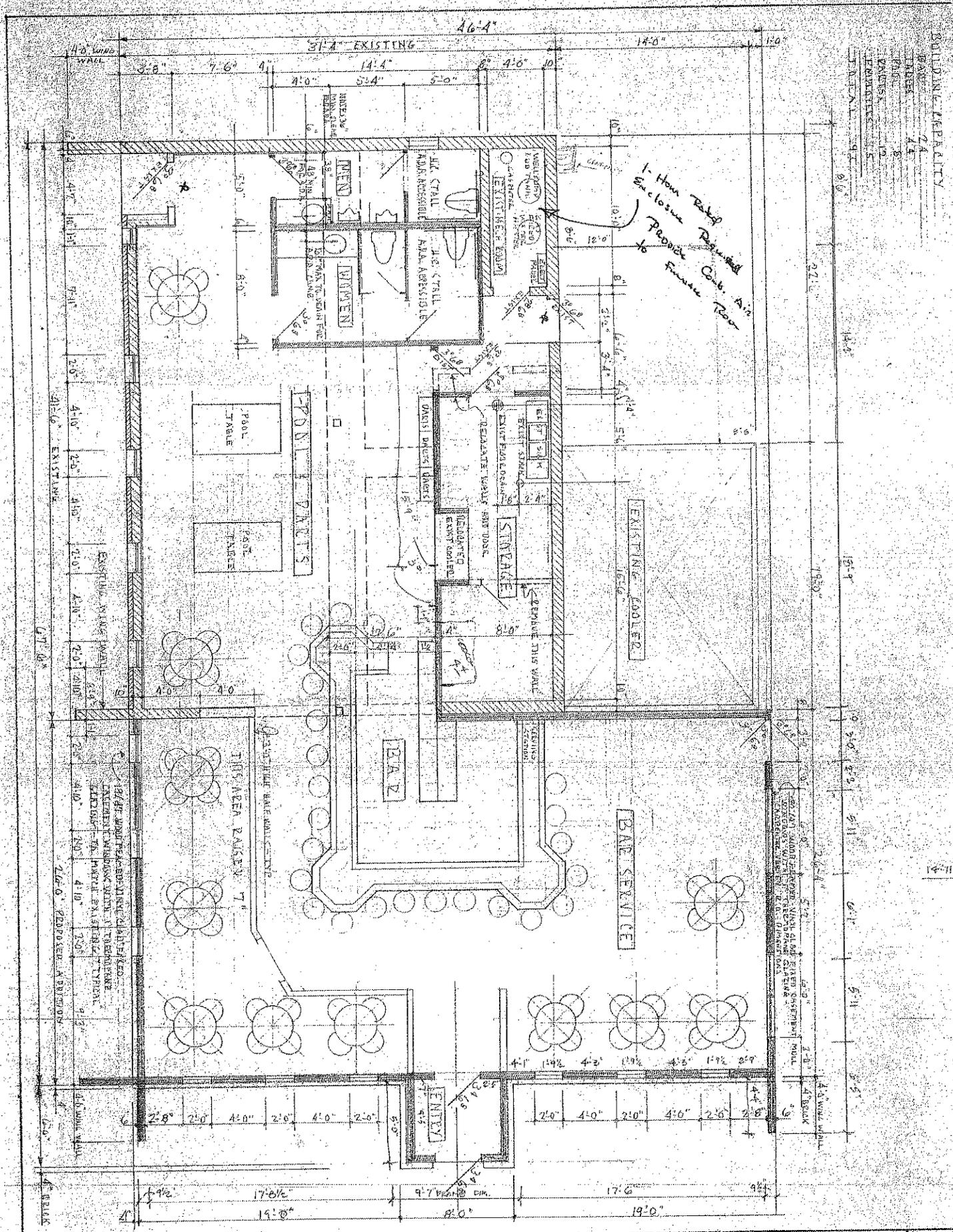
PROPOSED ADDITION FOR  
**RAWSON PUB**  
 6021 W. PARKWAY  
 FRANKLIN, WI 53126

RICHARD W. BEISSER, ARCHIT  
 951 N. 318 Street  
 Milwaukee, Wisconsin 53208

DATE: 10/19/10  
 SHEET NO.

BUILDING CAPACITY

MAINTENANCE	74
OFFICE	43
RESTROOMS	10
STORAGE	10
ENTRANCE	9
<b>TOTAL</b>	<b>146</b>



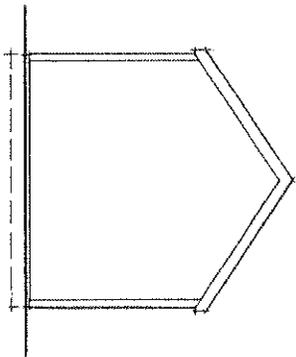
1-Hour Retard  
Enclosure Required  
Provide Cont. Air  
to Furnace Room

FLOOR PLAN

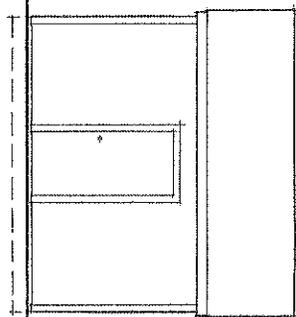
RAWSON Y.O.B.  
5021 W. RAWSON AVE.  
EVANSTON, WISCONSIN

T.B. LITZAU  
1885 COLUMBIAN BLVD.  
GREENFIELD WIS 53129  
918.421.1357

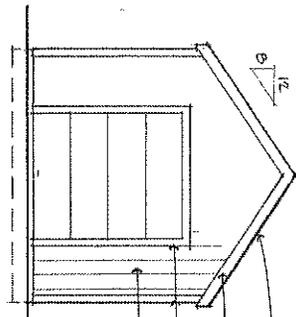




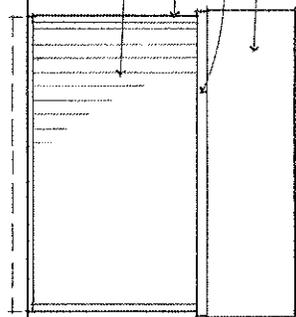
EAST ELEVATION



NORTH ELEVATION

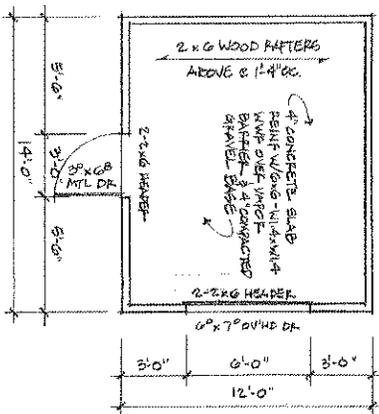


WEST ELEVATION

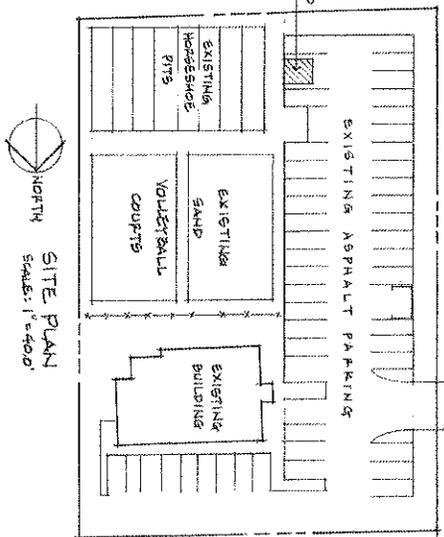


SOUTH ELEVATION

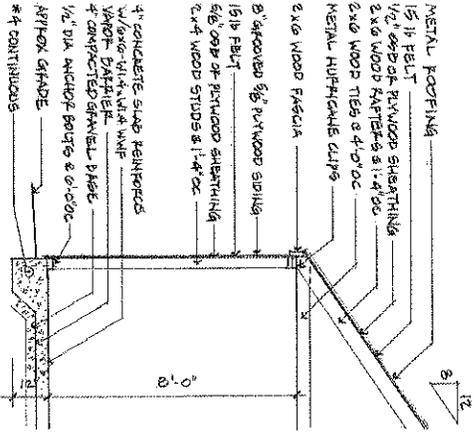
ELEVATIONS SCALE: 1/4" = 1'-0"



PLAN SCALE: 1/4" = 1'-0"



SITE PLAN SCALE: 1" = 40'-0"



SECTION SCALE: 3/8" = 1'-0"

REV 7/30/15

<p>Proposed storage shed for  <b>RAWSON PUB</b>          8021 W. RAWSON AVE.          FRANKLIN, WI 53122</p>	
<p>RECEIVED BY: BEISSER, ARCHITECT          951 N. 31st Street          Milwaukee, Wisconsin 53208</p>	
<p>DATE: 07/30/15          TIME: 11:20 AM</p>	<p>PROJECT: RAWSON PUB          SHEET: 1 OF 1</p>

**DIVISION 15-3.0700**

**SPECIAL USE STANDARDS AND REGULATIONS**

**SECTION 15-3.0701**

**GENERAL STANDARDS FOR SPECIAL USES**

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

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

Response: *Consistent with Master Plan*

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

Response: *No adverse affect*

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: *It will look the same*

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

Response: *Have sewer and well*

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: *Don't see no problem - Have 2 entrances and plenty of parking.*

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: No destruction of any features

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response: Yes

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: Not applicable

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: Looking to have good quality food for the area

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: If just squares off the building

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

~~Y~~

Response: match existing

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: By rezoning property  
it will eliminate a legal non  
conforming use

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><b>08/18/15</b></p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>STANDARDS, FINDINGS AND DECISION OF THE CITY OF FRANKLIN COMMON COUNCIL UPON THE APPLICATION OF STARFIRE SYSTEMS, INC. (MALEK FAMILY LIMITED PARTNERSHIP, OWNER) FOR A SPECIAL EXCEPTION TO CERTAIN NATURAL RESOURCE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>6, 12.</i></p>

At the July 22, 2015, Environmental Commission meeting, the following action was lost: motion to recommend approval of the Special Exception to Natural Resource Features for Malek Family Limited Partnership subject to Staff conditions as listed and as presented to the Environmental Commission with further requirement that a Letter of Credit be submitted and approved to cover all costs of mitigation; and approved by Plan Commission and Common Council prior to commencement of work. According to Section 10-14.D.3 of the Municipal Code, "A quorum shall be four Commissioners, and all actions shall require approval of a majority of the full Commission, except a motion to compel attendance or to adjourn." Therefore, the above motion was lost due to 2-1-1 vote of the four sitting Environmental Commissioners (three seats are currently vacant).

At the July 23, 2015 meeting of the Community Development Authority, the following action was approved: motion to recommend to the Common Council approval of the Findings and Decision with regard to the information provided by the Department of City Development staff and pursuant to the staff report conditions and the discussion at this meeting and thereafter consistent with the facts set forth in the application, with staff to complete the Community Development Authority Recommendation Form accordingly, for Starfire Systems, Inc.'s parking lot installation for the property located at 9825 South 54<sup>th</sup> Street.

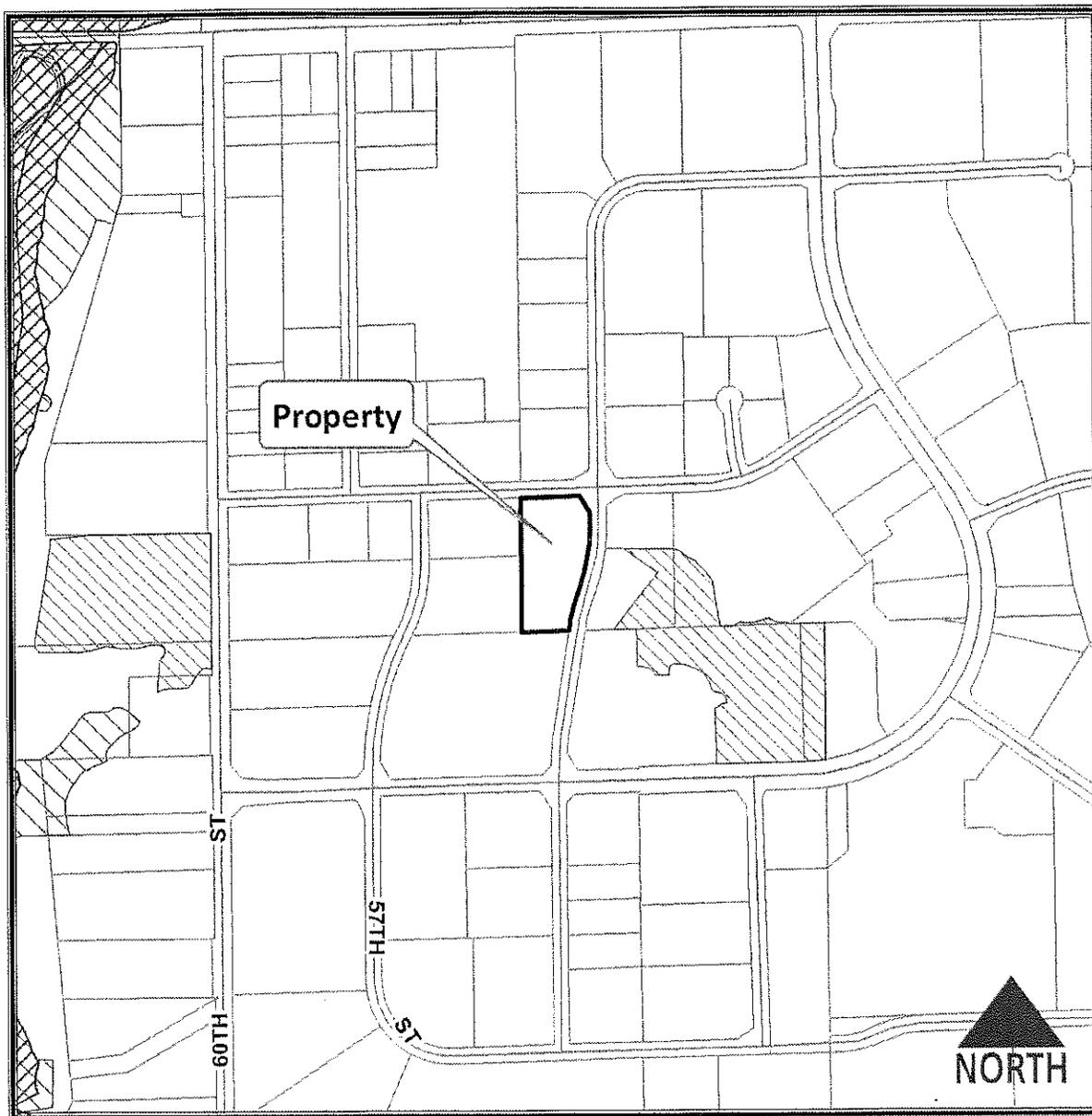
At the regular meeting of the Plan Commission on August 6, 2015, following a properly noticed public hearing, the following action was approved: motion to recommend approval of the Starfire Systems, Inc. (Malek Family Limited Partnership, Owner) Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission with the conditions that the pavement used for the parking area be of pervious surface, include curb and gutter, a 10 foot width of natural plantings, voluntary buckthorn removal, and revision of the plans accordingly, and Common Council consideration of the Environmental Commission and Community Development Authority recommendations.

**COUNCIL ACTION REQUESTED**

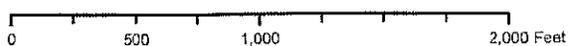
Adopt the standards, findings and decision of the City of Franklin Common Council upon the application of Starfire Systems, Inc. (Malek Family Limited Partnership, Owner) for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.



### 9825 South 54th Street



Planning Department  
(414) 425-4024



2013 Aerial Photo

*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

*Draft 7/31/15*

Standards, Findings and Decision  
of the City of Franklin Common Council upon the Application of Starfire Systems, Inc. (Malek Family Limited Partnership, owner) for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance

Whereas, Starfire Systems, Inc. (Malek Family Limited Partnership, owner) having filed an application dated June 18, 2015, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated July 31, 2015 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, the application having been reviewed by the City of Franklin Community Development Authority and the Authority having made its recommendation upon the application, a copy of said recommendation dated July 31, 2015 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated August 6, 2015 being annexed hereto and incorporated herein as Exhibit D; and

Whereas, the property which is the subject of the application for a Special Exception is located at approximately 9825 South 54th Street, zoned Planned Development District No. 18, and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: "The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant."

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated June 18, 2015, by Starfire Systems, Inc. (Malek Family Limited Partnership, owner), pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *The Starfire property is unique, as no other property in the Business Park has approximately 50% of the overall lot area encumbered by a Greenspace Easement.*

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

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

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: *The existing building, parking lots and landscape areas take up the majority of the buildable area of the site and the proposed expansion, northwestern parking area, and dumpster area will take up the remaining buildable areas (excluding the landscaping easement areas).*

*Constructing additional parking spaces along the south side of the existing building is not feasible as it would impact existing mature trees and a We Energies transformer and block a proposed Will Call window.*

*Additional parking within a landscape easement along the northeast corner of the site is not a practicable alternative as it is the intent of the business park to have service vehicles adequately screened from the view of a street. Also, this location is too far from the proposed new loading dock, warehouse and Will Call window to satisfy the desired business operations of the company.*

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will be consistent with the existing character of the neighborhood; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *As the Starfire property is unique, in that no other property in the Business Park has approximately 50% of the overall lot area encumbered by a Greenspace Easement, the applicant exhausted all practicable alternatives, is providing mitigation for the proposed impacts and avoiding the majority of the Greenspace on the property including the wetland on the subject property, the granting of the special exception will not undermine the City's ability to apply or enforce the natural resource protection requirements with respect to other properties; and*

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *As the proposed impacts are minimal when compared to the amount of natural resources being protected on the property via the remaining Greenspace easement and since the highest quality resources on the property are not being impacted by this project, the proposed project is in harmony with the general purpose and intent of the provisions of this Ordinance; and*

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

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The project will meet all other zoning and site planning requirements.*

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *The Starfire property is unique, as no other property in the Business Park has approximately 50% of the overall lot area encumbered by a Greenspace Easement.*

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The existing use of the property is commercial and is envisioned to remain so.*

4. Aesthetics: *The aesthetics of the site will not be negatively impacted by the proposed improvements or the minimal impacts to natural resource features. The area of resource impacts is generally screened from the view of the general public.*

5. Degree of noncompliance with the requirement allowed by the Special Exception: *The Special Exception requested is to allow grading and paving within approximately 0.032 acres of wetland buffer and 0.054 acres of wetland setback.*
6. Proximity to and character of surrounding property: *The character of the surrounding properties is a commercial business park. Adjacent uses include NEP Electronics located to the north, Senior Flexonics – GA Precision to the east, Hudapack Metal Treating to the west and Vesta, Inc. to the south.*
7. Zoning of the area in which property is located and neighboring area: *Planned Development District No. 18, Franklin Business Park*
8. Any negative effect upon adjoining property: *No negative effect upon adjoining property is perceived.*
9. Natural features of the property: *The Starfire property contains a wetland, wetland buffer, wetland setback and young woodlands.*
10. Environmental impacts: *The Special Exception requested is to allow grading and paving within approximately 0.032 acres of wetland buffer and 0.054 acres of wetland setback.*
11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of July 31, 2015 is incorporated herein.*
12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

## Decision

*Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit D, upon the conditions: 1) that the pavement used for the parking area shall be of previous surface; 2) that the parking area shall include curb and gutter; 3) that a 10 foot width of natural plantings be installed between the parking area and the wetland; 4) that the applicant revise the*

*development plans accordingly to address conditions 1-3; 5) that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted; 6) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 7) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Starfire Systems, Inc. (Malek Family Limited Partnership, owner) and all other applicable provisions of the Unified Development Ordinance. The duration of this grant of Special Exception is permanent.*

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

# Exhibit A

## Natural Resource Special Exception Question and Answer Form.

1. Questions to be answered by the Applicant. Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:

a. Indication of the section(s) of the UDO for which a Special Exception is requested. Section 15-4.0101, Natural Resources Protection Standard

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b. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate. Special Exception is requested for the 30' wetland buffer (0.032-acre / 1,393.9 square feet) and 50' wetland setback (0.054-acre / 2,352.2 square feet). Total impact is 0.054-acre as the setback also contains the buffer

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c. Statement of the reason(s) for the request. The Starfire companies need additional off street parking to accommodate staff service vehicles and trailers. The current building and parking, proposed improvements (building expansion, northwest parking, and dumpster areas), and landscape area occupy the remainder of the site. There is no alternative location for the proposed southern parking area. The subject Greenspace was designated on the original site plan during industrial park development. The Mayor and Community Development Authority have recommended mitigation and a Natural Resource Exception Application for the proposed parking area to release the restriction on the Greenspace.

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

1) Background and Purpose of the Project.

(a) Describe the project and its purpose in detail. Include any pertinent construction plans. The Starfire companies provide a wide range of products and services including, but not limited to, critical facility fire protection, extinguisher sales and service, electrical contracting and distribution of

fire protection materials. They wish to expand their facility and parking areas at their current location in Franklin, WI.

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(b) State whether the project is an expansion of an existing work or new construction. Project is an expansion of an existing facility.

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(c) State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose. The existing building, parking lots, and landscape areas take up a majority of the buildable area of the site. The proposed expansion, northwestern parking area, and dumpster area will take up the remaining buildable areas, excluding the landscaping easement area. The only feasible location for the type of additional parking needed is adjacent to the wetland in the wetland buffer and setback.

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2) Possible Alternatives.

(a) State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed. There is no suitable alternative location for parking at this location. All other alternatives have been thoroughly evaluated by the CDA and the owner, and all parties determined that the proposed option is needed to meet the project requirements.

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(b) State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback. No redesign options are available as the buildable area is fully developed.

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(c) State how the project may be made smaller while still meeting the project's needs. The project may not be made smaller, as the building addition and additional parking are necessary for successful business activities.

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(d) State what geographic areas were searched for alternative sites. Alternative sites were not searched, as Starfire Systems, Inc. currently has a successful business at this location. Sites surrounding the facility are occupied by others, constrained by the presence of powerlines, built out or located across busy roadways.

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(e) State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area. No other onsite areas are available for the proposed parking, other than in the landscaping easement area, which is not suitable for parking of service vehicles and trailers.

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(f) State what will occur if the project does not proceed. The Starfire companies capacity for growth will be severely limited resulting in loss of potential tax revenue for the City of Franklin and potential relocation of the Starfire companies outside of the City limits.

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3) Comparison of Alternatives.

(a) State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community. There are no suitable alternatives so no cost analysis has been done. If the project does not proceed, the City of Franklin will lose the tax revenue on an estimated \$500,000.00 property improvement, plus future tax revenue if the company relocates.

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

Space limitations limit parking location options to the proposed area.

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

NA

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

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4) Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts. No feasible options are available that avoid the wetland buffer and setback.

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5) Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description. Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback. The wetland area will be unaffected and the extent of the improvement in the Wetland Buffer and Wetland Setback area will be limited to the installation of asphalt on what would otherwise be a relatively flat grassy area. Very little natural vegetation would be disturbed.

6) Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the following functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

a) Diversity of flora including State and/or Federal designated threatened and/or endangered species.

- b) Storm and flood water storage.
- c) Hydrologic functions.
- d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances.
- e) Shoreline protection against erosion.
- f) Habitat for aquatic organisms.
- g) Habitat for wildlife.
- h) Human use functional value.
- i) Groundwater recharge/discharge protection.
- j) Aesthetic appeal, recreation, education, and science value.
- k) Specify any State or Federal designated threatened or endangered species or species of special concern.
- l) Existence within a Shoreland.
- m) Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.

Adding asphalt will slightly increase impervious area. No other impacts are anticipated.

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- 7) Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin. Direct impact to wetland habitat is not proposed. The owner proposes to conduct natural area enhancement by managing invasive shrubs in the woodland adjacent to the parking area and wetland. This will enhance the quality and function of the woodland, which will ultimately enhance water quality.

### List of Adjacent Property Owners

Vesta Inc.  
5400 W Franklin Drive  
Franklin, WI 53132

Vine Street DEMCO One LLC  
9848 S 57<sup>th</sup> Street  
Franklin, WI 53132

Garl LLC  
5512 W Airways Avenue  
Franklin, WI 53132

City of Franklin  
5550 W Airways Avenue  
Franklin, WI 53132

FELO an Illinois General Partnership  
9775 S 54<sup>th</sup> Street  
Franklin, WI 53132

Stonehammer, LLC  
9770 S 54<sup>th</sup> Street  
Franklin, WI 53132

ALFA, LLC  
5215 W Airways Avenue  
Franklin, WI 53132

SBBM Property  
9850 S 54<sup>th</sup> Street  
Franklin, WI 53132

Paul and Janet Smyczek  
5300 W Franklin Drive  
Franklin, WI 53132

**Natural Resource Protection Plan**  
**Starfire Systems, Inc., 9825 South 54<sup>th</sup> Street, Franklin, WI**



*Prepared for:*

**Starfire Systems, Inc.**  
Darrel R. Malek, PE, President  
9825 South 54th Street  
Franklin, WI 53132

*Prepared by:*

**TRC Environmental Corporation**  
150 North Patrick Boulevard  
Brookfield, WI 53045  
TRC Project 224444



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Figure 2 – Natural Resource Protection Plan Sheet

Appendix B: Wetland Delineation Report (Provided by Stantec)

Appendix C:

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Table 15-3.0505: Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development

NRPP Checklist

Appendix D: Site Photographs



*Results you can rely on*

150 North Patrick Blvd  
Brookfield, WI 53045  
262-212-7013

[www.TRCSolutions.com](http://www.TRCSolutions.com)

July 15, 2015

Darrel R. Malek, PE  
Starfire Systems, Inc. President  
9825 South 54th Street  
Franklin, WI 53132

Subject: **Starfire Natural Resource Protection Plan (NRPP)**  
**9825 South 54<sup>th</sup> Street, Franklin, WI**  
TRC Project Number 224444  
Submitted October 10, 2014, Revised July 15, 2015

Dear Mr. Malek,

As part of the Certified Survey Map (CSM) approval process, TRC Environmental has prepared this Natural Resource Protection Plan (NRPP) for the property located at 9825 South 54<sup>th</sup> Street, City of Franklin, Milwaukee County, Wisconsin. The purpose of the NRPP is to identify and map natural resource features that are defined and protected by the City of Franklin's Unified Development Ordinance (UDO), and provide mitigation measures where necessary.

The property is located in Section 26, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. The property is located in the zoning district Planned Development District (PDD). Mr. Darrel Malek, owner of this property, may be reached at the following phone number: (414) 448-0100.

Ginny Plumeau and Alex Meehan of TRC Environmental conducted the field assessment on September 11, 2014 to determine whether natural resources as defined by the City of Franklin's Unified Development Ordinance (UDO) were present on the property. As defined by the UDO, natural resource features include steep slopes, mature woodlands, young woodlands, lakes, ponds, streams, shore buffers, floodplains, wetlands, and wetland buffers. Each feature is defined in the UDO, along with their respective protection standards.

Based on the field assessment, it was determined that wetland, wetland buffer, wetland setback, and young forest areas are associated with the project site (Refer to Figure 2 NRPP Sheet in Appendix A).

A wetland delineation report provided by Stantec (dated April 23, 2014) shows that wetland habitat is located within the woodland in the southern portion of the property. The wetland delineation report is included in Appendix B.

Table 15-3.0503 from the UDO (Appendix C) was used to calculate the total acres of land in each natural resource feature and the acres of land required to be preserved based on the UDO's protection standards. Also included in Appendix C are the Site Intensity Calculations (Table 15-3.0504 Versions A & B, Appendix C) for the property, and the NRPP Checklist. Site photographs are included in Appendix D for additional reference.

### **Existing Natural Resources**

The 3.551-acre (154,716 square feet) parcel currently contains one building with associated driveways, parking areas, landscaped areas, one young woodland, one wetland, a 30 foot wetland buffer, and a 50 foot wetland setback. Additional parking areas, impervious surfaces, and a building expansion are being proposed for this site.

#### Steep Slopes

There are no steep slopes, as defined by the UDO, located on the property.

#### Lakes and Ponds

There are no lakes or ponds located on the property.

#### Streams/Shore Buffers

There are no streams located on the property.

#### Floodplains/Floodways/Floodlands

There are no floodplains/floodways/floodlands located on the property.

#### Woodlands

One young woodland occurs on the property. The UDO defines young woodlands as "an area or stand of trees whose total combined canopy covers an area of one-half (0.50) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three (3) inches."

This 1.296-acre (56,453.8 square feet) young woodland is a part of a larger woodland area that extends outside the property boundary (total young woodland is 2.961-acres (128,981.2 square feet), as determined by aerial photography interpretation). The young woodland was delineated on September 11, 2014. The boundary was delineated by flagging the lateral extent of foliage (drip line) of the roughly continuous tree canopy (see NRPP Sheet in Appendix A and photos in Appendix D).

The young woodland associated with this property consists of bur oak (*Quercus macrocarpa*), white oak (*Quercus alba*), American elm (*Ulmus americana*), black willow (*Salix nigra*), cottonwood (*Populus deltoides*), shagbark hickory (*Carya ovata*), and hophornbeam (*Ostrya virginiana*) in the tree layer with gray dogwood (*Cornus racemosa*) and dense common buckthorn (*Rhamnus cathartica*) in the shrub layer.

One (1) individual tree with a DBH  $\geq$  8 inches within 25 feet of the proposed improvements was tagged and surveyed. This tree is an American elm with a DBH of 13 inches.

There are no mature woodlands present on site. The UDO defines a mature woodland as "An area or stand of trees whose total combined canopy covers an area of one (1) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least (10) ten inches; or any grove consisting of

eight (8) or more individual trees having a DBH of at least twelve (12) inches whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove.”

#### Wetlands and Shoreland Wetlands

One wetland is located in the southern portion of the property, totaling 0.511 acres (22,259.2 square feet). A partial site wetland delineation was completed by Eric Parker, PWS of Stantec (dated April 23, 2014. (Wetland Delineation Report, Appendix B). The Stantec wetland delineation covered the northern portion of the wetland. TRC outlined the remainder of the wetland boundary by using best available information based on a map review and observations in the field; however, a formal wetland delineation was not conducted, thus the acreage calculation above is approximate. This area is depicted on the NRPP sheet (Appendix A).

#### Wetland Buffers (30 feet)

There is one wetland buffer, associated with the wetland on this property. The wetland buffer extends into a proposed parking area. 1.141-acre (49,702.0 square feet) of the 30 foot buffer is located within the property (see NRPP Sheet in Appendix A). Wetland buffers are defined as the undisturbed land area (including undisturbed natural vegetation) within 30 feet landward of the delineated wetland boundary parallel to that boundary.

#### Wetland Setbacks (50 feet)

There is one wetland setback (which includes the area in the wetland buffer), associated with the wetland on this property. 1.463-acre (63,728.3 square feet) of the 50 foot setback is located within the property (Refer to NRPP Sheet in Appendix A). Wetland setbacks are defined as all of that landward land area defined by the minimum required horizontal setback distance of 50 feet from a delineated wetland boundary.

#### **Proposed Natural Resources Impacts and Protection**

As stated above one young woodland, wetland, wetland buffer, and wetland setback are located on the property.

#### Woodlands

According to the City of Franklin's UDO, young woodlands carry a 50% protection standard, and mitigation is permitted for parcels zoned as Industrial. A total of 0.003-acre (130.7 square feet) of woodland impact is proposed, which is within the amount allowed by the UDO.

#### Wetlands and Shoreland Wetlands

Wetlands carry a 100% protection standard. There are no proposed site impacts to wetlands at this time.

#### Wetland Buffers (30 feet)

Wetland buffers carry a 100% protection standard; however, mitigation is allowed in nonresidential areas. A total of 0.032-acre (1,393.92 square feet) of wetland buffer impact is proposed. A Natural Resource Special Exemption Application will be submitted to the City of Franklin for proposed impacts.

Wetland Setback (50 feet)

Wetland setbacks carry a 100% protection standard; however, mitigation is allowed in nonresidential areas. A total of 0.054-acre (2,352.2 square feet) of wetland setback impact is proposed (which also includes the acreage of the 30 feet Wetland Buffer noted above). A Natural Resource Special Exemption Application will be submitted to the City of Franklin for proposed impacts.

The total unadjusted natural resource protection land is 2.622-acres (114,214.3 square feet). Due to overlapping natural resources the adjusted natural resource protection land is 2.479-acres (107,985.2 square feet) (see Table 15-3.0503 in Appendix C).

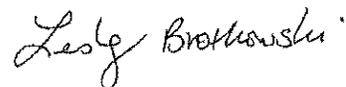
**MITIGATION**

To offset the proposed 0.054-acre (2,352.24 square feet) impact to the wetland buffer and wetland setback, onsite mitigation is planned at a ratio of 1.5:1. Natural area enhancements will be conducted within 0.081-acre (3,528.4 square feet) of the young woodland, managing invasive shrubs. Common buckthorn is most abundant within the understory. Invasive shrubs will be cut and the stumps will be treated with herbicide. Shrubs may be cut using a hand held brush cutter or chainsaw and stumps will be treated immediately following cutting with herbicide. Shrubs in wetland areas should only be treated with aquatic approved herbicides; label instructions will be followed for all treatment applications.

**CLOSING**

We appreciate the opportunity to work with you on this project. If you have any questions or comments concerning this report, please contact me at (402) 238-7789 or by e-mail at [lbrotkowski@trcsolutions.com](mailto:lbrotkowski@trcsolutions.com).

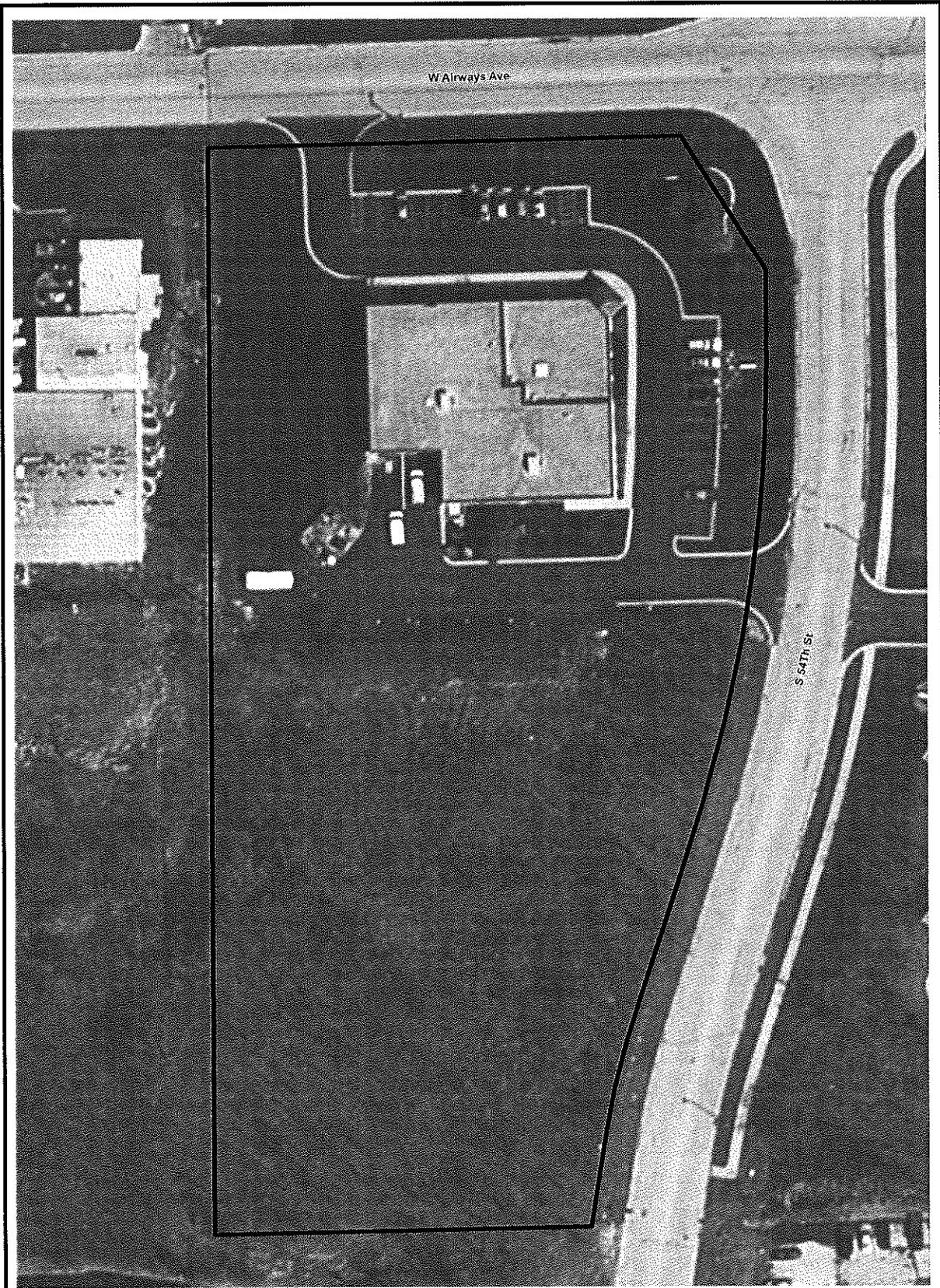
Sincerely,



Lesley Brotkowski  
Senior Ecologist  
TRC Environmental  
150 North Patrick Boulevard  
Brookfield, WI 53045

**APPENDIX A  
FIGURES**

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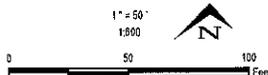


**LEGEND**

 PROPERTY BOUNDARY

**NOTES**

1. BASE MAP IMAGERY FROM ESRI/MICROSOFT, "WORLD IMAGERY", WEB BASEMAP SERVICE LAYER, 2011.
2. PROPERTY BOUNDARY DIGITIZED FROM SITE PLAN PROVIDED BY ELLENA ENGINEERING CONSULTANTS, LLC (5/12/2014).



PROJECT		STARFIRE ELECTRIC, LLC 9825 S. 54TH STREET FRANKLIN, WISCONSIN	
SHEET TITLE			
SITE LOCATION MAP			
DRAWN BY:	RHODE B	SCALE:	PROJ. NO. 22444
CHECKED BY:	BROTKOWSKI L	1: 600	FILE NO. 22444-01.mxd
APPROVED BY:	BROTKOWSKI L	DATE PRINTED:	<b>FIGURE 1</b>
DATE:	OCTOBER 2014		
		708 Heartland Trail, Suite 3000 Madison, WI 53717 Phone: 608.826.3000 www.trcsolutions.com	

**APPENDIX B  
WETLAND DELINEATION REPORT**

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## Wetland Delineation Report

Starfire Extinguisher Co.  
City of Franklin, Milwaukee  
County, Wisconsin  
Stantec Project #: 193702877



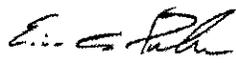
Prepared for:  
Mark Ellena  
Ellena Engineering Consultants,  
LLC.  
700 Pilgrim Parkway, Suite 100  
Elm Grove, WI 53122

Prepared by:  
Stantec Consulting Services Inc.  
209 Commerce Parkway,  
PO Box 128  
Cottage Grove, Wisconsin 53527  
Phone: (608) 839-1998  
Fax: (608) 839-1995

April 23, 2014

## Sign-off Sheet

This document entitled Wetland Delineation Report was prepared by Stantec Consulting Services Inc. (Stantec) for Ellena Engineering Consultants, LLC. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by   
(signature)

**Eric C. Parker, P.W.S., Senior Scientist**

Reviewed by   
(signature)

**Carol R. McCoy, Senior Scientist**

**WETLAND DELINEATION REPORT**

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# WETLAND DELINEATION REPORT

Starfire Site  
INTRODUCTION  
April 23, 2014

## 1.0 INTRODUCTION

---

Stantec Consulting Services Inc. (Stantec) performed a wetland delineation at the Starfire Extinguisher Company (the "Property") in the Franklin Industrial Park on behalf of Ellena Engineering Consultants LLC. The Property is approximately 2.45 acres in size and located in Section 26, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Specifically, the Property is located on the southwest corner of the intersection of West Airways Avenue and South 54<sup>th</sup> Street (Figure 1).

The purpose and objective of the wetland delineation was to identify the extent and spatial arrangement of wetlands within the Property. The wetland delineation was completed by Eric Parker of Stantec on April 16, 2014. One wetland area was identified on the Property.

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 U.S. Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (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. Finally counties, townships, and municipalities may have local zoning authority over certain types of wetlands and waterways. Stantec recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

# WETLAND DELINEATION REPORT

Starfire Site  
METHODS  
April 23, 2014

## 2.0 METHODS

---

### 2.1 WETLANDS

Wetland determinations were based on the criteria and methods outlined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (1987) and subsequent guidance documents (USACE 1991, 1992), and applicable Regional Supplements to the *Corps of Engineers Wetland Delineation Manual*.

The wetland determination involved the use of available resources to assist in the assessment such as U.S. Geological Survey (USGS) topographic maps, U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) soil survey, WDNR Wisconsin Wetland Inventory (WWI) mapping, and aerial photography.

On-site wetland determinations were made using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the USACE 1987 Manual and applicable Regional Supplement. According to procedures described in the 1987 Manual and applicable Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils), are considered wetlands.

Additionally, as climate plays an important role in the formation and identification of wetlands, the antecedent precipitation in the months leading up to the field investigations was reviewed. The current year's precipitation data were compared to long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using a WETS analysis as developed by the NRCS.

Being early growing season, non-evergreen plant species were sought on the Property to see if they were emerging.

The uppermost wetland boundary and sampling points were identified and surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

### 2.2 WATERWAYS

Prior to field work, waterways in the vicinity of the Property were reviewed to see if they extended into the Property. During the field work, evidence of channels, ditches, streams, ponds, or other water bodies that may be regulated by the USACE or WDNR were identified.

# WETLAND DELINEATION REPORT

Starfire Site  
RESULTS  
April 23, 2014

## 3.0 RESULTS

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### 3.1 SITE DESCRIPTION

The Property is comprised of a building, parking, driveways, turf grass, and a shrubby thicket area. The shrubby thicket is located in the southern portion of the Property. The Property is mostly flat with minor micro-relief that resulted from filling in the 1990's. Generally the Property ranges in elevation between approximately 725 and 730 feet mean sea level (msl). The Property is bordered by industrial properties to the east, north, and west; and undeveloped lands to the south.

Soils mapped on the Property by the *NRCS Soil Survey of Milwaukee and Waukesha Counties* include Morley silt loam (MzdB) and Blount silt loam (BlA) (Appendix A, Figure 2). According to the NRCS List of Hydric Soils for Milwaukee County, the Blount soil mapping series, although not typically hydric, may contain inclusions of hydric soil such as Ashkum silty clay loam. Wetlands identified during the field investigation are located primarily within areas mapped as potentially possessing inclusions of hydric soils within the Blount mapping unit.

The Wisconsin Wetland Inventory (WWI) map identifies wetlands in the southern portion of the Property, and extending further south and southwest outside the Property (Appendix A, Figure 3). The field delineated wetland in the southern part of the Property (W-1) is located roughly in the locations shown on the WWI map (Appendix A, Figure 4).

Average precipitation for the investigation area was obtained from the Mitchell International Airport (Milwaukee, WI) weather station (WI5479) and used for the WETS analysis. Based on the WETS analysis, antecedent moisture conditions were in the normal range (Appendix D) at the time of the field investigation.

### 3.2 WETLANDS

One wetland was identified and delineated within the Property. Wetland determination data forms were completed for four sample points within and adjacent to the wetland and are contained in Appendix B. Photographs of the wetlands and adjacent lands are contained in Appendix C. Also included in Appendix C were photographs taken of emerging non-evergreen plant species providing evidence the 2014 growing season was underway. The wetland boundary and sample point locations are shown on Figure 4 (Appendix A). The wetlands are summarized in Table 1 and described in detail in the following sections.

**Table 1. Summary of Wetlands Identified within the Property**

Wetland	Wetland Type	Adjacent Surface Waters	Acreage (on-site)
Wetland 1 (W-1)	Shrub Carr	Isolated	0.23 acres

#### 3.2.1 Wetland 1

Wetland 1 (W-1) is a depressional wetland that was built around during the development of the Franklin Industrial Park in the 1990's. The wetland may be connected to other wetlands south and west of the Property via culverts under 54<sup>th</sup> Street (Appendix A, Figure 3).

## WETLAND DELINEATION REPORT

Starfire Site  
RESULTS  
April 23, 2014

### Vegetation

Dominant plant species identified at sample point P1 completed within W-1 consist of hummock sedge (*Carex stricta*), green bulrush (*Scirpus atrovirens*), redbud grass (*Agrostis gigantea*), pussy willow (*Salix discolor*), gray dogwood (*Cornus racemosa*), bur oak (*Quercus macrocarpa*), and American elm (*Ulmus americana*). Other dominants observed at sample point P4 were silky dogwood (*Cornus obliqua*), reed canary grass (*Phalaris arundinacea*), yellow lake sedge (*Carex utriculata*), and grass-leaf goldenrod (*Euthamia graminifolia*). Other common species identified in the wetland are listed on the data forms contained in Appendix B. The dominant species within the wetland are comprised mostly of hydrophytic vegetation (OBL, FACW, and/or FAC) and meet the hydrophytic vegetation criterion.

### Hydrology

The wetland appears to have a seasonally inundated/saturated hydroperiod within the central portion and a seasonally saturated hydroperiod along the outer margin. The wetland may be considered a problem area due to the seasonal nature of the hydroperiod, however given the wet time of year (early spring) primary hydrology indicators were observed during the evaluation. Inundation (A1), High Water Table (A2), Saturation within the upper 12 inches (A3), and Water Stained Leaves (B9) were observed as primary indicators of wetland hydrology. Secondary indicators of wetland hydrology were Geomorphic Position (D2) and the FAC-Neutral Test (D5). Therefore, the wetland hydrology criterion was met.

### Soils

Soils within the wetland are mapped by the NRCS as mostly Blount silt loam (BLA) (Appendix A, Figure 2). The Blount series consists of somewhat poorly drained nearly level soils formed in a thin layer of silt and in calcareous silty clay loam glacial till. Soil colors and redoximorphic features observed at sample points P1 and P4 were not consistent with the Blount series characteristics and were determined to be hydric. The field indicators of hydric soil identified within W-1 consisted of NRCS Indicators F6- Redox Dark Surface and F3- Depleted Matrix. Therefore, the hydric soil criterion was satisfied.

### Wetland Boundary

The wetland boundary was determined based on distinct differences in vegetation, hydrology, soils, and topography consisting of the following: 1) Transition from a depressional shrub carr wetland community dominated by pussy willow and gray dogwood to an upland woodland community dominated by bur oak, prickly ash (*Zanthoxylum americanum*) and a turf area dominated by Kentucky bluegrass (*Poa pratensis*); 2) Transition from saturated soils within the wetland to a lack of wetland hydrology indicators within the adjacent upland; and 3) Transition from poorly drained hydric soils to moderately well drained non-hydric soils in historic fill materials and natural upland slopes. The transition from wetland to upland characteristics generally correlated with a well-defined topographic break.

## 3.3 UPLANDS

Uplands within the Property consist of the portions of the site other than the south central portion where W-1 was delineated. After discussions with the project engineer and reviewing the 2005 aerial photograph (Figure 5, Appendix A), it is evident that the site was developed in approximately the 1990's. The north edge of W-1 is comprised of turf grass and fill materials established at the time of the site development when the existing pavement surrounding the building was constructed. The entire southern portion of the property was never developed; and the portion that is not W-1 is comprised of dry-mesic woodland on a five to eight percent slope on the east side, and an upland brushy thicket on the west side on a slope of four to five percent. Common species seen at sample point P2 are representative of the eastern area. Gray dogwood was the most common species within the brushy upland area on the west side.

## WETLAND DELINEATION REPORT

Starfire Site  
RESULTS  
April 23, 2014

### 3.4 WATERWAYS

No evidence of channels, ditches, streams, ponds, or other water bodies that may be regulated by the USACE or WDNR were identified within the Property. A pond was noted approximately 50 feet outside the Property boundary to the southwest.

### 3.5 OTHER ENVIRONMENTAL CONSIDERATIONS

This report is limited to the identification of state and/or federally regulated wetlands and waterways within the Property. However, there may be other regulated environmental features within the Property, including, but not limited to, historical or archeological features, endangered or threatened species, and/or floodplains, etc. Federal, state, and local units of government and regional planning organizations may have regulatory authority to control or restrict land uses within or in close proximity to these features. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

## WETLAND DELINEATION REPORT

Starfire Site  
CONCLUSION  
April 23, 2014

### 4.0 CONCLUSION

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Stantec performed a wetland delineation of the Starfire Property on behalf of Ellena Engineering Consultants LLC. The approximately 2.45-acre Property is located in Section 26, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. The purpose and objective of the wetland delineation was to identify the extent and spatial arrangement of wetlands within the Property.

One wetland (W-1) was identified and delineated on the Property in accordance with state and federal guidelines and were subsequently flagged, surveyed with GPS, and mapped using GIS software. The portion of W-1 within the Property was 0.23 acre. Wetlands were composed of shrub carr. Adjacent uplands were composed of dry-mesic woodland and brushy thicket on sloped ground, parking areas, a building, and turf grass.

The USACE has regulatory authority over waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350, and 353. Finally counties, townships, and municipalities may have local zoning authority over certain types of wetlands and waterways.

Prior to beginning work at this site or disturbing or altering wetlands, waterways, or adjacent lands in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence with regard to the proposed work to comply with applicable regulations. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present on the site at the time of the fieldwork. The delineation was performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the WDNR or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to recent precipitation patterns and the season of the year. In addition, the physical characteristics of the site can change over time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands on the site.

## WETLAND DELINEATION REPORT

Starfire Site  
REFERENCES  
April 23, 2014

### 5.0 REFERENCES

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# WETLAND DELINEATION REPORT

Starfire Site  
Appendix A- Figures  
April 23, 2014

## Appendix A – Figures

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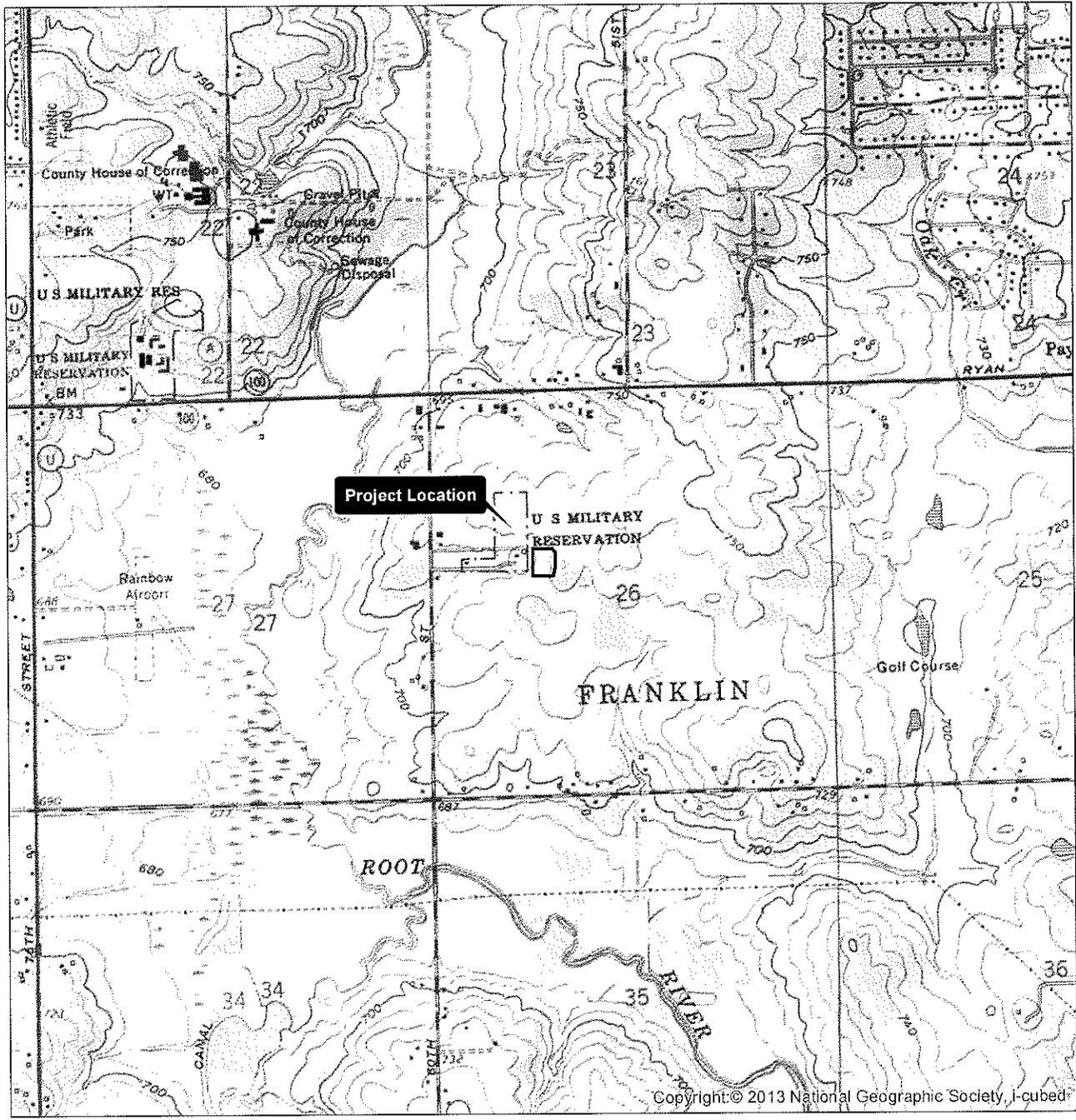
**Figure 1. Project Location and Topography**

**Figure 2. NRCS Soil Survey Data**

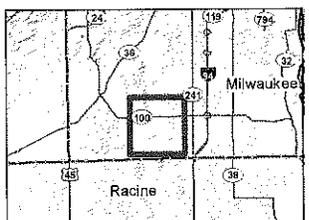
**Figure 3. Wisconsin Wetland Inventory**

**Figure 4. Field Delineated Wetland Data**

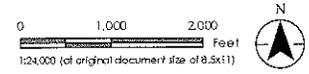
\\1927\active\19370287\07\_eib.mosh\franklin\_601.mxd Revised: 2014-04-17 10:39:09



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**Legend**  
 Project Location



Project Location 19370287  
 25N, R21E, S26 Prepared by KAS on 2014-04-11  
 T. of Franklin, Technical Review by MWR on 2014-04-11  
 Milwaukee Co., WI Independent Review by EAP on 2014-04-11

Client/Project  
 Elena Engineering Consultants, LLC.  
 Startfire Site Wetland Delineation

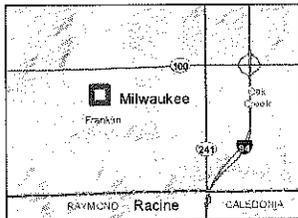
Figure No. 1  
 Title

- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
  2. Data Sources Include: Stantec and USGS
  3. Orthophotography: USGS 7.5 Topographic Quadrangles

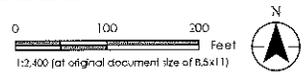
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**Project Location and Topography**





- Legend**
- Project Location
  - Wisconsin Wetland Inventory
  - DNR 24k Hydrography
  - Perennial Stream
  - Intermittent Stream
  - Waterbody



Project Location: 19370827  
 0254 R21E S24 Prepared by EAS on 2014-04-11  
 T. of Franklin Technical Review by MMP on 2014-04-11  
 Milwaukee Co., WI Independent Review by EAP on 2014-04-11

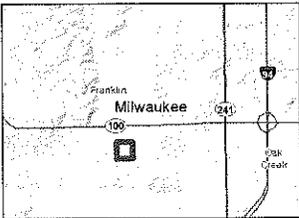
Client/Project:  
 Ellena Engineering Consultants, LLC.  
 Starfire Site Wetland Delineation

Figure No.  
**3**  
 Title

**Wisconsin Wetland Inventory**

- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4203 Feet
  2. Data Sources Include: Stantec, WDNR, and WDOT
  3. Orthophotography: 2010 WROC

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- Legend**
- Project Location
  - Sample Points
  - Field Delineated Wetland
  - DNR 24k Hydrography
  - ~ Perennial Stream
  - - - Intermittent Stream
  - Waterbody



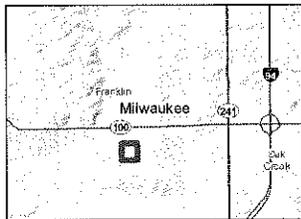
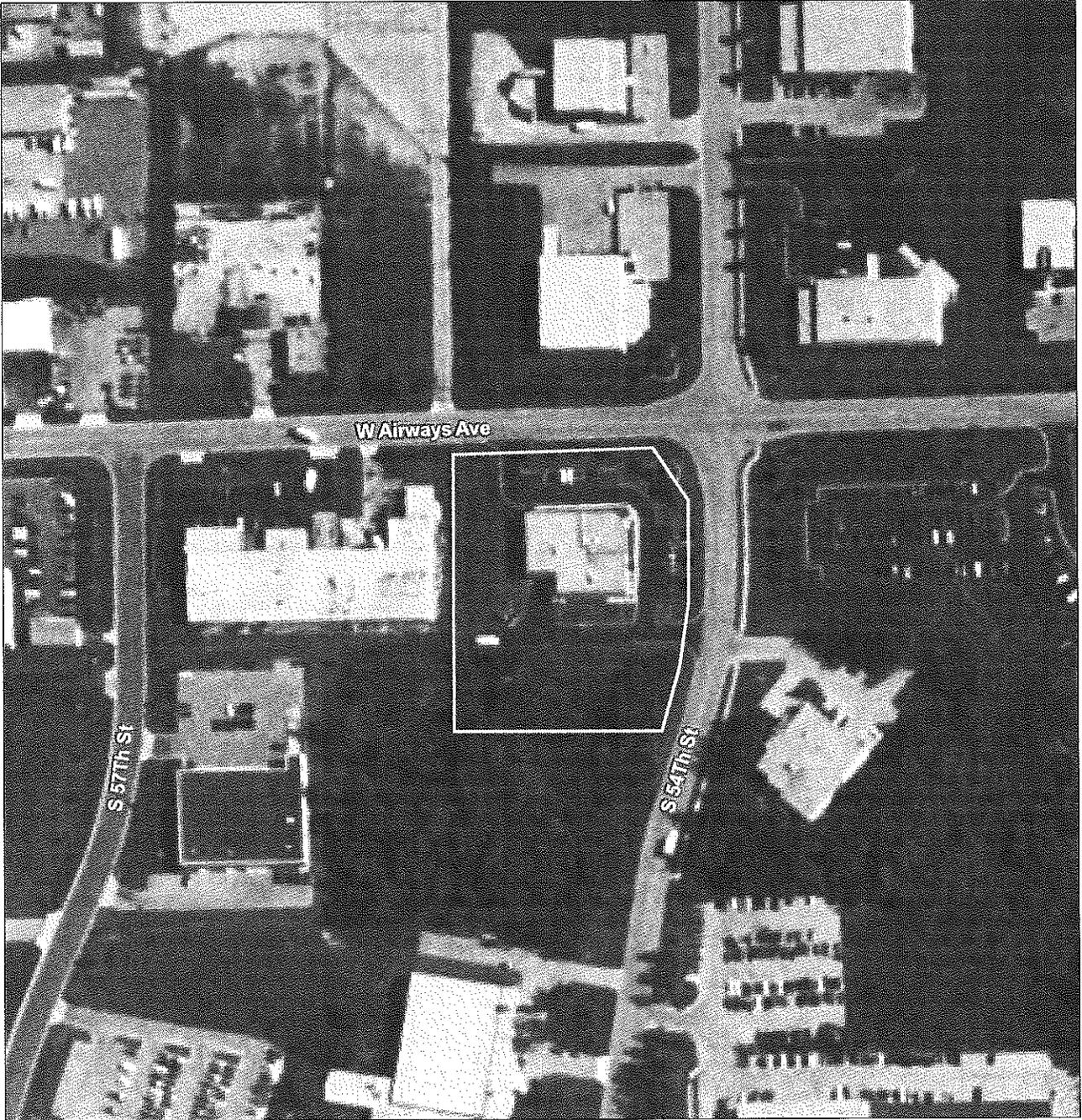
Project Location: 193702877  
 105M, R21E, S26  
 T. of Franklin, Milwaukee Co., WI  
 Prepared by KAS on 2014-04-15  
 Technical Review by MMF on 2014-04-15  
 Independent Review by EAP on 2014-04-17

Client/Project:  
 Ellena Engineering Consultants, LLC.  
 Starfire Site Wetland Delineation

Figure No.  
**4**

**Field Delineated Wetland Data**

**Notes**  
 1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4900 Feet  
 2. Data Sources Include: Stantec and WDOT  
 3. Orthophotography: 2005 NAIIP  
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**Legend**

Project Location



Project Location: 193702877  
 (DSN, R21E, S26      Prepared by KAS on 2014-04-15  
 T. of Franklin,      Technic of Review by MWP on 2014-04-15  
 Milwaukee Co., WI    Independent Review by EAP on 2014-04-16

Client/Project  
 Ellena Engineering Consultants, LLC.  
 Starfire Site Wetland Delineation

- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4903 Feet
  2. Data Sources Include: Stantec and WDOIT
  3. Orthophotography: 2005 NAIP

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Figure No.      **DRAFT**  
**5**

Title  
**2005 Historic Orthophotography**

## WETLAND DELINEATION REPORT

Starfire Site  
Appendix B– Wetland Determination Data Forms  
April 23, 2014

### Appendix B – Wetland Determination Data Forms

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Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire		Investigator #1: Eric C. Parker	Investigator #2:
Soil Unit: Blount silt loam		NWI/WWI Classification: T3/E2K	County: Milwaukee
Landform: Toeslope		Local Relief: Concave	State: Wisconsin
Slope (%): 0		Latitude: N/A	Longitude: N/A
Datum: N/A		Community ID: Shrub carr	Wetland ID: W-1
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sample Point: P1
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	Section: 26
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Township: 5N
			Range: 21 Dir: E

**SUMMARY OF FINDINGS**

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hydric Soils Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is This Sampling Point Within A Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks: Antecedent moisture conditions are in the normal range. Recent rain and standing water in this wetland.

**HYDROLOGY**

Wetland Hydrology Indicators (Check here if indicators are not present ):

<p><u>Primary:</u></p> <input checked="" type="checkbox"/> A1 - Surface Water <input checked="" type="checkbox"/> A2 - High Water Table <input checked="" type="checkbox"/> A3 - Saturation <input type="checkbox"/> B1 - Water Marks <input type="checkbox"/> B2 - Sediment Deposits <input type="checkbox"/> B3 - Drift Deposits <input type="checkbox"/> B4 - Algal Mat or Crust <input type="checkbox"/> B5 - Iron Deposits <input type="checkbox"/> B7 - Inundation Visible on Aerial Imagery <input type="checkbox"/> B8 - Sparsely Vegetated Concave Surface	<input checked="" type="checkbox"/> B9 - Water-Stained Leaves <input type="checkbox"/> B13 - Aquatic Fauna <input type="checkbox"/> B14 - True Aquatic Plants <input type="checkbox"/> C1 - Hydrogen Sulfide Odor <input type="checkbox"/> C3 - Oxidized Rhizospheres on Living Roots <input type="checkbox"/> C4 - Presence of Reduced Iron <input type="checkbox"/> C6 - Recent Iron Reduction in Tilled Soils <input type="checkbox"/> C7 - Thin Muck Surface <input type="checkbox"/> D9 - Gauge or Well Data <input type="checkbox"/> Other (Explain)	<p><u>Secondary:</u></p> <input type="checkbox"/> E6 - Surface Soil Cracks <input type="checkbox"/> E10 - Drainage Patterns <input type="checkbox"/> C2 - Dry-Season Water Table <input type="checkbox"/> C8 - Crayfish Burrows <input type="checkbox"/> C9 - Saturation Visible on Aerial Imagery <input type="checkbox"/> D1 - Stunted or Stressed Plants <input checked="" type="checkbox"/> D2 - Geomorphic Position <input checked="" type="checkbox"/> D5 - FAC-Neutral Test
--	---	---

**Field Observations:**

Surface Water Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 1 (in.)		<b>Wetland Hydrology Present?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Table Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 0 (in.)		
Saturation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 0 (in.)		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks: Depressional - broad swale wetland within the Franklin Business Park.

**SOILS**

Map Unit Name: Blount silt loam      Series Drainage Class: somewhat poorly

Taxonomy (Subgroup): Aeric Epiaqualfs

**Profile Description** (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix			Mottles			Type	Location	Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%				
0	8	1	10YR	4/2	100	--	--	--	--	--	silty clay loam
8	16	2	10YR	3/1	97	10YR	3/6	3	C	M	silty clay
16	21	3	2.5Y	2.5/1	95	10YR	4/4	5	C	M	silty clay loam
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

**NRCS Hydric Soil Field Indicators** (check here if indicators are not present ):

<input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input type="checkbox"/> F3 - Depleted Matrix <input checked="" type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions	<p><b>Indicators for Problematic Soils</b><sup>1</sup></p> <input type="checkbox"/> A16 - Coast Prairie Redox <input type="checkbox"/> F12 - Iron-Manganese Masses <input type="checkbox"/> Other (Explain in Remarks)
--	--	--

<sup>1</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer** (If Observed)      Type: N/A      Depth: N/A

**Hydric Soil Present?**  Yes  No

Remarks: Upper 16 inches appear to be historic slope wash because the black third horizon is likely a buried A horizon.

Project/Site: Starfire - 54th Street Wetland ID: W-1 Sample Point P1

**VEGETATION** (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Quercus macrocarpa</i>	7	Y	FAC
2.	<i>Ulmus americana</i>	5	Y	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
		Total Cover =	12	

Sapling/Shrub Stratum (Plot size: 15 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Salix discolor</i>	25	Y	FACW
2.	<i>Cornus racemosa</i>	10	Y	FAC
3.	<i>Spiraea alba</i>	5	N	FACW
4.	<i>Cornus alba</i>	2	N	FACW
5.	<i>Cornus obliqua</i>	2	N	FACW
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
		Total Cover =	44	

Herb Stratum (Plot size: 5 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>AGROSTIS GIGANTEA</i>	20	Y	FACW
2.	<i>Scirpus atrovirens</i>	15	Y	OBL
3.	<i>Carex stricta</i>	15	Y	OBL
4.	<i>Euthamia graminifolia</i>	7	N	FACW
5.	<i>Geum aleppicum</i>	5	N	FACW
6.	<i>Eupatorium perfoliatum</i>	5	N	OBL
7.	<i>Carex pellita</i>	5	N	OBL
8.	<i>Juncus dudleyi</i>	5	N	FACW
9.	<i>Cardamine bulbosa</i>	3	N	OBL
10.	<i>Cornus racemosa</i>	2	N	FAC
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
		Total Cover =	82	

Woody Vine Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
		Total Cover =	0	

**Dominance Test Worksheet**

Number of Dominant Species that are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

**Prevalence Index Worksheet**

Total % Cover of:		Multiply by:	
OBL spp.	43	X 1 =	43
FACW spp.	76	X 2 =	152
FAC spp.	19	X 3 =	57
FACU spp.	0	X 4 =	0
UPL spp.	0	X 5 =	0
Total		138 (A)	252 (B)
Prevalence Index = B/A =		<u>1.826</u>	

**Hydrophytic Vegetation Indicators:**

Yes  No Rapid Test for Hydrophytic Vegetation

Yes  No Dominance Test is > 50%

Yes  No Prevalence Index is ≤ 3.0 \*

Yes  No Morphological Adaptations (Explain) \*

Yes  No Problem Hydrophytic Vegetation (Explain) \*

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

**Definitions of Vegetation Strata:**

**Tree** - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/Shrub** - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

**Woody Vines** - All woody vines greater than 3.28 ft. in height.

**Hydrophytic Vegetation Present**  Yes  No

Remarks: Shrub carr with adjacent (to the east) natural wooded (dry-mesic) slope. Reconfigured tree and shrub plots from circular to rectangular to fit within the mapped wetland.

**Additional Remarks:**

Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire		Investigator #1: Eric C. Parker	Investigator #2:
Soil Unit: Blount silt loam		NWJ/WWI Classification: None	
Landform: Rise	Local Relief: Linear	Datum: N/A	
Slope (%): 5	Latitude: N/A	Longitude: N/A	
Are climatic/hydrologic conditions on the site typical for this time of year? (if no, explain in remarks)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Wetland ID: Adj. to W-1		Section: 26	Township: 5N
Sample Point: P2		Range: 21	Dir: E
Community ID: Shrub carr			

**SUMMARY OF FINDINGS**

Hydrophytic Vegetation Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is This Sampling Point Within A Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks: Antecedent moisture conditions are in the normal range. Natural slope w/mature trees present.

**HYDROLOGY**

Wetland Hydrology Indicators (Check here if indicators are not present ):

<p><u>Primary:</u></p> <input type="checkbox"/> A1 - Surface Water <input type="checkbox"/> A2 - High Water Table <input type="checkbox"/> A3 - Saturation <input type="checkbox"/> B1 - Water Marks <input type="checkbox"/> B2 - Sediment Deposits <input type="checkbox"/> B3 - Drift Deposits <input type="checkbox"/> B4 - Algal Mat or Crust <input type="checkbox"/> B5 - Iron Deposits <input type="checkbox"/> B7 - Inundation Visible on Aerial Imagery <input type="checkbox"/> B8 - Sparsely Vegetated Concave Surface	<input type="checkbox"/> B9 - Water-Stained Leaves <input type="checkbox"/> B13 - Aquatic Fauna <input type="checkbox"/> B14 - True Aquatic Plants <input type="checkbox"/> C1 - Hydrogen Sulfide Odor <input type="checkbox"/> C3 - Oxidized Rhizospheres on Living Roots <input type="checkbox"/> C4 - Presence of Reduced Iron <input type="checkbox"/> C6 - Recent Iron Reduction in Tilled Soils <input type="checkbox"/> C7 - Thin Muck Surface <input type="checkbox"/> D9 - Gauge or Well Data <input type="checkbox"/> Other (Explain)	<p><u>Secondary:</u></p> <input type="checkbox"/> E6 - Surface Soil Cracks <input type="checkbox"/> E10 - Drainage Patterns <input type="checkbox"/> C2 - Dry-Season Water Table <input type="checkbox"/> C8 - Crayfish Burrows <input type="checkbox"/> C9 - Saturation Visible on Aerial Imagery <input type="checkbox"/> D1 - Stunted or Stressed Plants <input type="checkbox"/> D2 - Geomorphic Position <input type="checkbox"/> D5 - FAC-Neutral Test
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**Field Observations:**

Surface Water Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Depth: NA (in.)	<b>Wetland Hydrology Present?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Table Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Depth: NA (in.)	
Saturation Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Depth: NA (in.)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks: Point on wooded slope rising to the east. No wetland hydrology indicators observed.

**SOILS**

Map Unit Name: Blount silt loam      Series Drainage Class: somewhat poorly

Taxonomy (Subgroup): Aeric Epiaqualfs

**Profile Description** (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix			Mottles					Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%	Type	Location		
0	7	1	10YR	3/2	100	--	--	--	--	--	silt loam
7	20	2	10YR	4/3	100	--	--	--	--	--	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

**NRCS Hydric Soil Field Indicators** (check here if indicators are not present ):

<input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input type="checkbox"/> F3 - Depleted Matrix <input type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions	<p><b>Indicators for Problematic Soils<sup>1</sup></b></p> <input type="checkbox"/> A16 - Coast Prairie Redox <input type="checkbox"/> F12 - Iron-Manganese Masses <input type="checkbox"/> Other (Explain in Remarks)
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Restrictive Layer (If Observed): Type: N/A      Depth: N/A

**Hydric Soil Present?**  Yes  No

Remarks: Soil profile appears well drained, natural and typical for a dry-mesic woodland in this region.

<sup>1</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.



**WETLAND DETERMINATION DATA FORM**  
Midwest Region

Project/Site: Starfire - 54th Street

Wetland ID: Adj. to W-1 Sample Point P2

**VEGETATION** (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Quercus macrocarpa</i>	25	Y	FAC
2.	<i>Quercus ellipsoidalis</i>	15	Y	UPL
3.	<i>Ostrya virginiana</i>	15	Y	FACU
4.	<i>Carya ovata</i>	10	N	FACU
5.	<i>Quercus alba</i>	10	N	FACU
6.	<i>Ulmus americana</i>	5	N	FACW
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
		Total Cover =	80	

Sapling/Shrub Stratum (Plot size: 15 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Zanthoxylum americanum</i>	40	Y	FACU
2.	<i>Viburnum lentago</i>	25	Y	FAC
3.	<i>Ostrya virginiana</i>	15	N	FACU
4.	<i>Quercus macrocarpa</i>	15	N	FAC
5.	<i>Carya ovata</i>	7	N	FACU
6.	<i>Cornus racemosa</i>	5	N	FAC
7.	RHAMNUS CATHARTICA	3	N	FAC
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
		Total Cover =	110	

Herb Stratum (Plot size: 5 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Zanthoxylum americanum</i>	15	Y	FACU
2.	<i>Cornus racemosa</i>	10	Y	FAC
3.	LONICERA X BELLA	5	Y	FACU
4.	TARAXACUM OFFICINALE	3	N	FACU
5.	<i>Ribes missouriense</i>	2	N	UPL
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
		Total Cover =	35	

Woody Vine Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
		Total Cover =	0	

Dominance Test Worksheet	
Number of Dominant Species that are OBL, FACW, or FAC:	3 (A)
Total Number of Dominant Species Across All Strata:	8 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	37.5% (A/B)

Prevalence Index Worksheet			
Total % Cover of:		Multiply by:	
OBL spp.	0	X 1 =	0
FACW spp.	5	X 2 =	10
FAC spp.	83	X 3 =	249
FACU spp.	120	X 4 =	480
UPL spp.	17	X 5 =	85
Total	225 (A)		824 (B)
Prevalence Index = B/A =			3.662

Hydrophytic Vegetation Indicators:		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Rapid Test for Hydrophytic Vegetation
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Dominance Test is > 50%
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Prevalence Index is ≤ 3.0 *
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Morphological Adaptations (Explain) *
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Problem Hydrophytic Vegetation (Explain) *

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

Definitions of Vegetation Strata:	
<b>Tree</b>	Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.
<b>Sapling/Shrub</b>	Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.
<b>Herb</b>	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.
<b>Woody Vines</b>	All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Remarks: Dry mesic mature woodland with west aspect. Reconfigured tree plot to fit along the edge of the wetland on the upland side of the wetland boundary.

**Additional Remarks:**

Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire		Investigator #1: Eric C. Parker	Investigator #2:
Soil Unit: Morley silt loam		NWI/WWI Classification: T3/E2K	County: Milwaukee
Landform: Rise		Local Relief: Linear	State: Wisconsin
Slope (%): 5		Latitude: N/A	Longitude: N/A
Datum: N/A		Wetland ID: Adj. to W-1	Sample Point: P3
Are climatic/hydrologic conditions on the site typical for this time of year? (if no, explain in remarks)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community ID: Disturbed turf
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	Section: 26
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Township: 5N
			Range: 21 Dir: E

**SUMMARY OF FINDINGS**

Hydrophytic Vegetation Present?  Yes  No      Hydric Soils Present?  Yes  No  
Wetland Hydrology Present?  Yes  No      Is This Sampling Point Within A Wetland?  Yes  No

Remarks: Antecedent moisture conditions are in the normal range. Normal circumstances assumed present based on aerial photography and owner stating the fill was placed in the 1990's along the adjacent driveway as the business park was developed. Recent disturbance adding gravel.

**HYDROLOGY**

Wetland Hydrology Indicators (Check here if indicators are not present ):

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

Surface Water Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Depth: NA (in.)	<b>Wetland Hydrology Present?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Table Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Depth: NA (in.)	
Saturation Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Depth: NA (in.)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks: Point on fill slope rising to the north. No wetland hydrology indicators observed. Shrubby uplands to the west at a similar elevation as P-3.

**SOILS**

Map Unit Name: Morley silt loam      Series Drainage Class: moderately well

Taxonomy (Subgroup): Oxyaquic Hapludaifs

**Profile Description** (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix			Mottles			Texture (e.g. clay, sand, loam)	
			Color (Moist)	%		Color (Moist)	%	Type		
0	14	1	10YR	4/2	100	--	--	--	--	silty clay
14	21	2	10YR	5/3	100	--	--	--	--	silty clay
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

**NRCS Hydric Soil Field Indicators** (check here if indicators are not present ):

<input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input type="checkbox"/> F3 - Depleted Matrix <input type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions
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**Indicators for Problematic Soils**<sup>1</sup>

A18 - Coast Prairie Redox  
 F12 - Iron-Manganese Masses  
 Other (Explain in Remarks)

**Restrictive Layer** (if Observed)      Type: N/A      Depth: N/A

**Hydric Soil Present?**  Yes  No

Remarks: Buried turf grass (possible earlier ground elevation) observed at 7 inch depth.

<sup>1</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.



**WETLAND DETERMINATION DATA FORM**  
Midwest Region

Project/Site: Starfire - 54th Street

Wetland ID: Adj. to W-1 Sample Point P3

**VEGETATION** (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 15 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Cornus racemosa</i>	15	Y	FAC
2.	<i>Crataegus crus-galli</i>	5	Y	FAC
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		20		

Herb Stratum (Plot size: 5 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>POA PRATENSIS</i>	10	Y	FAC
2.	<i>Achillea millefolium</i>	3	Y	FACU
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		13		

Woody Vine Stratum (Plot size: 30 ft radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

**Dominance Test Worksheet**

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

**Prevalence Index Worksheet**

Total % Cover of:	Multiply by:	
OBL spp. <u>0</u>	x 1 =	<u>0</u>
FACW spp. <u>0</u>	x 2 =	<u>0</u>
FAC spp. <u>30</u>	x 3 =	<u>90</u>
FACU spp. <u>3</u>	x 4 =	<u>12</u>
UPL spp. <u>0</u>	x 5 =	<u>0</u>
<b>Total</b> <u>33</u> (A)		<u>102</u> (B)
Prevalence Index = B/A =		<u>3.091</u>

**Hydrophytic Vegetation Indicators:**

- Yes  No Rapid Test for Hydrophytic Vegetation
- Yes  No Dominance Test is > 50%
- Yes  No Prevalence Index is ≤ 3.0 \*
- Yes  No Morphological Adaptations (Explain) \*
- Yes  No Problem Hydrophytic Vegetation (Explain) \*

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

**Definitions of Vegetation Strata:**

**Tree** - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/Shrub** - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

**Woody Vines** - All woody vines greater than 3.28 ft. in height.

**Hydrophytic Vegetation Present**  Yes  No

Remarks: Meets dominance test, however the vegetation is sparse in this disturbed turf area adjacent to a recently graveled parking area. The few plants that were observed were mostly planted (or sodded) *Poa pratensis*. Shrub plot reconfigured, mostly to the west on uplands along wetland.

**Additional Remarks:**

Project/Site: Starfire - 54th Street		Stantec Project #: 193702877	Date: 04/16/14
Applicant: Starfire			County: Milwaukee
Investigator #1: Eric C. Parker	Investigator #2:		State: Wisconsin
Soil Unit: Blount silt loam	NWI/WWI Classification: T3/E2K		Wetland ID: W-1
Landform: Foothlope	Local Relief: Linear	Datum: N/A	Sample Point: P4
Slope (%): 2	Latitude: N/A	Longitude: N/A	Community ID: Shrub carr
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?		Are normal circumstances present?	
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Township: 5N			Range: 21 Dir: E

**SUMMARY OF FINDINGS**

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hydric Soils Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is This Sampling Point Within A Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks: Antecedent moisture conditions are in the normal range.

**HYDROLOGY**

Wetland Hydrology Indicators (Check here if indicators are not present ):

<p><u>Primary:</u></p> <input checked="" type="checkbox"/> A1 - Surface Water <input checked="" type="checkbox"/> A2 - High Water Table <input checked="" type="checkbox"/> A3 - Saturation <input type="checkbox"/> B1 - Water Marks <input type="checkbox"/> B2 - Sediment Deposits <input type="checkbox"/> B3 - Drift Deposits <input type="checkbox"/> B4 - Algal Mat or Crust <input type="checkbox"/> B5 - Iron Deposits <input type="checkbox"/> B7 - Inundation Visible on Aerial Imagery <input type="checkbox"/> B8 - Sparsely Vegetated Concave Surface	<input checked="" type="checkbox"/> B9 - Water-Stained Leaves <input type="checkbox"/> B13 - Aquatic Fauna <input type="checkbox"/> B14 - True Aquatic Plants <input type="checkbox"/> C1 - Hydrogen Sulfide Odor <input type="checkbox"/> C3 - Oxidized Rhizospheres on Living Roots <input type="checkbox"/> C4 - Presence of Reduced Iron <input type="checkbox"/> C6 - Recent Iron Reduction in Tilled Soils <input type="checkbox"/> C7 - Thin Muck Surface <input type="checkbox"/> D9 - Gauge or Well Data <input type="checkbox"/> Other (Explain)	<p><u>Secondary:</u></p> <input type="checkbox"/> B6 - Surface Soil Cracks <input type="checkbox"/> E10 - Drainage Patterns <input type="checkbox"/> C2 - Dry-Season Water Table <input type="checkbox"/> C8 - Crayfish Burrows <input type="checkbox"/> C9 - Saturation Visible on Aerial Imagery <input type="checkbox"/> D1 - Stunted or Stressed Plants <input type="checkbox"/> D2 - Geomorphic Position <input checked="" type="checkbox"/> D5 - FAC-Neutral Test
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**Field Observations:**

Surface Water Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 2 (in.)	<b>Wetland Hydrology Present?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Table Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 10 (in.)	
Saturation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Depth: 0 (in.)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks: Standing water in old tire ruts to the east and west of P4.

**SOILS**

Map Unit Name: Blount silt loam      Series Drainage Class: somewhat poorly

Taxonomy (Subgroup): Aeric Epiqualfs

**Profile Description** (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Fore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix		Mottles			Texture (e.g. clay, sand, loam)	
			Color (Moist)	%	Color (Moist)	%	Type		Location
0	5	1	10YR 4/2	100	--	--	--	--	silty clay
5	12	2	10YR 4/2	95	10YR 5/4	5	C	M	silty clay
12	20	3	7.5YR 5/2	90	10YR 6/4	10	C	M	silty clay
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--

**NRCS Hydric Soil Field Indicators** (check here if indicators are not present ):

<input type="checkbox"/> A1 - Histosol <input type="checkbox"/> A2 - Histic Epipedon <input type="checkbox"/> A3 - Black Histic <input type="checkbox"/> A4 - Hydrogen Sulfide <input type="checkbox"/> A5 - Stratified Layers <input type="checkbox"/> A10 - 2 cm Muck <input type="checkbox"/> A11 - Depleted Below Dark Surface <input type="checkbox"/> A12 - Thick Dark Surface <input type="checkbox"/> S1 - Sandy Muck Mineral <input type="checkbox"/> S3 - 5 cm Mucky Peat or Peat	<input type="checkbox"/> S4 - Sandy Gleyed Matrix <input type="checkbox"/> S5 - Sandy Redox <input type="checkbox"/> S6 - Stripped Matrix <input type="checkbox"/> F1 - Loamy Muck Mineral <input type="checkbox"/> F2 - Loamy Gleyed Matrix <input checked="" type="checkbox"/> F3 - Depleted Matrix <input type="checkbox"/> F6 - Redox Dark Surface <input type="checkbox"/> F7 - Depleted Dark Surface <input type="checkbox"/> F8 - Redox Depressions	<input type="checkbox"/> A16 - Coast Prairie Redox <input type="checkbox"/> F12 - Iron-Manganese Masses <input type="checkbox"/> Other (Explain in Remarks)
--	--	---

<sup>1</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (If Observed)**      Type: N/A      Depth: N/A

**Hydric Soil Present?**  Yes  No

Remarks:

Project/Site: Starfire - 54th Street Wetland ID: W-1 Sample Point P4

<b>VEGETATION</b> (Species identified in all uppercase are non-native species.)				
<b>Tree Stratum (Plot size: 30 ft radius)</b>				
	<i>Species Name</i>	<i>% Cover</i>	<i>Dominant</i>	<i>Ind. Status</i>
1.	<i>Ulmus americana</i>	5	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		5		
<b>Sapling/Shrub Stratum (Plot size: 15 ft radius)</b>				
1.	<i>Cornus obliqua</i>	50	Y	FACW
2.	<i>Salix discolor</i>	20	Y	FACW
3.	<i>Crataegus crus-galli</i>	15	N	FAC
4.	<i>Cornus racemosa</i>	10	N	FAC
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		95		
<b>Herb Stratum (Plot size: 5 ft radius)</b>				
1.	<i>PHALARIS ARUNDINACEA</i>	25	Y	FACW
2.	<i>AGROSTIS GIGANTEA</i>	20	Y	FACW
3.	<i>Carex utriculata</i>	15	Y	OBL
4.	<i>Euthamia graminifolia</i>	15	Y	FACW
5.	<i>Carex stricta</i>	10	N	OBL
6.	<i>Solidago gigantea</i>	7	N	FACW
7.	<i>Cornus obliqua</i>	5	N	FACW
8.	<i>Fragaria virginiana</i>	2	N	FACU
9.	<i>BARBAREA VULGARIS</i>	2	N	FAC
10.	<i>Helianthus grosseserratus</i>	2	N	FACW
11.	<i>Achillea millefolium</i>	2	N	FACU
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		105		
<b>Woody Vine Stratum (Plot size: 30 ft radius)</b>				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		
Remarks: Shrub and tree plots non-circular, re-configured to go along edge of wetland				

<b>Dominance Test Worksheet</b>	
Number of Dominant Species that are OBL, FACW, or FAC: <u>7</u> (A)	
Total Number of Dominant Species Across All Strata: <u>7</u> (B)	
Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)	
<b>Prevalence Index Worksheet</b>	
<b>Total % Cover of:</b>	<b>Multiply by:</b>
OBL spp. <u>25</u>	x 1 = <u>25</u>
FACW spp. <u>149</u>	x 2 = <u>298</u>
FAC spp. <u>27</u>	x 3 = <u>81</u>
FACU spp. <u>4</u>	x 4 = <u>16</u>
UPL spp. <u>0</u>	x 5 = <u>0</u>
Total <u>205</u> (A)	<u>420</u> (B)
Prevalence Index = B/A = <u>2.049</u>	
<b>Hydrophytic Vegetation Indicators:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rapid Test for Hydrophytic Vegetation
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dominance Test is > 50%
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Prevalence Index is ≤ 3.0 *
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Morphological Adaptations (Explain) *
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Problem Hydrophytic Vegetation (Explain) *
* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<b>Definitions of Vegetation Strata:</b>	
<b>Tree</b> - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.	
<b>Sapling/Shrub</b> - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.	
<b>Herb</b> - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.	
<b>Woody Vines</b> - All woody vines greater than 3.28 ft. in height.	
<b>Hydrophytic Vegetation Present</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**Additional Remarks:**

## WETLAND DELINEATION REPORT

Starfire Site  
Appendix C– Site Photographs  
April 23, 2014

### Appendix C – Site Photographs

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Photo 1. North view of Sample Point P1. Starfire building is in the background.



Photo 2. Yellow avens (*Geum aleppicum*) near sample point P1 greening up, indicating the 2014 growing season is underway.



Photo 3. East view of sample point P3. This is in an area of historic fill and turf that was recently graveled.



Photo 4. Northeast view of sample point P4 within the western side of W-1.



Photo 5. Southeast view of the east side of W-1 from the graveled turf area.



Photo 6. Yellow lake sedge (*Carex utriculata*) greening up and also indicating the 2014 growing season was underway for field work on April 16.

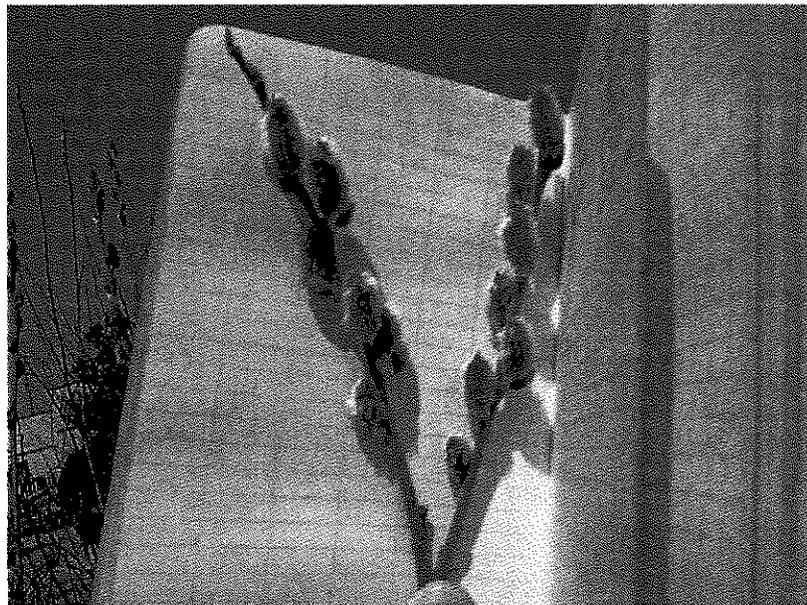


Photo 7. Pussy willow (*Salix discolor*) greening up and also indicating the 2014 growing season was underway for field work on April 16.



Photo 8. South view of the north edge of W-1 from the graveled turf

## **WETLAND DELINEATION REPORT**

Starfire Site  
Appendix D- WETS Analysis  
April 23, 2014

### **Appendix D – WETS Analysis**

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### WETS Analysis Worksheet

Project Name: Franklin 54th Street  
 Project Number: 193702877  
 Period of interest: February - April 16th, 2014\*  
 Station: Milwaukee Mitchell Airport (WI5479)  
 County: Milwaukee County, Wisconsin

#### Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	April	1.48	2.02	2.37
2nd month prior:	March	1.58	2.59	3.14
3rd month prior:	February	0.93	1.65	2.01
		Sum =	<b>6.26</b>	

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

\*\*Condition value:

Dry = 1  
 Normal = 2  
 Wet = 3

\*\*\*If sum is:

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
2.54	Wet	3	3	9
1.12	Dry	1	2	2
1.63	Normal	2	1	2
<b>5.29</b>			Sum*** =	<b>13</b>

Determination:

Wet \_\_\_\_\_  
 Dry \_\_\_\_\_  
 Normal **X**

Precipitation data source: Midwest Regional Climate Center, cli-MATE; MRCC Application Tools Environment

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 C  
TABLES**

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**Table 15-3.0503 Worksheet for the Calculation of Natural Resource Protection Land**

<b>Natural Resource Feature</b>	<b>Zoning District Type: Non-Residential (b) Protection Standard (%)</b>	<b>Area of Resource in Study Area (acres)</b>	<b>Protection Requirement (acres)</b>	<b>Area of Proposed Disturbance in Study Area (acres)</b>
<b>Steep Slopes:</b>				
10 - 19%	40%	0.000	0.000	0.000
20 - 30%	70%	0.000	0.000	0.000
> 30%	80%	0.000	0.000	0.000
<b>Woodlands &amp; Forests:</b>				
Mature	70%	0.000	0.000	0.000
Young	50%	1.296	0.648	0.003
<b>Lakes &amp; Ponds</b>	100%	0.000	0.000	0.000
<b>Streams</b>	100%	0.000	0.000	0.000
<b>Shore Buffer</b>	100%	0.000	0.000	0.000
<b>Floodplains/Floodlands</b>	100%	0.000	0.000	0.000
<b>Wetland Buffers (30')</b>	100%	1.141	1.141	0.032
<b>Wetland Setback (50')*</b>	100%	1.463	1.463	0.054
<b>Wetlands &amp; Shoreland Wetlands</b>	100%	0.511	0.511	0.000

\* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.

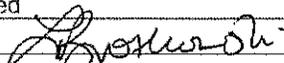
The total unadjusted natural resource protection land is 2.622 acres; however, the young woodland and wetland overlap covers 0.143 acres. Due to overlapping natural resources, the adjusted natural resource protection land is 2.479 acres.

**Table 15-3.0505  
WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND  
CAPACITY FOR NONRESIDENTIAL DEVELOPMENT**

<b>STEP 1:</b>	<p><b>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</b></p> <p>Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502): <b>3.551 acres</b></p> <p>Multiple by Minimum <b>Landscape Surface Ratio (LSR)</b> (see specific zoning district LSR standard): X 0.45</p> <p>Equals <b>MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =</b></p>	<b>1.598 acres</b>
<b>STEP 2:</b>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502): <b>3.551 acres</b></p> <p>Subtract <b>Total Resource Protection Land</b> from Table 15-3.0503 or <b>Minimum Required Landscape Surface</b> (from Step 1 above), whichever is greater:</p> <p align="right"><b>- 2.479 acres</b></p> <p>Equals <b>NET BUILDABLE SITE AREA =</b></p>	<b>1.072 acres</b>
<b>STEP 3:</b>	<p><b>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</b></p> <p>Take <b>Net Buildable Site Area</b> (from Step 2 above): <b>1.072 acres</b></p> <p>Multiple by Maximum <b>Net Floor Area Ratio (NFAR)</b> (see specific nonresidential zoning district NFAR standard): X 0.91</p> <p>Equals <b>MAXIMUM NET FLOOR AREA YIELD OF SITE =</b></p>	<b>0.976 acres</b>
<b>STEP 4:</b>	<p><b>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</b></p> <p>Take <b>Base Site Area</b> (from Step 5 of Table 15-3.0502): <b>3.551 acres</b></p> <p>Multiple by Maximum <b>Gross Floor Area Ratio (GFAR)</b> (see specific nonresidential zoning district GFAR standard): X 0.50</p> <p>Equals <b>MAXIMUM GROSS FLOOR AREA YIELD OF SITE =</b></p>	<b>1.776 acres</b>
<b>STEP 5:</b>	<p><b>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</b></p> <p>Take the <b>lowest</b> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p> <p>(Multiple results by 43,560 for maximum floor area in square feet):</p>	<b>0.976 acres (42,514.56 square feet)</b>

**NATURAL RESOURCE PROTECTION PLAN CHECKLIST**

Staff Use	Complete or NA	Natural Resources that must be Identified, Measured, Graphically Depicted	Ordinance #
	NA	Steep Slopes, measured & graphically Indicated	15-4.0102-A
	X	Woodlands and Forests, as defined, measured & graphically Indicated	15-4.0102-B
	NA	Lakes and Ponds, measured & graphically Indicated	15-4.0102-C
	NA	Streams, measured & graphically Indicated	15-4.0102-D
	NA	Shore Buffers, measured & graphically Indicated	15-4.0102-E
	NA	Floodplain(s), Floodway(s) & Floodland(s), measured & graphically Indicated	15-4.0102-F
	NA	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
	NA	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
	X	Site Intensity Calculations	15-7.0702-N
	X	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	
	NA	75' Shoreland Buffer Areas, identified & dimensioned	

  
 Signature of the person preparing this checklist

Staff Notes

Reviewer's Initials: \_\_\_\_\_

*continued -*