APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 12/19/17
REPORTS & RECOMMENDATIONS	STANDARDS, FINDINGS AND DECISION OF THE CITY OF FRANKLIN COMMON COUNCIL UPON THE APPLICATION OF KRONES, INC., PROPERTY OWNER, FOR A SPECIAL EXCEPTION TO CERTAIN NATURAL RESOURCE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE	ITEM NUMBER G.8

RECOMMENDATIONS

Environmental Commission. At its November 29, 2017 meeting, the Environmental Commission recommended that should the Common Council approve the Application that such approval be subject to "approval of a Natural Resource Special Exception for Krones, Inc. based upon acceptance of site grading plan C1.0. and mitigation of wetland area to be located by pond to the north with Planning staff approval."

Plan Commission. At its December 7, 2017 meeting, following a properly noticed public hearing, the Plan Commission approved a motion to "recommend approval of the Krones, Inc. Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations, with collocating the storm water easement and conservation easement."

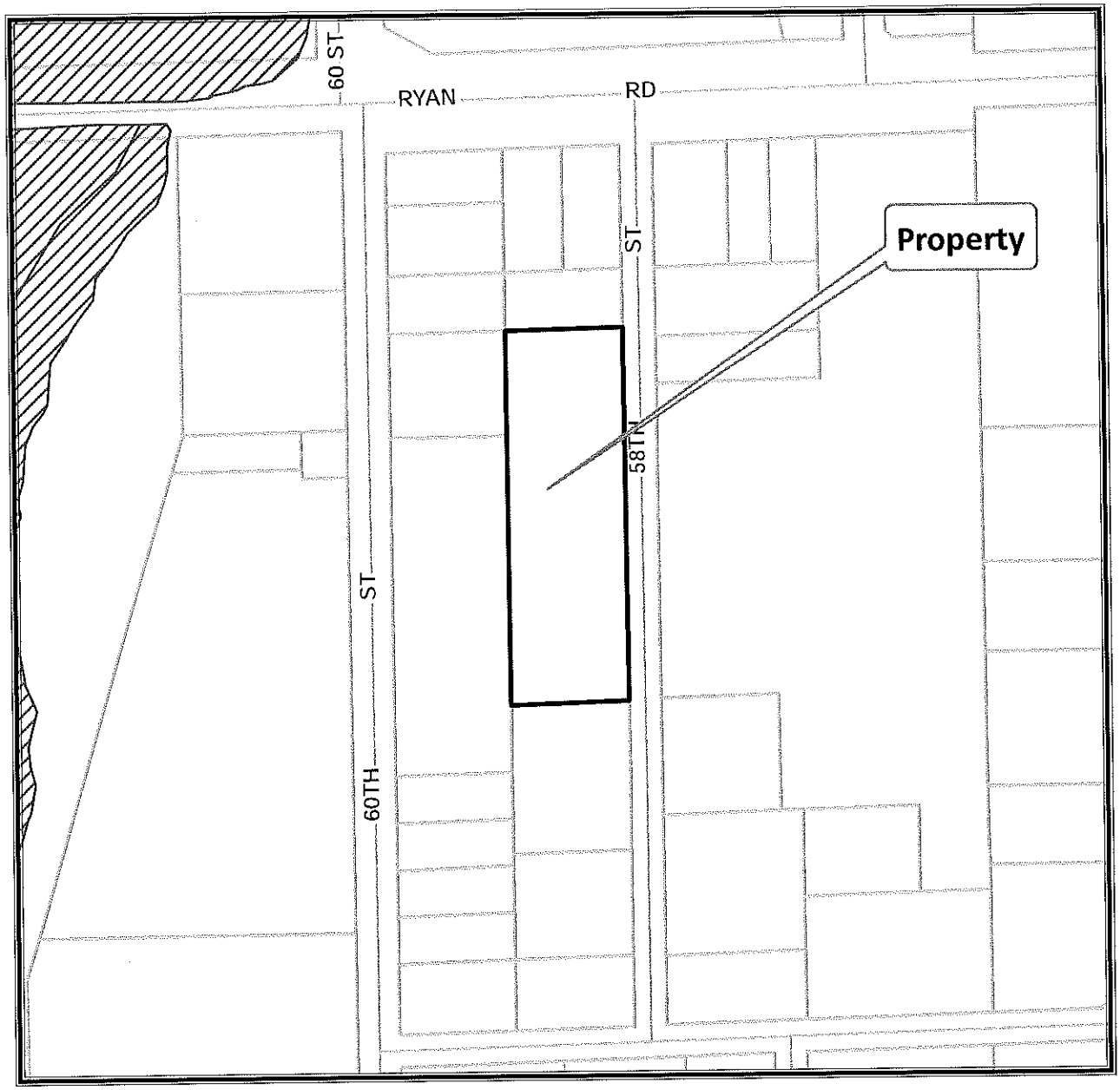
COUNCIL ACTION REQUESTED

Adopt the standards, findings and decision of the City of Franklin Common Council upon the application of Krones, Inc., property owner, for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.

Department of City Development: NJF

City of Franklin

9611 S. 58th Street
TKN 899 9990 062



Planning Department
(414) 425-4024

0 205 410 820 Feet

NORTH

2017 Aerial Photo

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

City of Franklin

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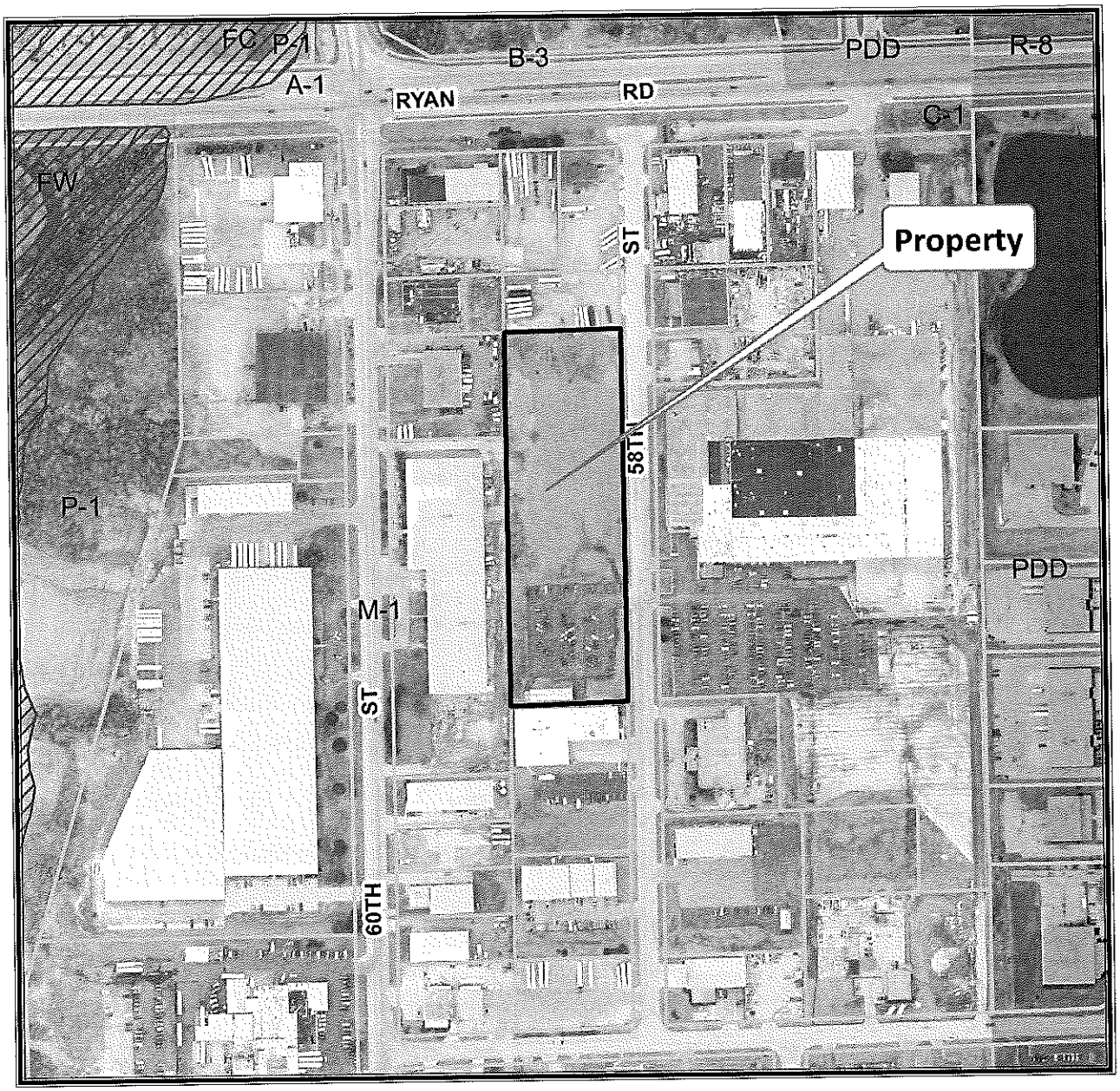

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NORTH

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Draft 12/7/17

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of Krones, Inc, property owner, for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance

Whereas, Krones, Inc., property owner, having filed an application dated November 10, 2017, 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 November 29, 2017 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated December 7, 2017 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at approximately 9611 South 58th Street, zoned M-1 Limited Industrial District, 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 November 10, 2017, by Krones, Inc., property 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): *but rather, existing site grading along with the desired reuse of the existing parking lot as a parking lot to serve the proposed training building coupled with the need to provide a safe and controlled pedestrian access between the existing Krones building across the street constricted the building of the new training center to the proposed location.*

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: *Agree, requirements will unreasonably and negatively impact the owner's use of the property and there are no practicable alternatives.*

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

a. be consistent with the existing character of the neighborhood: *Agree, 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: *Agree, not effectively undermine the ability to apply or enforce the requirement 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: *Agree, be 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). NA*

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 size and shape of the proposed building is critical to the internal scope of the business within and critical to the success of their business here in Franklin.*

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 steep grades to the North of the existing parking lot would be considered unusual in an industrial park; however, the proposed building design is intended to locate the loading dock to take advantage of the existing steep grades.*

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The proposed improvements to this property are within the permitted use of the industrial park zoning district and will be occupied and used as such for the foreseeable future.*

4. Aesthetics: *Much of the improved area within the wetland buffer is intended to promote a visual connection between wetland and occupants of the proposed building.*

5. Degree of noncompliance with the requirement allowed by the Special Exception: *None anticipated.*

6. Proximity to and character of surrounding property: *This property is within an old, established industrial park.*

7. Zoning of the area in which property is located and neighboring area: *M-1 Limited Industrial District.*

8. Any negative affect upon adjoining property: *None anticipated.*

9. Natural features of the property: *This is an industrial park.*

10. Environmental impacts: *None anticipated.*

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 November 29, 2017 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 C, upon the conditions: 1) 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; 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Krones, Inc., property owner, and all other applicable provisions of the Unified Development Ordinance; 4)applicant shall submit a mitigation plan, providing enhancements adjacent to the proposed stormwater pond onsite to compensate for the proposed impacts to the protected natural resource features being disturbed for Department of City Development review and approval, prior to issuance of a Building Permit; 5) applicant shall submit a Conservation Easement to protect the wetland and remaining wetland buffer. Prior to issuance of an Occupancy Permit, the Conservation Easement must be recorded with the Milwaukee County Register of Deeds following Common Council approval; and *6) the mitigation in terms, conditions, and restrictions shall be included into the proposed Stormwater Easement, subject to review and approval by the City Attorney. 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 _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____

Stephen R. Olson, Mayor

ATTEST:

_____

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Exhibit A

Franklin
NOV 10 2017
City Development

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov

City of Franklin

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov

Date of Application: _____

NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]):
Name: Mr. Holger Beckmann
Company: KRONES Incorporated
Mailing Address: PO Box 321801
City / State: Franklin, WI Zip: 53132-6241
Phone: 414-409-4236
Email Address: holger.beckmann@kronesusa.com

Applicant is Represented by (contact person) (Full Legal Name[s]):
Name: Robin L. Sterr
Company: Anderson Ashton
Mailing Address: 2746 South 166th Street
City / State: New Berlin, WI Zip: 53151
Phone: 262-786-4640
Email Address: Rsterr@andersonashton.com

Project Property Information:
Property Address: 9600 South 58th Street
Property Owner(s): KRONES, Incorporated
Mailing Address: PO Box 321801
City / State: Franklin, WI Zip: 53132-6241
Email Address: holger.beckmann@kronesusa.com

Tax Key Nos: 899 9990 062
Existing Zoning: M-1
Existing Use: Existing parking lot and vacant land
Proposed Use: Training Facility Building
Future Land Use Identification: Industrial

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm

Natural Resource Special Exception Application submittals for review must include and be accompanied by the following:
(See Section 15-10.0208 of the Unified Development Ordinance for review and approval procedures.)
http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm

- ☐ This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- ☐ Application Filing Fee, payable to City of Franklin: ☐ $500
- ☐ Legal Description for the subject property (WORD.doc or compatible format).
- ☐ Seven (7) complete **collated** sets of Application materials to include:
  - ☐ One (1) original and six (6) copies of a written Project Narrative.
  - ☐ Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Plat of Survey *(as required by Section 15-9.0110(B) of the Unified Development Ordinance).*
  - ☐ Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Natural Resource Protection Plan *(See Sections 15-4.0102 and 15-7.0201 for information that must be denoted on or included with the NRPP).*
  - ☐ Four (4) **folded** reduced size (11"x17") copies of the Plat of Survey and Natural Resource Protection Plan.
- ☐ Three copies of the Natural Resource Protection report, if applicable. (see Section 15-7.0103Q of the UDO).
- ☐ One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.
- ☐ Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).*

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Natural Resource Special Exception requests require review by the Environmental Commission, public hearing at and review by the Plan Commission, and Common Council approval prior to recording with Milwaukee County Register of Deeds.

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

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

H. Beckmann
Signature - Property Owner
Holger Beckmann, CEO
Name & Title (PRINT)
Date: 10/26/17

Signature - Property Owner
Name & Title (PRINT)
Date: _____

Signature - Applicant
Name & Title (PRINT)
Date: _____

Signature - Applicant's Representative
Rob Sterr, Project Manager
Name & Title (PRINT)
Date: 11/10/17

ANDERSON
ASHTON
DESIGN / BUILD

2746 South 166th Street
New Berlin, WI 53151
262.786.4640 P
262.786 4675 F
andersonashton.com

Project Summary

The proposed project consists of the construction of a 42,454 square foot pre-engineered metal building on a parcel of land adjacent to an existing parking lot. The property is currently owned by Krones and is located within the original Franklin industrial park. The East elevation of the building will be finished in flat architectural metal panel combined with several large storefront windows. The large storefront windows along the East are intended to showcase Krone's current equipment offerings. The South elevation will be faced with flat architectural metal panel and punctuated with insulated aluminum windows intended to bring natural lighting deep into the interior of the building. The West elevation will be faced with ribbed metal panel. The North elevation will be a combination of ribbed metal panel and flat architectural metal panels. The roof of the building will be a standing seam metal panel system with integral skylights within a mono-slope roof which pitches to the West. The project will feature a retention pond on the North end of the property for onsite storm water storage. The existing parking lot will be pulverized and resurfaced with additional asphalt parking areas being constructed on the north and south portions of the existing lot. The building will fill an important need for the operations of this international company. The building's intended purpose is to both host prospective and current consumers, introducing them to Krone's line of industry leading equipment and to host international trainees, giving them a single location to both demonstrate and learn to operate and maintain Krone's proprietary equipment.

SECTION 15-3.0502 CALCULATION OF BASE SITE AREA

The ***base site area*** shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

WORKSHEET FOR THE CALCULATION OF BASE SITE AREA FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	4.57	acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0	acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0	acres
STEP 4:	In the case of ***"Site Intensity and Capacity Calculations" for a proposed residential use***, subtract (-) the land proposed for nonresidential uses; *or* In the case of ***"Site Intensity and Capacity Calculations" for a proposed nonresidential use***, subtract (-) the land proposed for residential uses.	- 0	acres
STEP 5:	Equals "Base Site Area"	= 4.57	acres

SECTION 15-3.0503 CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the ***base site area*** (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective ***natural resource protection standard*** (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the ***total resource protection land***. The ***total resource protection land*** shall be calculated as indicated in Table 15-3.0503.

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X 0 =	0
20-30%	0.65	0.75	0.70	X 0 =	0
+30%	0.90	0.85	0.80	X 0 =	0
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X 0 =	0
Young	0.50	0.50	0.50	X 0 =	0
Lakes & Ponds	1	1	1	X 0 =	0
Streams	1	1	1	X 0 =	0
Shore Buffer	1	1	1	X 0 =	0
Floodplains	1	1	1	X 0 =	0
Wetland Buffers	1	1	1	X 0.18 =	0.18
Wetlands & Shoreland Wetlands	1	1	1	X 0.03 =	0.03
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					0.21

Note: *In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.*

SECTION 15-3.0504 CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0505

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP 1:	**CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 4.57 Multiple by Minimum ***Landscape Surface Ratio (LSR)*** (see specific zoning district LSR standard): X 0.40 Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE** =	1.83 acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 4.57 Subtract ***Total Resource Protection Land*** from Table 15-3.0503) or ***Minimum Required Landscape Surface*** (from Step 1 above), whichever is greater: - 1.83 Equals **NET BUILDABLE SITE AREA** =	2.74 acres
STEP 3:	**CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:** Take ***Net Buildable Site Area*** (from Step 2 above): 2.74 Multiple by Maximum ***Net Floor Area Ratio (NFAR)*** (see specific nonresidential zoning district NFAR standard): X 0.85 Equals **MAXIMUM NET FLOOR AREA YIELD OF SITE** =	2.33 acres
STEP 4:	**CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:** Take ***Base Site Area*** (from Step 5 of Table 15-3.0502): 4.57 Multiple by Maximum ***Gross Floor Area Ratio (GFAR)*** (see specific nonresidential zoning district GFAR standard): X 0.42 Equals **MAXIMUM GROSS FLOOR AREA YIELD OF SITE** =	1.92 acres
STEP 5:	**DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:** Take the ***lowest*** of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet):	1.92 acres (83,635 s.f.)

Natural Resource Special Exception Question and Answer Form

Section 1: Per Section 15-9.0110, Applications for a Special Exception to stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback provisions, and for improvements or enhancements to a natural resource feature of this Ordinance shall include the following:

A. Name and address of the applicant and all abutting and opposite property owners of records.
Name: Rob Sterr
Company: Anderson Ashton
Address: 2746 South 166th Street New Berlin WI 53151

B. Plat of survey. Plat of survey prepared by a registered land surveyor showing all of the information required under §15-9.0102 of this Ordinance for a Zoning Compliance Permit. *(Please attach)*

C. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:

1. Indication of the section(s) of the UDO for which a Special Exception is requested.
Wetland buffer areas – Section 15-4.0102 H and Wetland Setbacks – Section 15-4.0102I

2. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.
There is small isolated Wetland area of 1358 s.f that was discovered and delineated. The wetlands are a result of runoff from the existing parking lot and poor drainage / grading. The wetlands are in a location of the initial proposed site expansion. The site has been redesigned to avoid the wetlands but cannot be designed to avoid the wetland buffer and setback areas.

3. Statement of the reason(s) for the request.
The proposed project cannot be constructed to meet the current needs and future expansion plans without encroaching into the wetland buffer and setback areas.

4. 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:
The request is appropriate since the intention of the wetland buffers and setbacks are to protect the wetland areas. The proposed plan does maintain and protect the wetlands. The adjacent impervious area will no longer drain directly into the wetland area. The proposed storm water and grading plan are designed to collect and reroute this runoff to a new storm water pond on the north which will protect the wetland quality. In addition the wetland is located in the front of the proposed building so the owner will maintain the

vegetative quality of the wetlands and adjacent areas for aesthetic reasons.

a. Background and Purpose of the Project.
   i. Describe the project and its purpose in detail. Include any pertinent construction plans.
   The project is a new 40,000 square foot, stand-alone building, across the street from the main KRONES facility. The building will be used as a training center for employees as customers on how to operate and work on KRONES equipment.

   ii. State whether the project is an expansion of an existing work or new construction.
   The project is a new building

   iii. 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.
   There is pedestrian interaction between the existing building on the east side of 58th street with the new building on the west side of the street. close as possible in correlation to the existing entrance. Additionally, the site has a future expansion planned to the north which is imperative to the business plan of KRONES.

b. Possible Alternatives.
   i. 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.
   3 alternative site plans where developed. The initial preferred alternative 1 encroached on the wetland area. The site was redesigned to avoid the wetland area (to current proposed plan) and a third alternative was developed to avoid the buffer and setback areas. The third alternative is not a feasible solution since it places the building too far from the parking area and the connection to the existing facility across the street. It also does not allow for any future expansion of the building. It is not possible for the project to proceed if the wetland buffer and setback exceptions are not granted.

   ii. 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.
   See above response

   iii. State how the project may be made smaller while still meeting the project's needs.
   The size and shape of the building is how the Owner needs the floor plan to be to conduct its training and business. The project will not proceed if

the size of the building is reduced.

iv. State what geographic areas were searched for alternative sites.
No other areas were searched for alternative sites

v. 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.
There are no other sites available.

vi. State what will occur if the project does not proceed.
Possible relocation of the business to another state.

c. Comparison of Alternatives.

i. 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.
3 alternatives were consider. The cost of each is comparable. There will be no cost of the loss resources since under the current alternative the wetland will remain and be protected.

ii. State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.
Alternative 1 was rejected since it required removal of the wetland area. Alternative 3 was rejected since the building will be too far from the existing parking lot and existing facility across the street. It was also rejected since it prohibits any future building expansion which is a necessity for this project.

iii. State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.
Alternative 3 was rejected since there will be no space on the site for the required storm water management facilities and the building expansion.

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

d. 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.
The chosen alternative maintains and protects the existing wetland. It allows for a reasonable connection to the parking lot and to the existing facility across the street and allows for the future expansion of the building.

e. 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 only natural resource area on the site is a small isolated wetland. The project is requsting a special exception to build within the 30' wetland buffer and 50' wetland setback area. (See wetland report and NRPP)

f. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:
   i. Diversity of flora including State and/or Federal designated threatened and/or endangered species.
   See wetland reprt for flora description. No threatened or endangered species exists.

   ii. Storm and flood water storage.
   The wetland buffer and setback area does not provide any significant storm or flood storage. Storm water storage is proved on the north with a proposed storm water pond.

   iii. Hydrologic functions.
   The wetland buffer and setback area does not provide any signifincat hydrologic functions. Storm water manamgment is proved on the north with a proposed storm water pond.

   iv. Water quality protection including filtration and storage of sediments, nutrients or toxic substances.

Water quality / sediment removal will be provided on the north with a proposed storm water pond

v. Shoreline protection against erosion.
NA

vi. Habitat for aquatic organisms.
NA

vii. Habitat for wildlife.
No impact anticipated

viii. Human use functional value.
No impact anticipated.

ix. Groundwater recharge/discharge protection.
No impact anticipated.

x. Aesthetic appeal, recreation, education, and science value.
No impact anticipated. Wetland area will be maintained and enhanced.

xi. Specify any State or Federal designated threatened or endangered species or species of special concern.
Non

xii. Existence within a Shoreland.
NA

xiii. 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.
Non

g. Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.
Water quality / sediment removal will be provided on the north with a proposed storm water pond

5. Date of any previous application or request for a Special Exception and the disposition of that previous application or request (if any).

D. Copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit. *(Please attach accordingly)*

Section 2: Staff recommends providing statements to the following findings that will be considered by the Common Council in determining whether to grant or deny a Special Exception to the stream, shore buffer, navigable water-related, wetland, wetland buffer and wetland setback regulations of this Ordinance and for improvements or enhancements to a natural resource feature, per Section 15-10.0208B.2. of the Unified Development Ordinance.

a. 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):

Existing site grading along with the desired reuse of the existing parking lot as a parking lot to serve the proposed training building coupled with the need to provide a safe and controlled pedestrian access between the existing Krones building across the street constricted the building of the new training center to the proposed location.

b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

i. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

; or

ii. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

Agree

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

i. be consistent with the existing character of the neighborhood:

Agree

; and

ii. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

Agree

; and

iii. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

Agree

; and

iv. 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)*:

NA

d. In making its determinations, the Common Council shall consider factors such as:

i. 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 size and shape of the proposed building is critical to the internal scope of the business within and critical to the success of their business here in Franklin

ii. 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 steep grades to the North of the existing parking lot would be considered unusual in an industrial park, however, the proposed building design is intended to locate the loading dock to take advantage of the existing steep grades

iii. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

The proposed improvements to this property are within the permitted use of the industrial park zoning district and will be occupied and used as such for the foreseeable future

iv. Aesthetics:

Much of the improved area within the wetland buffer is intended to promote a visual connection between wetland and occupants of the proposed building

v. Degree of noncompliance with the requirement allowed by the Special Exception:

none anticipated

vi. Proximity to and character of surrounding property:

This property is within an old, established industrial park

vii. Zoning of the area in which property is located and neighboring area:

M-1

viii. Any negative affect upon adjoining property:

none anticipated

ix. Natural features of the property:

This is an industrial park

x. Environmental impacts:

none anticipated

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

NOV 27 2017

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

November 22, 2017

WIC-SE-2017-41-03234

Anderson Ashton, Inc.
Rob Sterr
2746 S. 166th Street
New Berlin, WI 53151

RE: Wetland Delineation Report for a project area (9600 S. 58th Street), located in the NW1/4 of the NW1/4 of Section 26, Township 05 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Sterr:

We have received and reviewed the wetland delineation report prepared for the project area referenced above by TRC Environmental Corporation. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon a November 3, 2017 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

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

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at http://dnr.wi.gov/topic/ERReview/Review.html. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email Neil.Molstad@wisconsin.gov.

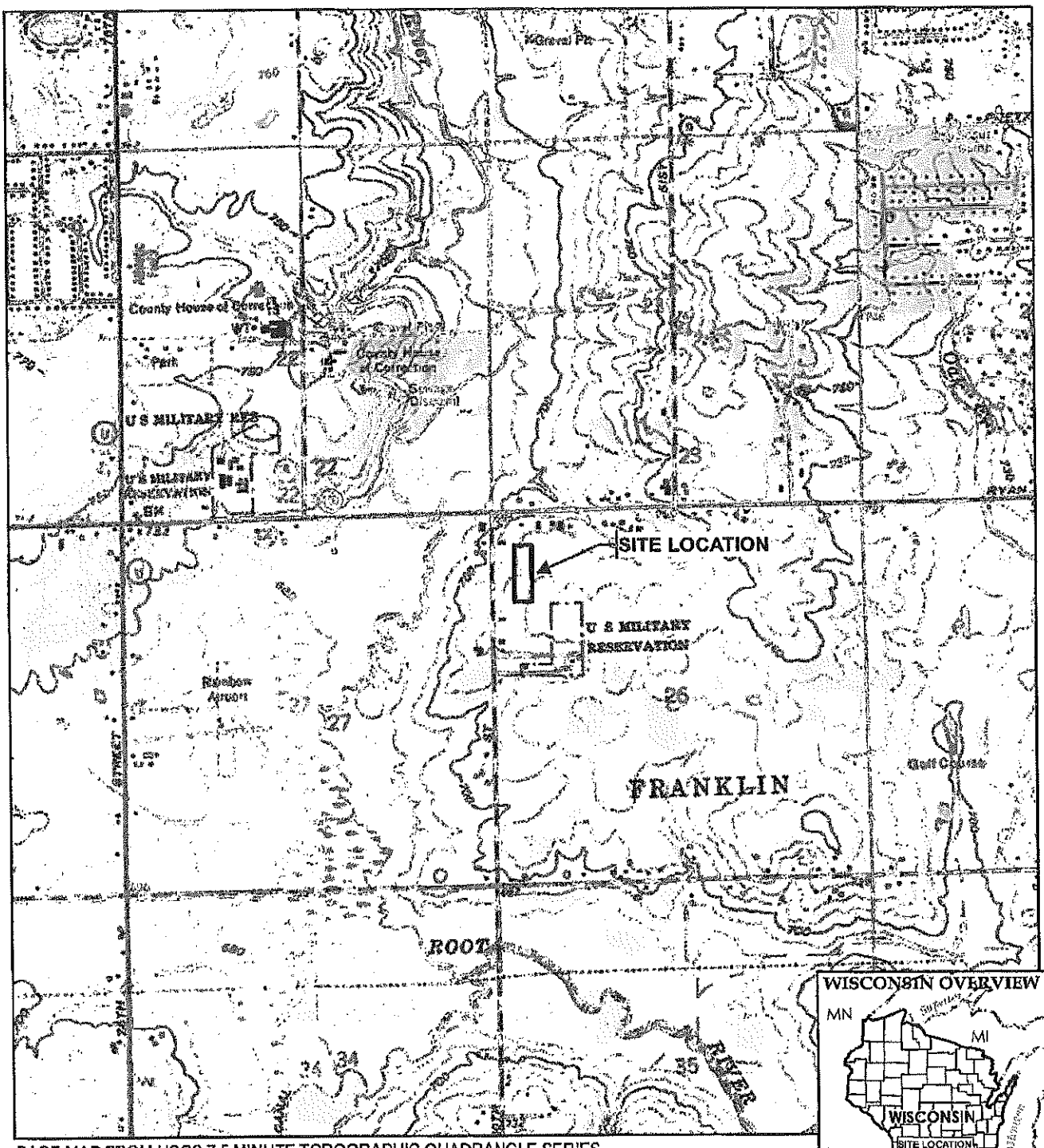
Sincerely,

Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
Joel Dietl, City of Franklin
Laura Giese, TRC
Joshua Wied, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineation Mapping for the Project Area



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.

N

1" = 2,000'
1:24,000

0 2,000 4,000 FEET

TRC

150 North Patrick Blvd.
Suite 180
Brookfield, WI 53045
Phone: 262.879.1212

TRC - GIS

PROJECT:

WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE:

SITE LOCATION MAP

DRAWN BY:	R SUEMNICHT
CHECKED BY:	L GIESE
APPROVED BY:	L GIESE
DATE:	SEPTEMBER 2017
PROJ. NO.:	283896
FILE:	283896-001slm.mxd

FIGURE 1

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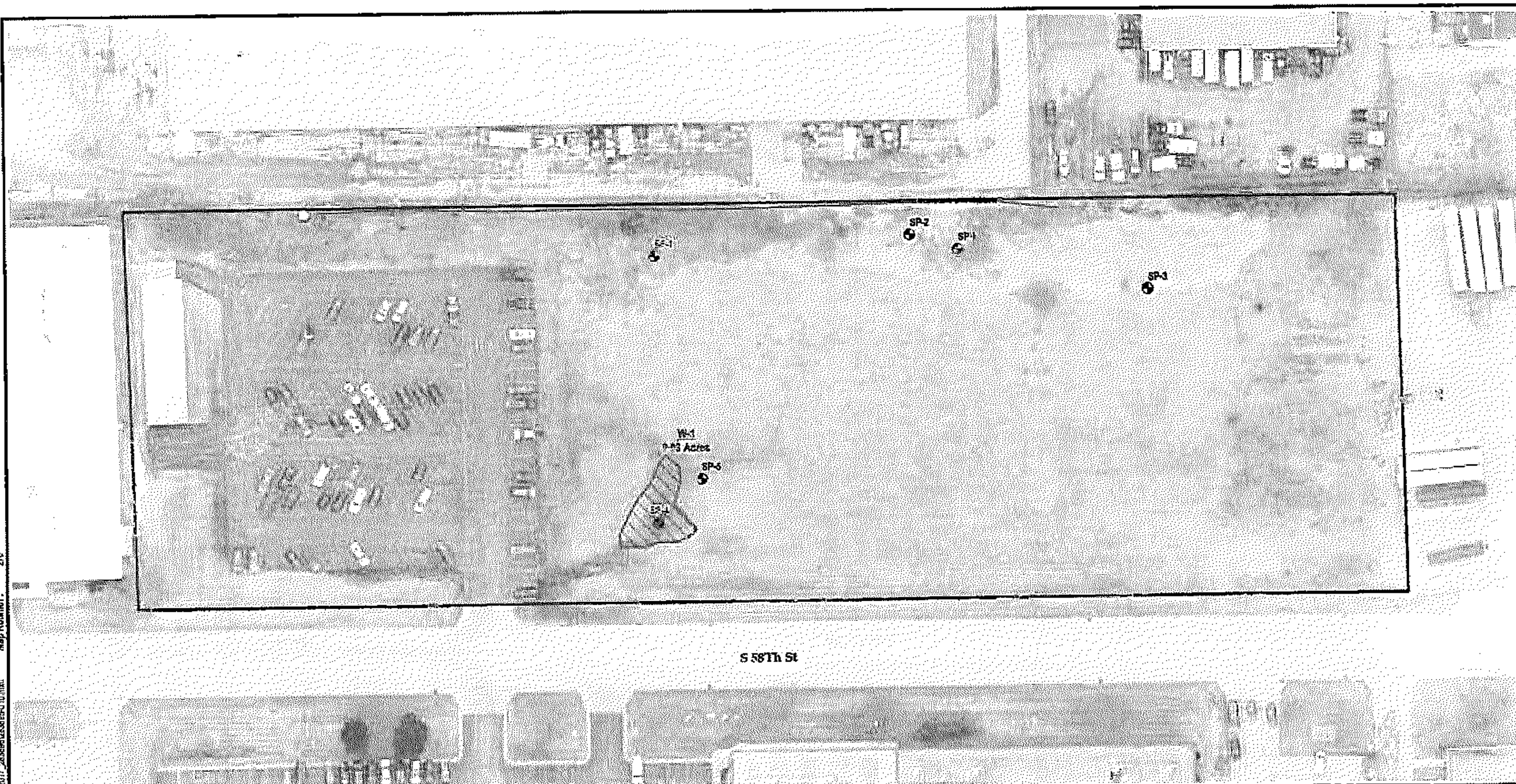

LEGEND

- UPLAND SAMPLE LOCATION
- WETLAND SAMPLE LOCATION
- CULVERT
- UPLAND DRAINAGE SWALE CENTERLINE
- TRC DELINEATED WETLAND
- STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.

0 60 120 Feet

1" = 60'

1:720

PROJECT: WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE: WETLAND DELINEATION MAP

DRAWN BY:	R SUEMNICHT	PROJ. NO.:	263896
CHECKED BY:	L GIESE	EXHIBIT A	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		

TRC

150 North Patrick Blvd., Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
www.trcsolutions.com

FILE NO.: 263896-010.mxd

Plot Date: 9/8/2017, 11:45:28 AM by RSUEMNICHT -- LAYOUT: ANSI B(11"x17")
Path: E:\Wetland\Wetland\Accounts\Ashton\Heff\Wetland\2017_263896\263896-010.mxd

Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 270

TRC - GIS

TRC
Results you can rely on

Wetland and Waterway Delineation Report

September 8, 2017

TRC Project No. 283896-0000-0000

Krones Property

9600 S. 58th Street
Franklin, Wisconsin 53132

Prepared For:

Anderson Ashton
2746 South 166th St.
New Berlin, WI 53151

Prepared By:

Laura A.B. Giese, PhD
TRC Environmental Corporation
150 N. Patrick Blvd., Suite 180
Brookfield, WI 53045

TABLE OF CONTENTS

APPENDICES

1.0 Introduction

On behalf of Anderson Ashton, TRC Environmental Corporation (TRC) conducted a wetland and waterway delineation within a designated Study Area at 9600 S. 58th Street (Figure 1, Appendix A). The Study Area was approximately 4.5 acres and located in Section 26, Township 5N, Range 21E in the City of Franklin, Milwaukee County, Wisconsin.

Landowner's Name and Contact Information:
Krones Inc.
PO Box 321801
Franklin, WI 53132-6241
Parcel ID 8999990062

c/o Rob Sterr
Anderson Ashton
2746 South 166th St.
New Berlin, WI 53151
Phone: 262.719.8850
Email: rsterr@andersonashton.com

The purpose of this wetland and waterway delineation was to determine the current location and extent of wetlands and waterways located within a designated Study Area for potential development. Our study is presented here in terms of methodology, results, and conclusions.

The wetland and waterway delineation field investigation was conducted by TRC scientist Laura Giese on August 31, 2017. Laura Giese was the lead investigator and is the author of this report.

1.1 Statement of Qualifications

TRC has extensive experience managing and conducting wetland delineations across the United States. TRC's biologists and ecologists have been trained to properly and consistently apply the methods set forth in the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplements. They have direct experience identifying and documenting indicators of hydrophytic vegetation, wetland hydrology, and hydric soil and are experienced in dealing with naturally problematic and disturbed conditions.

TRC's large natural resources staff have the capability to coordinate wetland survey teams to meet fast-track project schedules and satisfy the challenges of complex or controversial projects.

Dr. Laura A.B. Giese, PWS, CF, CSE is a Senior Biologist at TRC with over 25 years of professional experience working in natural resources throughout the East and Midwest. Her credentials include Professional Wetland Scientist, Professional Wetland Delineator – VA, Certified Forester, and Certified Senior Ecologist. Dr. Giese's experience includes wetland delineation and functional analyses, stream assessment and restoration, and forest management. She has been the principal investigator on rare, threatened and endangered species surveys, and botanical surveys. Dr. Giese has designed and monitored wetland mitigation banks and managed the Piedmont Wetlands Research Program for mitigation design and implementation. Dr. Giese has authored numerous wetland, botanical and

forestry technical reports, and prepared wetland permit applications. Dr. Giese assisted with development of the qualifying exam for the Virginia Wetland Delineator Certification Program and served on the peer review committee for the US Army Corps of Engineers Atlantic and Gulf Coastal Plain Regional Supplement. Through Virginia Tech, Dr. Giese has taught graduate courses on wetlands and invasive species.

1.2 Agency Regulatory Authority

The wetlands and/or waterways identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin Department of Natural Resources (WDNR), and local jurisdiction under county, town, city, or village.

2.0 Methods

This wetland and waterway delineation was conducted in accordance with the guidelines of the 1987 Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, 2010) and in general accordance with Wisconsin Department of Natural Resources guidelines. National Wetland Indicator status and taxonomic nomenclature is referenced from The National Wetland Plant List (Lichvar, 2016). National Wetland Indicator status is based on the Midwest Region. Indicators of hydric soil are based on the Field Indicators of Hydric Soils in the United States guide Version 8.1 (Vasilas, L. M. et. al. 2017). This report has also been prepared in accordance with the guidelines set forth in the "Guidance for Submittal of Delineation Reports to the St. Paul District Corps of Engineers and the Wisconsin Department of Natural Resources" document issued March 4, 2015.

2.1 Off-Site Review

Prior to conducting fieldwork, several maps were reviewed including the United States Geological Survey (USGS) 7.5' Quadrangle maps, Natural Resource Conservation Service (NRCS) Soil Survey Map, Wisconsin Wetland Inventory (WWI) Map, and aerial photographs. These sources were used to identify areas likely to contain wetlands and waterways.

Precipitation data from approximately 90 days prior to the field investigation were obtained from a weather station near the Study Area and compared with 30-year average precipitation data obtained from a NRCS WETS Table for the County where the Study Area was located to determine if antecedent hydrologic conditions at the time of the site visit were normal, wetter, or drier than the normal range.

2.2 On-Site Field Investigation

Areas having wetland indicators within the Study Area were evaluated in the field by TRC wetland scientist Laura Giese on August 31, 2017. Sample points were located in areas exhibiting wetland and upland characteristics to document the presence and/or absence of wetlands and to provide support for the delineated wetland boundaries. At each sample point, data were collected to document the vegetation and hydrophytic vegetation indicators, soil profile and hydric soil indicators, and wetland hydrology indicators.

Plant species were identified at each sample point and their wetland indicator status; obligate wetland (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), or upland (UPL); was determined by referencing The National Wetland Plant List (Lichvar 2016). Soil pits were dug to the depth needed to document a hydric soil indicator or confirm the absence of indicators. Soil color was determined using a Munsell soil color chart. The sample point plots and soil pits were evaluated for presence of wetland hydrology indicators.

The wetland boundaries were delineated and staked using wire pin flags and when needed flagging tape. Wetland boundaries were generally determined by subtle differences in the abundance of hydrophytic vegetation and non-hydrophytic vegetation, presence versus absence of hydric soil indicators, and presence versus absence of wetland hydrology indicators.

3.0 Results

3.1 Off-Site Review

The County 2-Foot Contour Map (Appendix A, Figure 2) showed elevations ranging from 716 to 732 feet above sea level. The majority of the Study Area is relatively level except for the western boundary which has a fairly steep drop in elevation. Generally surface flow is towards the northwest.

According to the NRCS Soil Survey map (Appendix A, Figure 3) two mapped soil units are located within the Study Area. The soils mapped within the Study Area are listed on Table 1 below.

Table 1 Mapped Soils

Map Unit Symbol	Soil Series Name	Drainage Class	Hydric Rating	% of Study Area
BlA	Blount silt loam 1 to 3 percent slopes	Somewhat poorly drained	0	84.6
MzdB	Morley silt loam, 2 to 6 percent slopes	Well drained	0	15.4

The Wisconsin Wetland Inventory (WWI) map (Appendix A, Figure 4) depicts no wetlands within the Study Area.

A review of aerial imagery from 2005 to 2015 (Appendix A, Figures 5-9) shows the Study Area as grassland surrounded by industrial development. No land use change has occurred onsite or on neighboring properties during this time period.

Prior to conducting the field visit, antecedent precipitation data were analyzed. Data were obtained from a nearby weather station (MILWAUKEE MITCHELL AP (WI) USW00014839) and compared to data from a nearby WETS station (MILWAUKEE MITCHELL AP, WI). The most recent rainfall event prior to the site visit was 0.04 inches, which occurred on August 30, 2017. Precipitation for the 14 days prior to the site visit was 1.09 inches. The precipitation data for the 90 day period prior to the field visit (Appendix D, Table 3) were entered into a WETS analysis worksheet (Appendix D, Table 4) to weigh the information from each preceding month to analyze hydrologic conditions. Based on this analysis, the

antecedent hydrologic conditions were considered to be within a normal range, suggesting that climatic/hydrologic conditions were normal for this time of year.

3.2 On-Site Field Investigation

3.2.1 Site Description

The Study Area is comprised of a small building and paved parking lot in the southern portion and grassland throughout the remaining. Some scattered early successional shrubs and young trees have become established along the western boundary and northern portion of the Study Area. Topography is generally level, except for the relatively steep slope along the western boundary.

No disturbed (atypical) or naturally problematic conditions were encountered. The Study Area appears to have been prepared in anticipation of development, which may have included fill material placed more than 15 years ago, based on historic aerial imagery. Therefore, normal circumstances were considered present.

3.2.2 Uplands

Upland plant communities observed in the Study Area included grassland and early successional shrub. Sample points SP-1, SP-2, SP-3, and SP-6 were located in upland areas where there was a mapped WWI wetland indicator soil or potential wetness signature. The remaining upland sample point discussed below was paired with the wetland sample point to document the delineated wetland boundary.

3.2.3 Wetlands

One wetland (W-1) was delineated. The delineated wetland boundary and sample points are shown on a map (Exhibit A) in Appendix C. Photographs were taken at sample points and other notable locations (Appendix D). Data were collected and recorded on Wetland Determination Data Forms at six sample points to document wetland and upland locations (Appendix E).

<u>Wetland W-1 (Fresh (wet) Meadow)</u>

Wetland W-1 was approximately 0.03 acres within the Study Area and consisted of a fresh (wet) meadow plant community. Wetland W-1 appears to receive surface runoff from the parking lot, which ponds temporarily in the micro-topography (SP-4). There does not appear to be sustained surface flow downslope since wetland hydrology indicators dissipate and non-hydrophytic vegetation becomes dominant (SP-5).

The boundary of wetland W-1 was based on subtle topographic breaks, the boundary between hydrophytic and non-hydrophytic vegetation, the boundary between the presence and absence of wetland hydrology indicators, and the boundary between hydric and non-hydric soil.

3.2.4 Other Aquatic Resources

No other aquatic resources were present. There is an upland drainage swale along the western property boundary which appears to drain into an unmaintained six to eight inch culvert pipe on the southern

end. Runoff from the impervious surface on the adjacent property to the west appears to flow toward the culvert. Although the ditch was incised one to two feet, there was no defined bed and bank or ordinary high water mark. Substrate varied from fill gravels to woody debris, and the majority of the ditch was vegetated with a mix of ruderal forbs and shrubs, which included frost aster (*Symphyotrichum pilosum* (FACU)), reed canary grass (*Phalaris arundinacea* (FACW)), gray dogwood (*Cornus racemosa* (FAC)), field horsetail (*Equisetum arvense* (FAC)), Canada goldenrod (*Solidago canadensis* (FACU)), smooth brome (*Bromus inermis* (UPL)), field sow-thistle (*Sonchus arvensis* (FACU)), Queen Anne's-lace (*Daucus carota* (UPL)), and highbush-cranberry (*Viburnum opulus* (FAC)).

3.2.5 Professional Opinion On Wetland Susceptibility Per NR 151

Table 5 in Appendix F lists a professional opinion on wetland susceptibility, based on a request by the WDNR, to do so per revised NR 151 guidance (Guidance #3800-2015-02). Please note that the final determination of wetland susceptibility rests with the WDNR.

4.0 Conclusions

Based on the wetland delineation completed by TRC, one wetland (W-1) was delineated totaling 0.03 acres of wetlands within the 4.5-acre Study Area. No other aquatic resources were observed within the Study Area.

Wetlands and other aquatic resources delineated and identified in this report are a professional finding based on current regulatory guidelines published by the USACE and WDNR at the time the resources were delineated. Unknown and future conditions that affect observations of field indicators or change in interpretation of regulatory policy or methods may modify future findings.

The ultimate authority to determine the location of the wetland boundary and jurisdictional authority over the wetlands and other aquatic resources identified in this report resides with the USACE and WDNR. Decisions made by staff of these regulatory agencies may result in modifications to the location of the wetland or other aquatic resource boundaries shown in this report. In addition, the USACE and WDNR have jurisdictional authority to determine which features are exempt from regulation or non-jurisdictional. If the client proposes to modify a potentially exempt or non-jurisdictional feature, a WDNR Artificial Determination Exemption and USACE Approved Jurisdictional Determination (AJD) would be needed. Furthermore, municipalities, townships and counties may have local zoning authority over certain areas or types of wetlands and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.

Any activity in a delineated wetland or below the Ordinary High Water Mark of other aquatic resources may require USACE and WDNR permits, and local government permits. If the Client proceeds to change, modify or utilize the property in question without obtaining authorization from the appropriate regulatory agency, it will be done at the Client's own risk and TRC Environmental Corporation shall not be responsible or liable for any resulting damages.

5.0 References

Charts, Munsell Soil Color. 1994. "Munsell color." *Macbeth Division of Kollmorgen Instruments Corporation, New Windsor, NY* 12553.

Eggers, Steve D. and Donald M. Reed. 1997. Wetland Plants and Plant Communities of Minnesota and Wisconsin. 2nd Ed. U.S. Army Corps of Engineers, St. Paul District.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

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Midwestern Regional Climate Center cli-MATE Database (Web Address: http://mrcc.isws.illinois.edu/CLIMATE/)

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USDA Natural Resources Conservation Service Web Soil Survey (Web Address: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)

USDA NRCS Climate Analysis by County Web Site (WETS). (Web Address: http://www.wcc.nrcs.usda.gov/climate/wetlands.html)

Vasilas, L. M., G. W. Hurt, and J.F. Berkowitz. 2017. "Field indicators of hydric soils in the United States." US Dep. Agric., NRCS, in cooperation with the National Technical Committee for Hydric Soils. Version 8.1.

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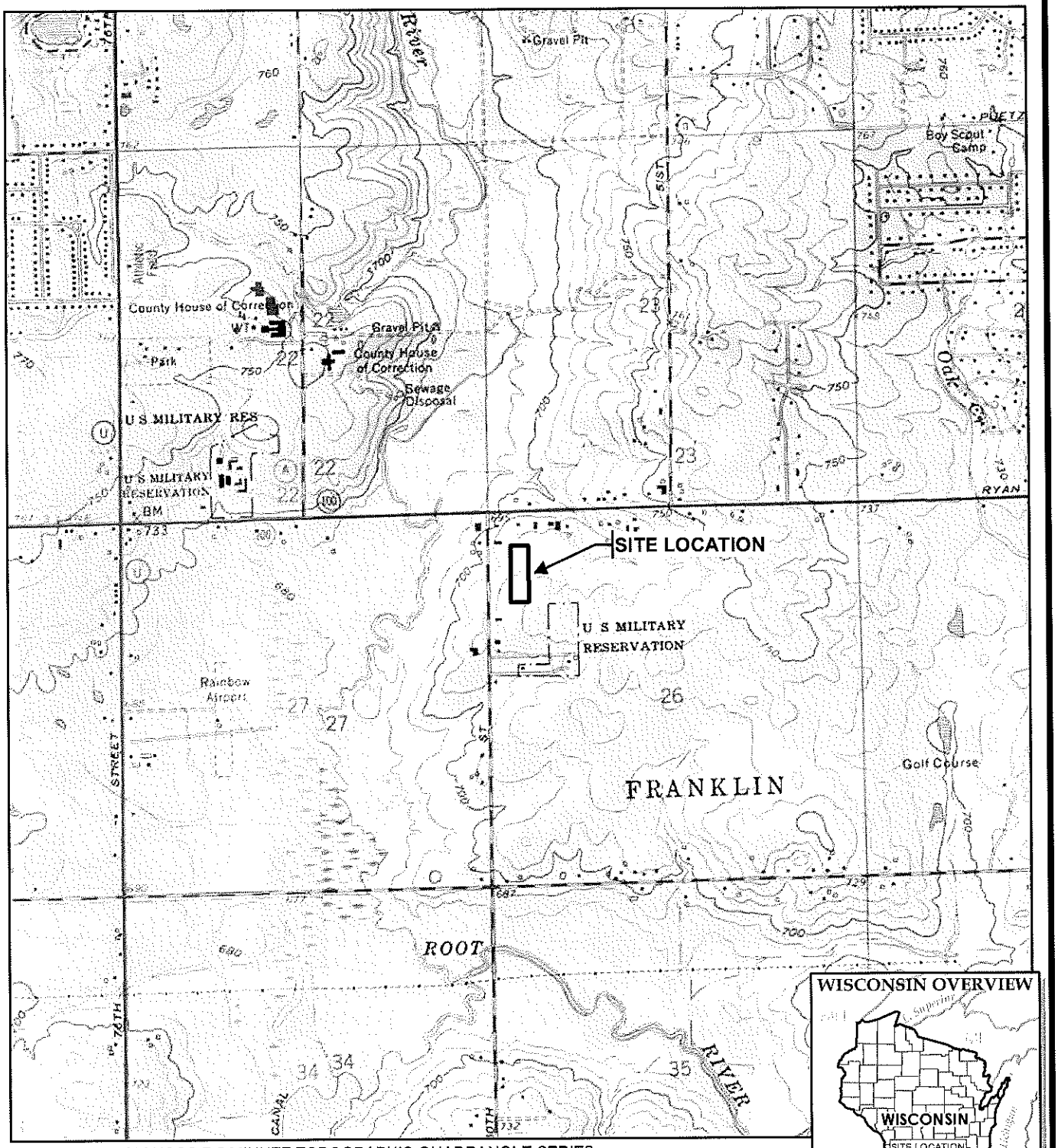
Woodward, D.E. 1997. Hydrology Tools for Wetland Determination, Chapter 19. In: Engineering Field Handbook, U.S. Department of Agriculture, Natural Resources Conservation Service, Fort Worth, TX.

Appendix A: Figures



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.

N

1 " = 2,000 '
1:24,000

0 2,000 4,000 FEET

TRC
150 North Patrick Blvd.
Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
TRC - GIS

PROJECT:
WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE:
SITE LOCATION MAP

DRAWN BY:	R SUEMNICHT
CHECKED BY:	L GIESE
APPROVED BY:	L GIESE
DATE:	SEPTEMBER 2017
PROJ. NO.:	283896
FILE:	283896-001slm.mxd

FIGURE 1

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LEGEND

- 2' CONTOUR INTERVAL
- STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.
2. CONTOUR DATA ACQUIRED FROM USGS, NATIONAL ELEVATION DATASET, 1/9TH ARCSECOND RESOLUTION.

N

0 60 120 Feet
1" = 60'
1:720

PROJECT:
WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE:
CONTOUR MAP

DRAWN BY:	R.SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L.GIESE		
APPROVED BY:	L.GIESE		**FIGURE 2**
DATE:	SEPTEMBER 2017		

TRC
150 North Patrick Blvd., Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
www.trcsolutions.com

FILE NO.: 283896-002.mxd

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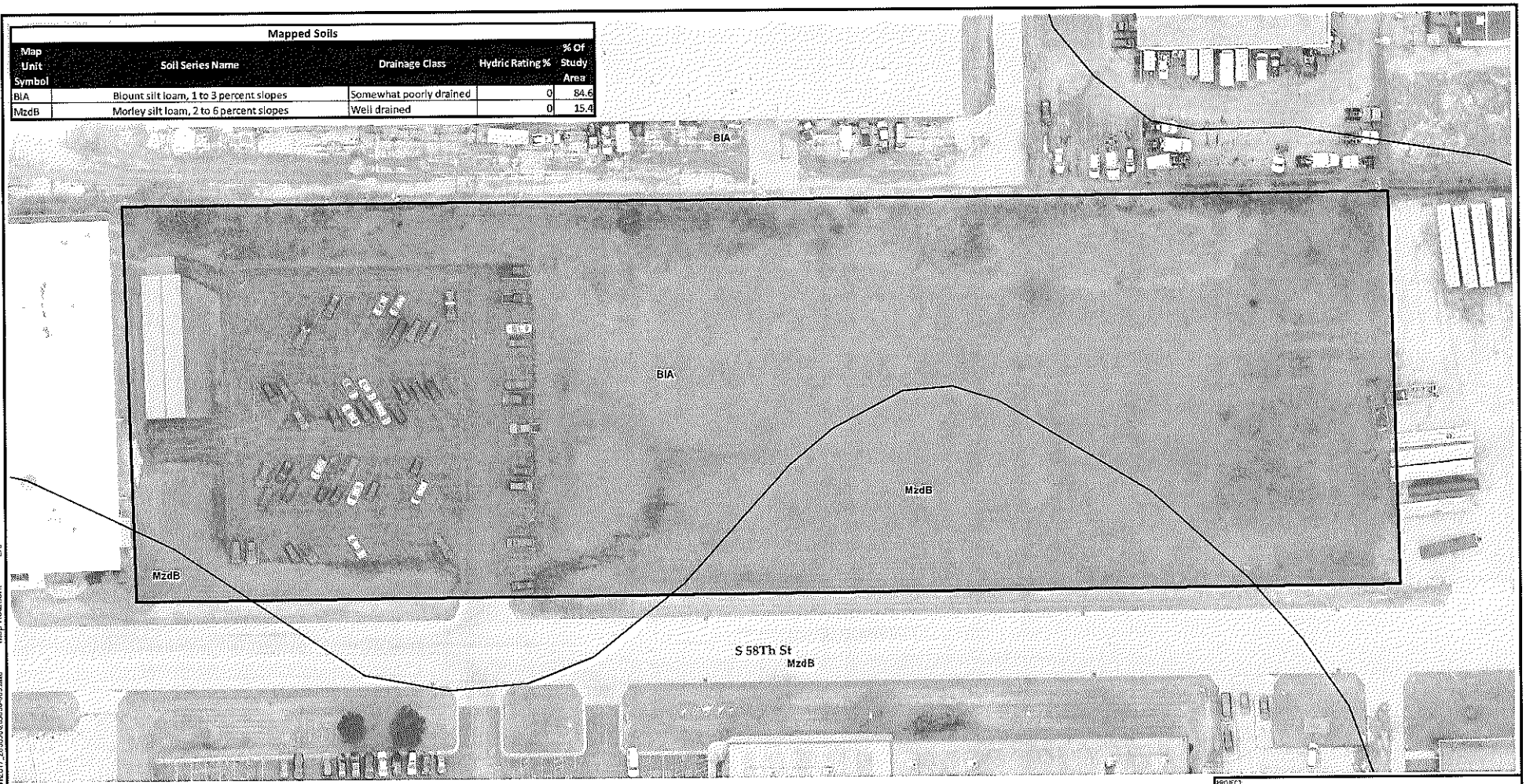
Map Rotation: 270
TRC - GIS

Mapped Soils				
Map Unit Symbol	Soil Series Name	Drainage Class	Hydric Rating %	% Of Study Area
BIA	Blount silt loam, 1 to 3 percent slopes	Somewhat poorly drained	0	84.6
MzdB	Morley silt loam, 2 to 6 percent slopes	Well drained	0	15.4



LEGEND

SOIL CLASSIFICATION

- BLOUNT SILT LOAM, 1 TO 3 PERCENT SLOPES
- MORLEY SILT LOAM, 2 TO 6 PERCENT SLOPES
- STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.
2. SOILS DATA ACQUIRED FROM USDA/NRCS SSURGO DATABASE.

0 60 120 Feet
1" = 60'
1:720

PROJECT: WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE: NRCS SOILS MAP

DRAWN BY:	R SUEMNICHT	PROJ. NO:	283896
CHECKED BY:	L GIESE		
APPROVED BY:	L GIESE		FIGURE 3
DATE:	SEPTEMBER 2017		

TRC
156 North Patrick Blvd., Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
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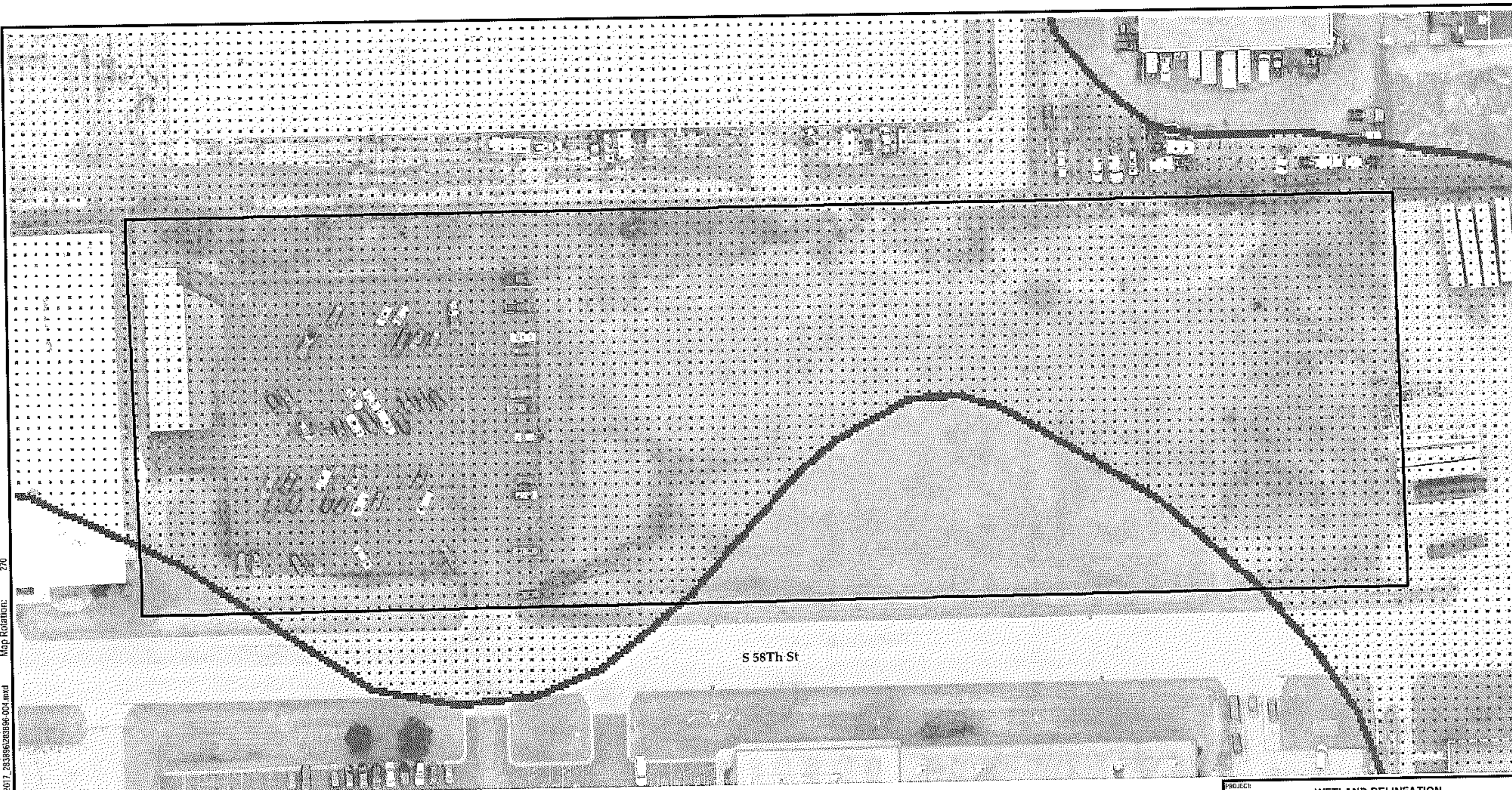
FILE NO.: 283896-003.mxd

Plot Date: 9/8/2017, 11:47:42 AM by RSUEMNICHT – LAYOUT: ANSI B (17 X 17)
Path: E:\Wetland\General\Anderson\Ashland\Franklin\MXD\17_283896\283896-003.mxd
Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet [Fast US]
Map Rotation: 270
TRC - GIS



LEGEND

- WETLAND INDICATOR SOILS
- STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.
2. THERE ARE NO WISCONSIN WETLAND INVENTORY WETLANDS WITHIN THE EXTENTS OF THIS MAP ACCORDING TO THE WISCONSIN DNR SURFACE WATER DATA VIEWER.

N

0 60 120 Feet
1" = 60'
1:720

PROJECT: WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE: **WISCONSIN WETLAND INVENTORY MAP**

DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE	FIGURE 4	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		

TRC
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FILE NO.: 283896-004.mxd

Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 270

Plot Date: 9/8/2017, 11:56:15 AM by RSUEMNICHT -- LAYOUT: ANSI B(11"x17")
Path: E:\Wetlands\General\Anderson\Ashton\cFranklin\WI\2017_283896\283896-004.mxd

TRC - GIS

LEGEND

STUDY AREA

NOTES

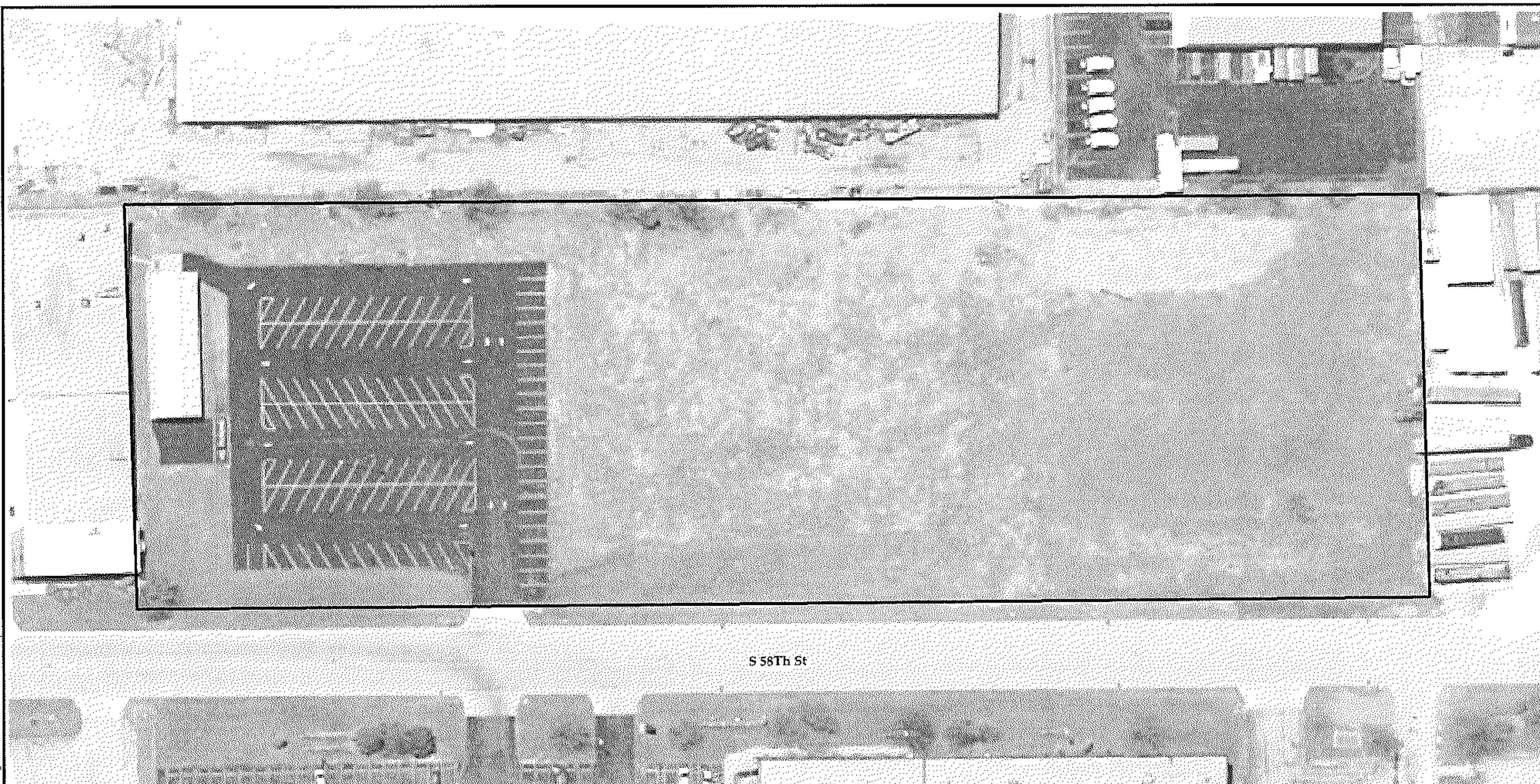
1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2005.

0 60 120 Feet
1" = 60'
1:720

PROJECT:	WETLAND DELINEATION KRONES PROPERTY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN		
TITLE:	2005 AERIAL IMAGERY		
DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE	FIGURE 5	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		
TRC		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:			283896-005.mxd

Plot Date: 9/8/2017, 11:49:37 AM by RSUEMNICHT -- LAYOUT: ANSI B(11"x17")
Path: E:\Wetlands\General\Anderson\Ashton\n\c\Franklin\WI\2017_283896\283896-005.mxd
Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 270

TRC - GIS



LEGEND

STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2007.

0 60 120 Feet
1" = 60'
1:720

PROJECT: WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE: 2007 AERIAL IMAGERY

DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE	FIGURE 6	
APPROVED BY:	L GIESE		
DATE:	SEPTEMBER 2017		

TRC
150 North Patrick Blvd., Suite 180
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FILE NO.: 283896-006.mxd

Plot Date: 9/8/2017, 11:56:19 AM by RSUEMNICHT -- LAYOUT: ANSI B(11"x17")
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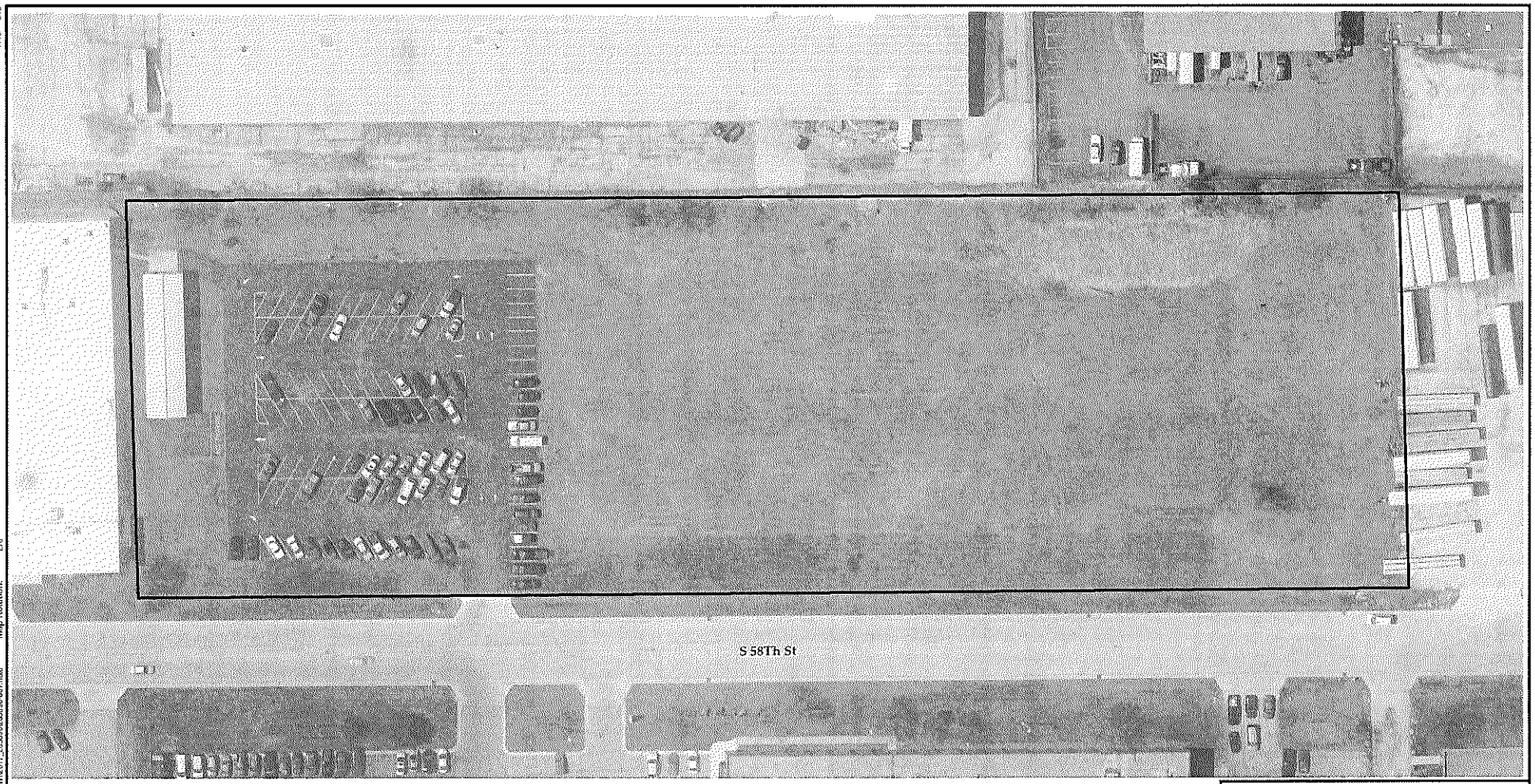
Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 270

TRC - GIS



LEGEND

STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2010.

0 60 120 Feet
1" = 60'
1:720

PROJECT: **WETLAND DELINEATION**
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE: **2010 AERIAL IMAGERY**

DRAWN BY:	R SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L GIESE		
APPROVED BY:	L GIESE		**FIGURE 7**
DATE:	SEPTEMBER 2017		

TRC

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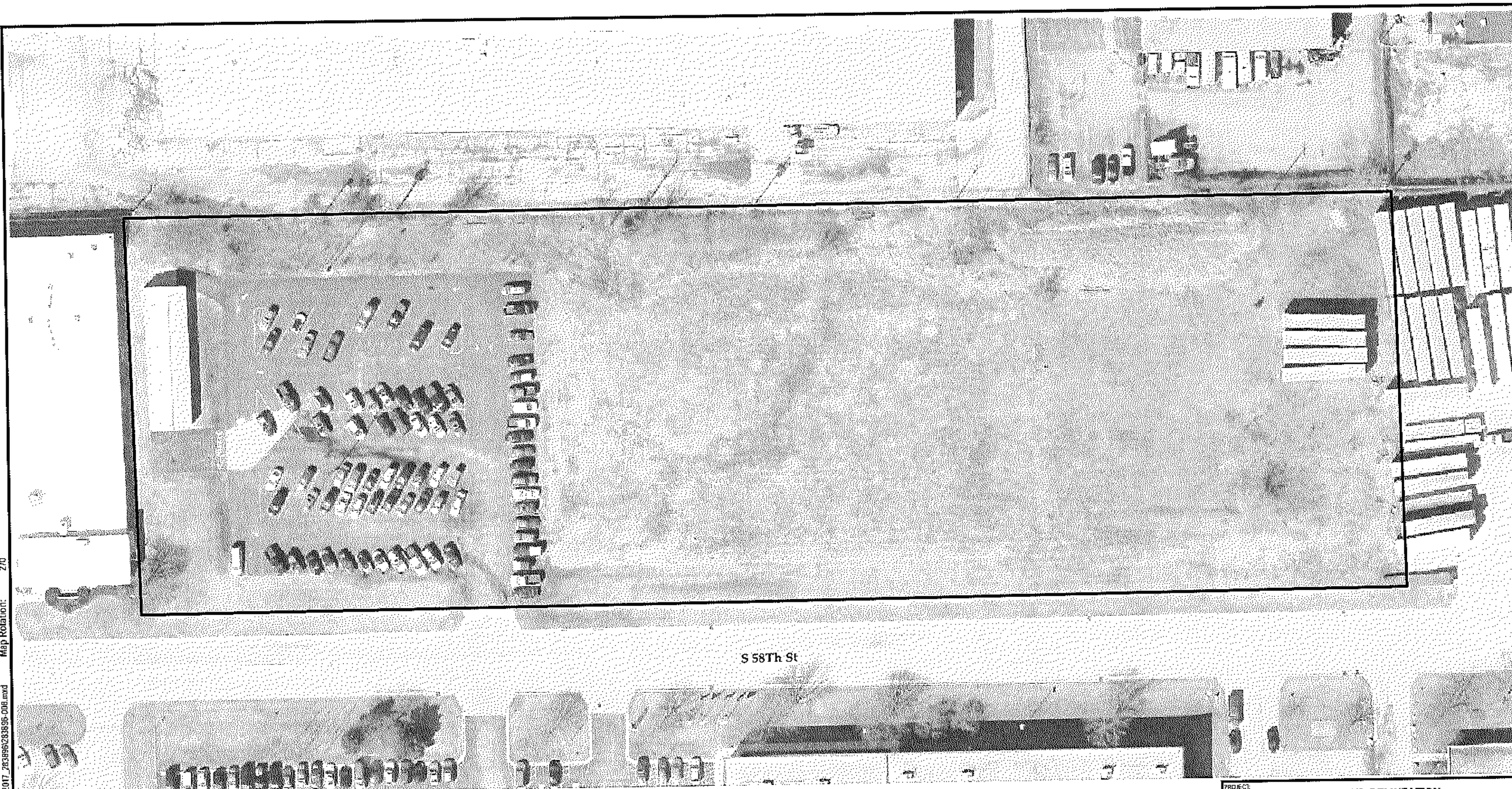
FILE NO.: 283896-007.mxd

Plot Date: 9/8/2017, 11:53:02 AM by RSUEMNICHT - LAYOUT: ANSI B (11"x17")
Path: E:\Workfiles\General\Anderson\Mitchell\Franklin\WI\2017_283896\283896-007.mxd

Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 270

TRC - GIS



LEGEND

STUDY AREA

NOTES

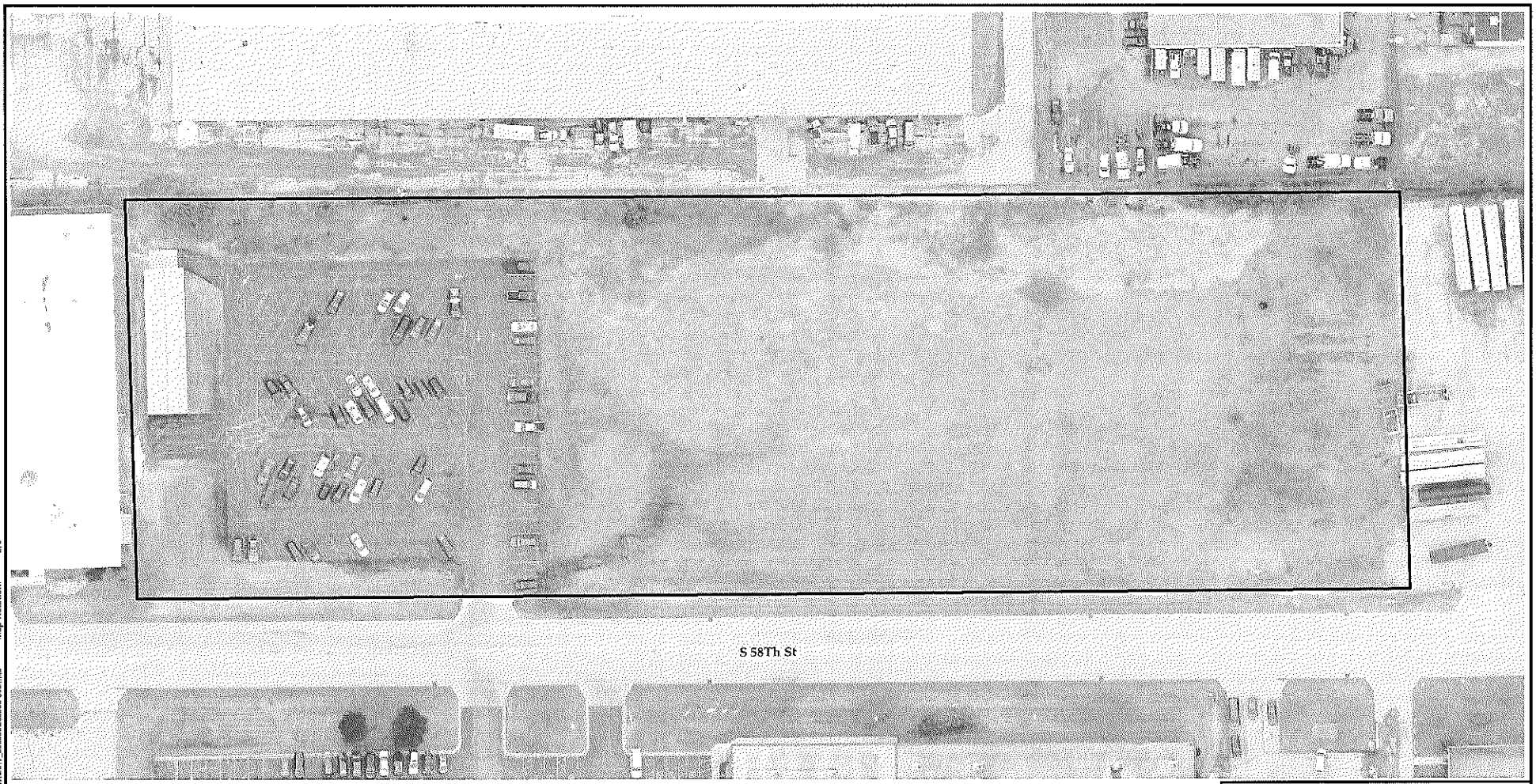
1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2013.

0 60 120 Feet
1" = 60'
1:720

PROJECT:	WETLAND DELINEATION KRONES PROPERTY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
TITLE:	2013 AERIAL IMAGERY
DRAWN BY: R SUEMNICHT	PROJ. NO.: 283896
CHECKED BY: L GIESE	FIGURE 8
APPROVED BY: L GIESE	
DATE: SEPTEMBER 2017	
TRC	150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com
FILE NO.:	283896-008.mxd

Plot Date: 9/8/2017, 11:54:27 AM by RSUEMNICHT – LAYOUT: ANSI B(11"x17")
Path: E:\Wetlands\General\Anderson\Ashton\Inc\FranklinWI\2017_283896\283896-008.mxd
Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 270

TRC - GIS



LEGEND

STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.

0 60 120 Feet
1" = 60'
1:720

PROJECT:
WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE:
2015 AERIAL IMAGERY

DRAWN BY:	R.SUEMNICHT	PROJ. NO.:	283896
CHECKED BY:	L.GIESE		
APPROVED BY	L.GIESE		**FIGURE 9**
DATE:	SEPTEMBER 2017		

TRC
150 North Patrick Blvd., Suite 180
Brookfield, WI 53045
Phone: 262.879.1212
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FILE NO.: 283896-009.mxd

Plot Date: 9/8/2017, 11:54:58 AM by RSUEMNICHT - LAYOUT: ANSI B(11"X17")
Path: E:\Wetlands\Common\Madison\Ashland\Franklin\MXD\2017_283896\283896-009.mxd

Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Feet US)
Map Rotation: 270

TRC - GIS

Appendix B:
Antecedent Precipitation Data / WETS Analysis

Table 3. Antecedent Precipitation Data					
June 1, 2017 - August 30, 2017					
Precipitation Data Source Location					
MILWAUKEE MITCHELL AP (WI) USW00014839					
3rd Month Prior		**2nd Month Prior**		**1st Month Prior**	
Date	**PPT**	**Date**	**PPT**	**Date**	**PPT**
6/1/2017	0.00	7/1/2017	0.18	8/1/2017	0.00
6/2/2017	0.00	7/2/2017	0.28	8/2/2017	0.00
6/3/2017	0.26	7/3/2017	0.00	8/3/2017	0.17
6/4/2017	0.32	7/4/2017	0.00	8/4/2017	T
6/5/2017	0.00	7/5/2017	T	8/5/2017	0.00
6/6/2017	0.00	7/6/2017	0.01	8/6/2017	0.12
6/7/2017	0.00	7/7/2017	0.08	8/7/2017	0.03
6/8/2017	T	7/8/2017	0.00	8/8/2017	0.00
6/9/2017	0.00	7/9/2017	0.00	8/9/2017	0.00
6/10/2017	0.00	7/10/2017	0.47	8/10/2017	0.13
6/11/2017	0.00	7/11/2017	T	8/11/2017	0.00
6/12/2017	0.03	7/12/2017	1.68	8/12/2017	0.00
6/13/2017	T	7/13/2017	0.00	8/13/2017	0.00
6/14/2017	0.05	7/14/2017	0.00	8/14/2017	0.00
6/15/2017	0.00	7/15/2017	0.01	8/15/2017	0.00
6/16/2017	0.04	7/16/2017	0.00	8/16/2017	0.09
6/17/2017	0.83	7/17/2017	0.00	8/17/2017	0.23
6/18/2017	T	7/18/2017	0.00	8/18/2017	0.00
6/19/2017	0.11	7/19/2017	0.21	8/19/2017	0.00
6/20/2017	0.22	7/20/2017	0.34	8/20/2017	0.00
6/21/2017	0.00	7/21/2017	0.38	8/21/2017	0.00
6/22/2017	0.05	7/22/2017	0.02	8/22/2017	0.00
6/23/2017	1.42	7/23/2017	0.01	8/23/2017	0.00
6/24/2017	T	7/24/2017	T	8/24/2017	T
6/25/2017	0.02	7/25/2017	0.00	8/25/2017	0.00
6/26/2017	T	7/26/2017	0.02	8/26/2017	T
6/27/2017	0.00	7/27/2017	0.00	8/27/2017	0.10
6/28/2017	1.67	7/28/2017	0.00	8/28/2017	0.48
6/29/2017	0.19	7/29/2017	0.00	8/29/2017	0.24
6/30/2017	T	7/30/2017	0.00	8/30/2017	0.04
		7/31/2017	0.00	8/31/2017	
Total =	**5.21**	**Total =**	**3.69**	**Total =**	**1.63**

PPT - Precipitation in inches

T - Trace

M - Missing

TRC

Table 4. WETS Analysis

Project Site: Krones Property
Period of interest: June - August, 2017
County: Milwaukee

Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	August	2.86	4.03	4.77
2nd month prior:	July	2.44	3.56	4.25
3rd month prior:	June	2.40	3.56	4.26
		Sum =	**11.15**	

Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
1.63	Dry	1	3	3
3.69	Normal	2	2	4
5.21	Wet	3	1	3
Sum = **10.53**			Sum*** =	**10**

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

Determination:

	Wet
	Dry
X	**Normal**

**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

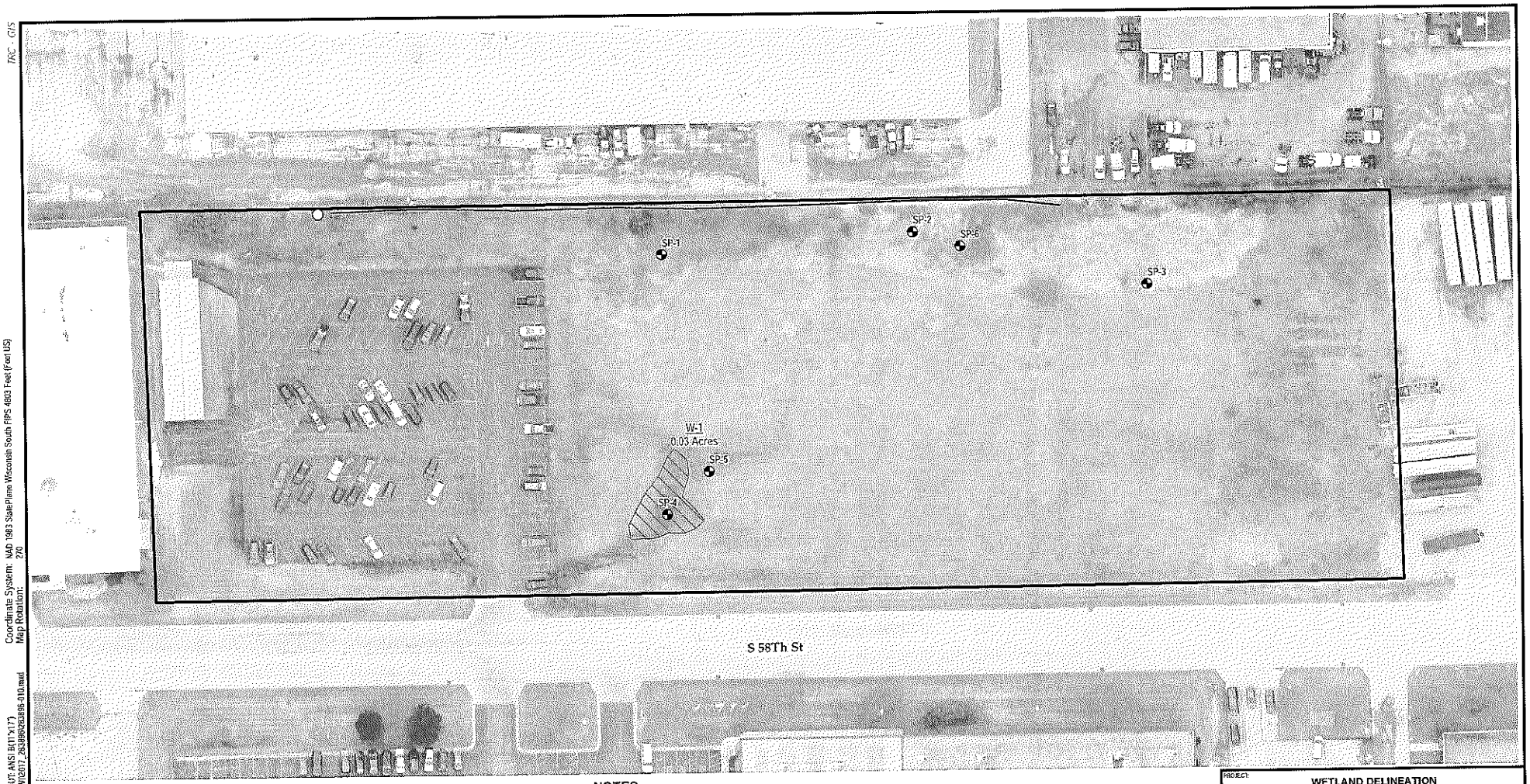
Precipitation data source: MILWAUKEE MITCHELL AP (WI) USW00014839

WETS Station: MILWAUKEE MITCHELL AP, WI

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

TRC

Appendix C:
Wetland Delineation Map



LEGEND

- UPLAND SAMPLE LOCATION
- WETLAND SAMPLE LOCATION
- CULVERT
- UPLAND DRAINAGE SWALE CENTERLINE
- TRC DELINEATED WETLAND
- STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.

0 60 120 Feet
1 " = 60 '
1:720

PROJECT:
WETLAND DELINEATION
KRONES PROPERTY
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

TITLE:
WETLAND DELINEATION MAP

DRAWN BY:	R.SUEMNICHT	PROJ. NO.:	263896
CHECKED BY:	L.GIESE		
APPROVED BY	L.GIESE		**EXHIBIT A**
DATE:	SEPTEMBER 2017		

TRC
150 North Patrick Blvd., Suite 180
Brookfield, WI 53045
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FILE NO.: 263896-010.mxd

Plot Date: 9/8/2017, 11:55:26 AM by RSUEMNICHT - LAYOUT: ANSI B(11"x17")
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Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Feet US)
Map Rotation: 270
TRC - GIS

Appendix D:
Site Photographs

TRC

Site Photographs

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Descripti

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Site Photographs

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Site Photographs

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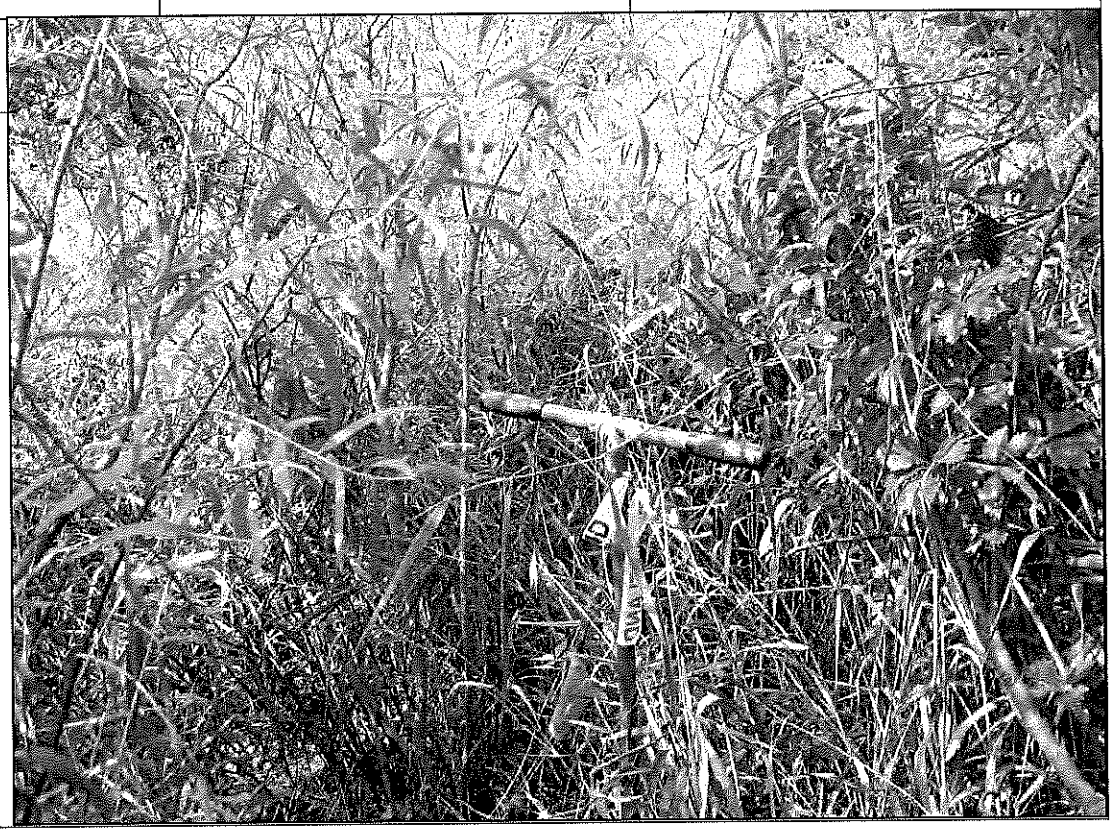

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Site Photographs

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Appendix E:
Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Krones - Parcel 8999990062 City/County: Franklin/Milwaukee Sampling Date: 31-Aug-17

Applicant/Owner: Krones, Inc. State: WI Sampling Point: **SP-1 Up**

Investigator(s): Laura Giese Section, Township, Range: S 26 T 5N R 21E

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

Slope: 5.0% 2.9 ° Lat.: Long.: Datum:

Soil Map Unit Name: Blount silt loam (BlA), mesic, Aeric Epiaqualf NWI classification: None

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

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ◉ No ○

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

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

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

Remarks:
Sample point taken on backslope terrace.

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size: 5' r)			
1. Solidago canadensis	15	☑ 16.7%	FACU
2. Cornus racemosa	10	☑ 11.1%	FAC
3. Symphyotrichum novae-angliae	10	☑ 11.1%	FACW
4. Symphyotrichum pilosum	10	☑ 11.1%	FACU
5. Daucus carota	10	☑ 11.1%	UPL
6. Bromus inermis	10	☑ 11.1%	FACU
7. Monarda fistulosa	10	☑ 11.1%	FACU
8. Erigeron annuus	5	☐ 5.6%	FACU
9. Rhamnus cathartica	5	☐ 5.6%	FAC
10. Symphyotrichum ericoides	5	☐ 5.6%	FACU
	90	= Total Cover	
Woody Vine Stratu (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

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

Percent of dominant Species That Are OBL, FACW, or FAC: 28.6% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	15	x 3 =	45
FACU species	55	x 4 =	220
UPL species	10	x 5 =	50
Column Totals:	90 (A)		335 (B)

Prevalence Index = B/A = 3.722

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ○ No ◉

Remarks: (Include photo numbers here or on a separate sheet.)
A hydrophytic plant community was not present.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: SP-1 Up

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

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR	3/2	100					Silty Clay Loam	
9-12	10YR	4/2	98	10YR	4/6	2	C	M	Clay

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Rocky Substrate

Depth (inches): 12

Hydric Soil Present? Yes ○ No ◉

Remarks:

Field indicators of hydric soils were not present. The second soil horizon was very dry, blocky and crumbly.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required

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

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

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

Aerial Imagery, WETS Analysis

Remarks:

Based on a WETS analysis, antecedent hydrologic conditions were within a normal range. No indicators of wetland hydrology were present.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Krones - Parcel 8999990062 City/County: Franklin/Milwaukee Sampling Date: 31-Aug-17

Applicant/Owner: Krones, Inc. State: WI Sampling Point: **SP-2 Up**

Investigator(s): Laura Giese Section, Township, Range: S 26 T 5N R 21E

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

Slope: 5.0% 2.9 ° Lat.: Long.: Datum:

Soil Map Unit Name: Blount silt loam (BlA), mesic, Aeric Epiaqualf NWI classification: None

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

Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ◉ No ○

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

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

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

Remarks:
Sample point taken downslope of hillside sandbar willow clump and approximately 2 feet higher in elevation than a ditch.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size: 5' r)			
1. Phalaris arundinacea	30	☑ 33.3%	FACW
2. Solidago canadensis	20	☑ 22.2%	FACU
3. Salix interior	20	☑ 22.2%	FACW
4. Cirsium arvense	15	☐ 16.7%	FACU
5. Nepeta cataria	5	☐ 5.6%	FACU
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
	90	= Total Cover	
Woody Vine Stratu (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

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

Percent of dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	0	x 3 =	0
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	90 (A)		260 (B)

Prevalence Index = B/A = 2.889

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ◉ No ○

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

A hydrophytic plant community was present due to the abundance of two opportunistic species (Phalaris arundinacea and Salix interior) that commonly extend into non-wetland areas.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: SP-2 Up

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

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR	3/2	97	10YR	4/2	2	D	M	Clay Loam	
				10YR	5/8	1	C	M		
4-16	10YR	3/1	60						Clay Loam	
	10YR	3/2	40							
16-20	10YR	3/2	98	10YR	4/6	2	C	M	Clay Loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: None

Depth (inches): N/A

Hydric Soil Present? Yes ○ No ◉

Remarks:

No field indicators of hydric soil were observed.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required

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

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

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

Aerial Imagery, WETS Analysis

Remarks:

Based on a WETS analysis, antecedent hydrologic conditions were within a normal range. Only one secondary indicator of wetland hydrology was present.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Krones - Parcel 8999990062 City/County: Franklin/Milwaukee Sampling Date: 31-Aug-17

Applicant/Owner: Krones, Inc. State: WI Sampling Point: **SP-3 Up**

Investigator(s): Laura Giese Section, Township, Range: S 26 T 5N R 21E

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

Slope: 2.0% 1.1 ° Lat.: Long.: Datum:

Soil Map Unit Name: Blount silt loam (BlA), mesic, Aeric Epiaqualf NWI classification: None

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

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ◉ No ○

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

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

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

Remarks:
Sample point taken in narrow swale at base of old spoil pile.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size: 2' x 40')			
1. Phalaris arundinacea	80	☑ 80.0%	FACW
2. Barbarea vulgaris	10	☐ 10.0%	FAC
3. Cirsium arvense	10	☐ 10.0%	FACU
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
	100	= Total Cover	
Woody Vine Stratu (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	10	x 3 =	30
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	100 (A)		230 (B)

Prevalence Index = B/A = 2.300

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (Include photo numbers here or on a separate sheet.)
A hydrophytic plant community was present due to the abundance of Phalaris arundinacea, which was also growing on top of the old spoil pile.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: SP-3 Up

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/2	60					Clay Loam	
	10YR 4/3	40						
7-16	7.5YR 4/3	98	7.5YR 4/6	2	C	M	Clay Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Compaction/gravels

Depth (inches): 16

Hydric Soil Present? Yes ○ No ◉

Remarks:

Field indicators of hydric soils were not present.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required

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

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

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

Aerial Imagery, WETS Analysis

Remarks:

Based on a WETS analysis, antecedent hydrologic conditions were within a normal range. Only one secondary indicator of wetland hydrology was present.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Krones - Parcel 8999990062 City/County: Franklin/Milwaukee Sampling Date: 31-Aug-17

Applicant/Owner: Krones, Inc. State: WI Sampling Point: **SP-4 Wet**

Investigator(s): Laura Giese Section, Township, Range: S 26 T 5N R 21E

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat

Slope: 0.0% 0.0 ° Lat.: Long.: Datum:

Soil Map Unit Name: Blount silt loam (BlA), mesic, Aeric Epiaqualf NWI classification: None

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

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ◉ No ○

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

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

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

Remarks:
Sample point taken in area with micro-topography. This area appears to receive runoff from the adjacent parking lot.

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size: 5' r)			
1. Phalaris arundinacea	80	☑ 72.7%	FACW
2. Hordeum jubatum	30	☑ 27.3%	FAC
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
	110	= Total Cover	
Woody Vine Stratu (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		250 (B)

Prevalence Index = B/A = 2.273

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (Include photo numbers here or on a separate sheet.)
A hydrophytic plant community was present.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: SP-4 Wet

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

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)		%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR	4/2	60	7.5YR	4/6	5	C	M	Clay Loam	Horizon was moist
	10YR	3/2	35							
10-12	10YR	3/1	70	7.5YR	4/6	10	C	M	Sandy Clay Loam	
	10YR	3/3	20							
12-20	10YR	4/4	80	2.5Y	6/8	10	C	M	Sandy Clay	fine sand
				2.5Y	6/1	10	D	M		

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: None

Depth (inches): N/A

Hydric Soil Present? Yes ◉ No ○

Remarks:

A field indicator of hydric soil was present. Although soils were mixed they were not considered significantly disturbed to affect hydric soil determination.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required

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

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ◉ No ○

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

Aerial Imagery, WETS Analysis

Remarks:

Based on a WETS analysis, antecedent hydrologic conditions were within a normal range. Primary and secondary indicators of wetland hydrology were present.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Krones - Parcel 8999990062 City/County: Franklin/Milwaukee Sampling Date: 31-Aug-17

Applicant/Owner: Krones, Inc. State: WI Sampling Point: **SP-5 Up**

Investigator(s): Laura Giese Section, Township, Range: S 26 T 5N R 21E

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat

Slope: 0.0% 0.0 ° Lat.: Long.: Datum:

Soil Map Unit Name: Blount silt loam (BlA), mesic, Aeric Epiaqualf NWI classification: None

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

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ◉ No ○

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

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

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

Remarks:
Sample point taken slightly downslope of SP-4 (Wet) where drainage was expected to continue.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Herb Stratum (Plot size: 5' r)			
1. Bromus inermis	60	☑ 60.0%	FACU
2. Phalaris arundinacea	30	☑ 30.0%	FACW
3. Symphyotrichum pilosum	10	☐ 10.0%	FACU
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
	100	= Total Cover	
Woody Vine Stratu (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

Dominance Test worksheet:

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

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

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	30	x 2 =	60
FAC species	0	x 3 =	0
FACU species	70	x 4 =	280
UPL species	0	x 5 =	0
Column Totals:	100 (A)		340 (B)

Prevalence Index = B/A = 3.400

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ○ No ◉

Remarks: (Include photo numbers here or on a separate sheet.)
A hydrophytic plant community was not present.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: SP-5 Up

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

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR	3/2	100					Silt Loam	
1-15	10YR	4/2	90					Clay	15% gravels
	10YR	4/3	10						
15-20	10YR	5/2	98	10YR	5/8	2	C	M	Clay

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: None

Depth (inches): N/A

Hydric Soil Present? Yes ○ No ◉

Remarks:

No field indicators of hydric soil were observed.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required

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

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches): _____

Water Table Present? Yes ○ No ◉ Depth (inches): _____

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

Wetland Hydrology Present? Yes ○ No ◉

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

Aerial Imagery, WETS Analysis

Remarks:

Based on a WETS analysis, antecedent hydrologic conditions were within a normal range. No indicators of wetland hydrology were present.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Krones - Parcel 8999990062 City/County: Franklin/Milwaukee Sampling Date: 31-Aug-17

Applicant/Owner: Krones, Inc. State: WI Sampling Point: **SP-6 Up**

Investigator(s): Laura Giese Section, Township, Range: S 26 T 5N R 21E

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

Slope: 10.0% 5.7 ° Lat.: Long.: Datum:

Soil Map Unit Name: Blount silt loam (BlA), mesic, Aeric Epiaqualf NWI classification: None

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

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ◉ No ○

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

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

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

Remarks:
Sample point taken amongst a clump of sandbar willow growing on a relatively steep hillside.

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30' r)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15' r)			
1. Salix interior	80	☑ 100.0%	FACW
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	80	= Total Cover	
Herb Stratum (Plot size: 5' r)			
1. Phalaris arundinacea	30	☑ 50.0%	FACW
2. Parthenocissus quinquefolia	20	☑ 33.3%	FACU
3. Cirsium arvense	10	☐ 16.7%	FACU
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
	60	= Total Cover	
Woody Vine Stratu (Plot size: 30' r)			
1. Parthenocissus quinquefolia	20	☐ 100.0%	FACU
2.	0	☐ 0.0%	
	20	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

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

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	110	x 2 =	220
FAC species	0	x 3 =	0
FACU species	50	x 4 =	200
UPL species	0	x 5 =	0
Column Totals:	160 (A)		420 (B)

Prevalence Index = B/A = 2.625

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ○ No ◉

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

A hydrophytic plant community was not present based on the dominance test, but was present based on the prevalence index due to the abundance of Salix interior.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: SP-6 Up

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/2	80					Clay Loam	gravelly
	10YR 4/3	20						

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: Rock and Gravels

Depth (inches): 6

Hydric Soil Present? Yes ○ No ◉

Remarks:

No field indicators of hydric soil were observed. No redox features were observed in the soil suggesting water is not impeded by the restrictive layer.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required

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

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches): _____

Water Table Present? Yes ○ No ◉ Depth (inches): _____

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

Wetland Hydrology Present? Yes ○ No ◉

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

Aerial Imagery, WETS Analysis

Remarks:

Based on a WETS analysis, antecedent hydrologic conditions were within a normal range. No indicators of wetland hydrology were present.

Appendix F:
Professional Opinion on Wetland Susceptibility

Table 5: Opinion of Susceptibility for NR 151 Setback Purposes

Note: Final authority on NR 151 protective areas rests with WDNR, but the following is TRC's opinion of each wetland's NR 151 protective area category.

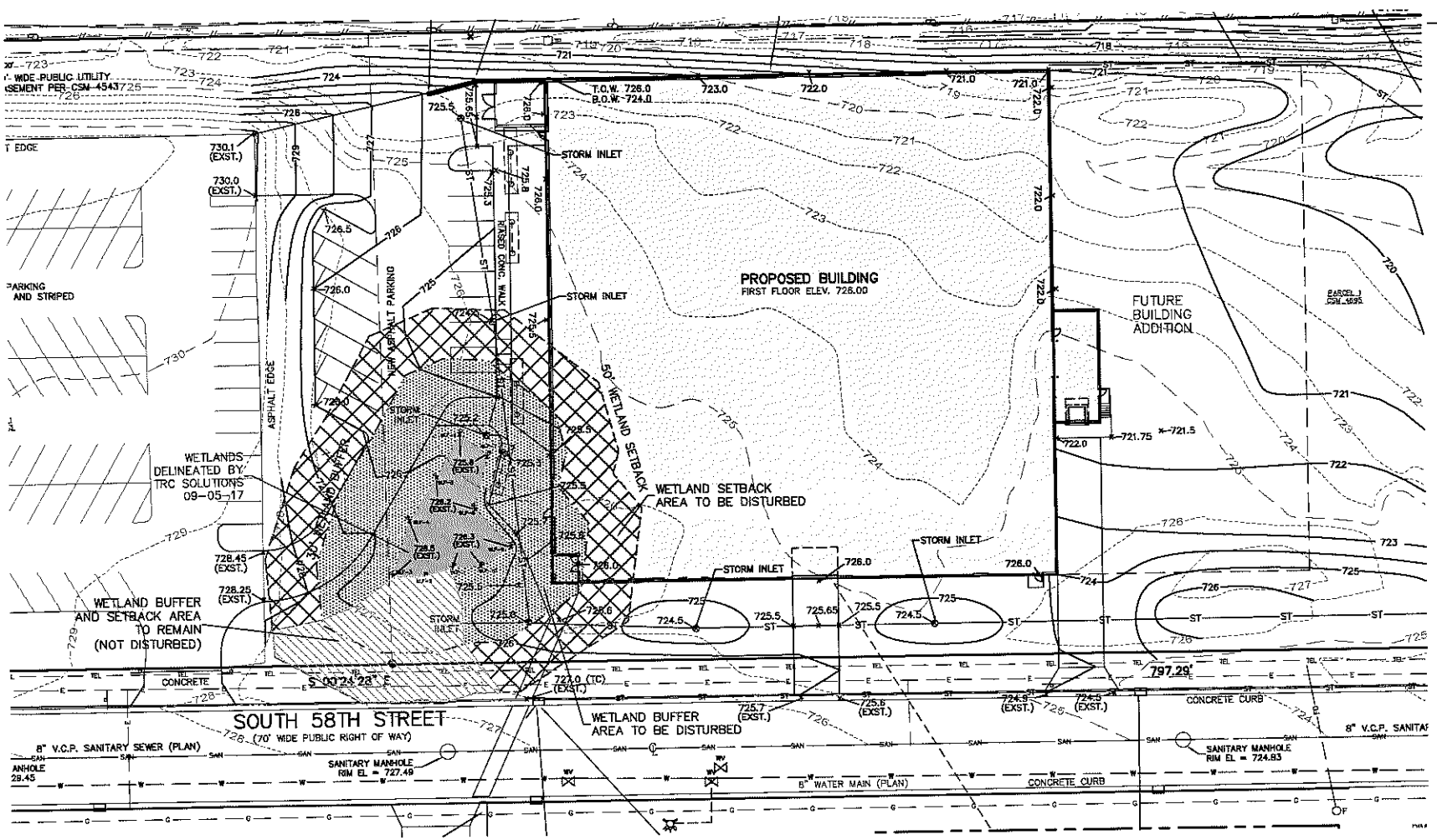
Wetland #	Least Susceptible	Moderately Susceptible	Highly Susceptible
W-1	X		

Definitions of Susceptibility Per WDNR Administrative Code:

Least Susceptible: Degraded wetlands dominated by invasive species (≥ 90%) such as reed canary grass. Protective area = 10% of avg wetland width, but no less than 10' or more than 30'.

Moderately Susceptible: Fens, sedge meadows, bogs, low prairies, conifer swamps, shrub swamps, other forested wetlands, fresh wet meadows, shallow marshes, deep marshes and seasonally flooded basins. Protective area = 50'.

Highly Susceptible: Outstanding/exceptional resource waters, wetlands in areas of special natural resource interest as specificed in s. NR 103.04. Protective area = 75'.



KRONES
9600 S. 58TH ST. FRANKLIN, WI

CJE NO.: 1740R4
NOVEMBER 13, 2017

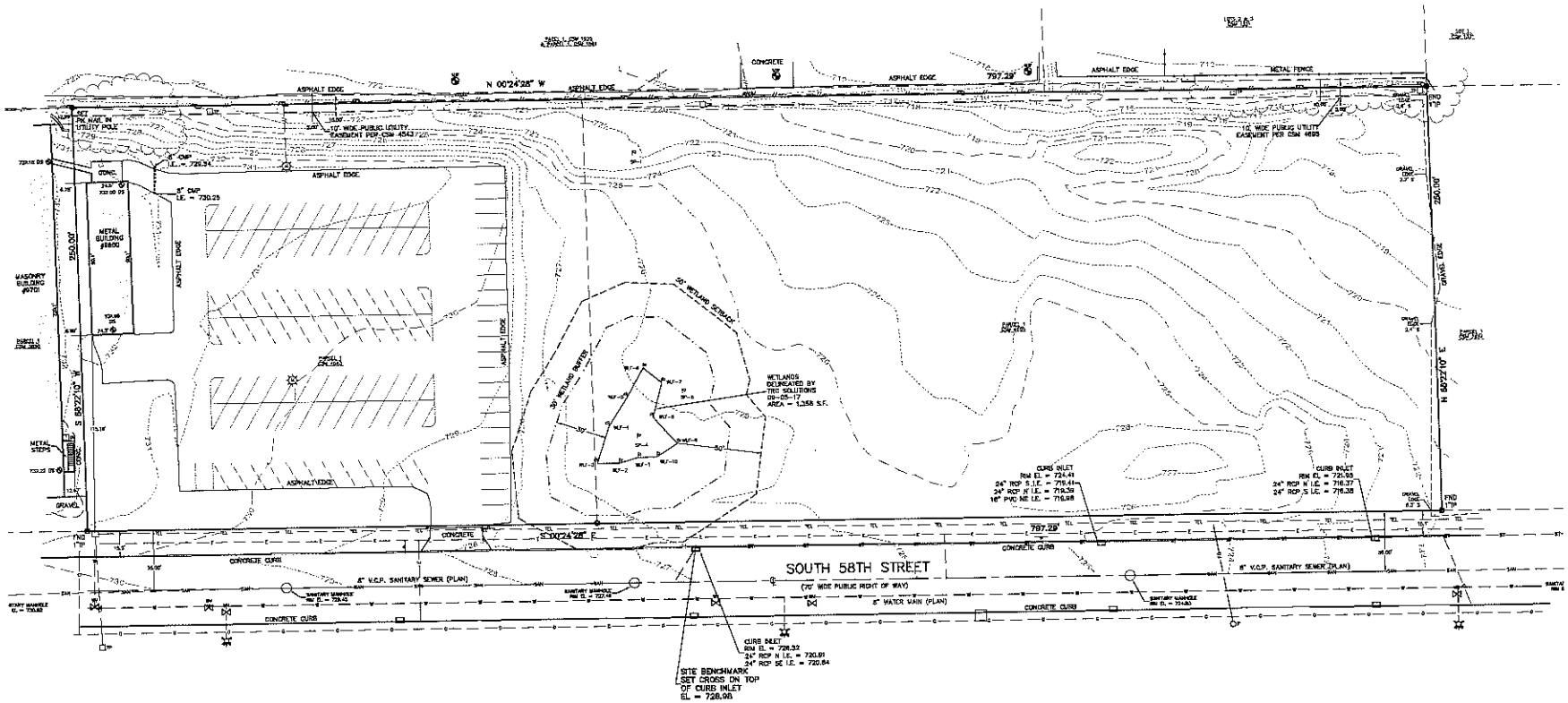
- Wetland: 1,358 square feet
- Wetland Buffer: 9,346 square feet
  (This area includes the wetland area)
- Wetland Setback: 17,928 square feet
  (This area includes the wetland and buffer areas)
- Wetland Buffer Disturbance: 6,750 square feet
- Wetland Setback Disturbance: 13,670 square feet

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

EXHIBIT
NATURAL RESOURCE IMPACTS

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

KRONES
9600 S. 58TH ST. FRANKLIN, WISCONSIN



SITE INTENSITY AND CAPACITY CALCULATIONS

ZONING: I-1

BASE SITE AREA = 4.57 ACRES

TOTAL RESOURCE PROTECTION LAND (INCLUDING BUFFER AREAS) = 0.21 ACRES

MIN. REQUIRED ON-SITE LANDSCAPE SURFACE 4.57 X 0.40 = 1.83 ACRES

BUILDABLE SITE AREA = 4.57 – 1.83 = 2.74 ACRES

MAX. NET FLOOR AREA = 2.74 X 0.85 = 2.33 ACRES

MAX. GROSS FLOOR AREA = 4.57 X 0.42 = 1.92 ACRES

NATURAL RESOURCES

- STEEP SLOPES – NONE
- WOODLANDS – NONE
- LAKES AND PONDS – NONE
- STREAMS – NONE
- SHORE BUFFER – NONE
- FLOOD PLAIN – NONE
- WETLANDS – AREA AS SHOWN = 1,358 S.F.
- WETLAND BUFFER – 30' AS SHOWN.
- WETLAND SETBACK – 50' AS SHOWN.

LEGAL DESCRIPTION:

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4543 AND PARCEL 1 OF 4695 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

CONTAINING 199,277 SQUARE FEET OR 4.5748 ACRES.

NOTE:

SUBJECT PROPERTY IS NOT IN THE FLOOD PLAIN. THE SITE IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C0020E, WITH A DATE OF IDENTIFICATION OF SEP. 26, 2008, IN COMMUNITY NO. 550275, THE CITY OF FRANKLIN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

GRAPHIC SCALE
1 inch = 30 ft

CJE NO.: 1740R0NRPP
OCTOBER 23, 2017

NATURAL RESOURCE PROTECTION PLAN

C5.0

CJ engineering
civil design and consulting
9206 W. Center Street
Suite 214
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CSE
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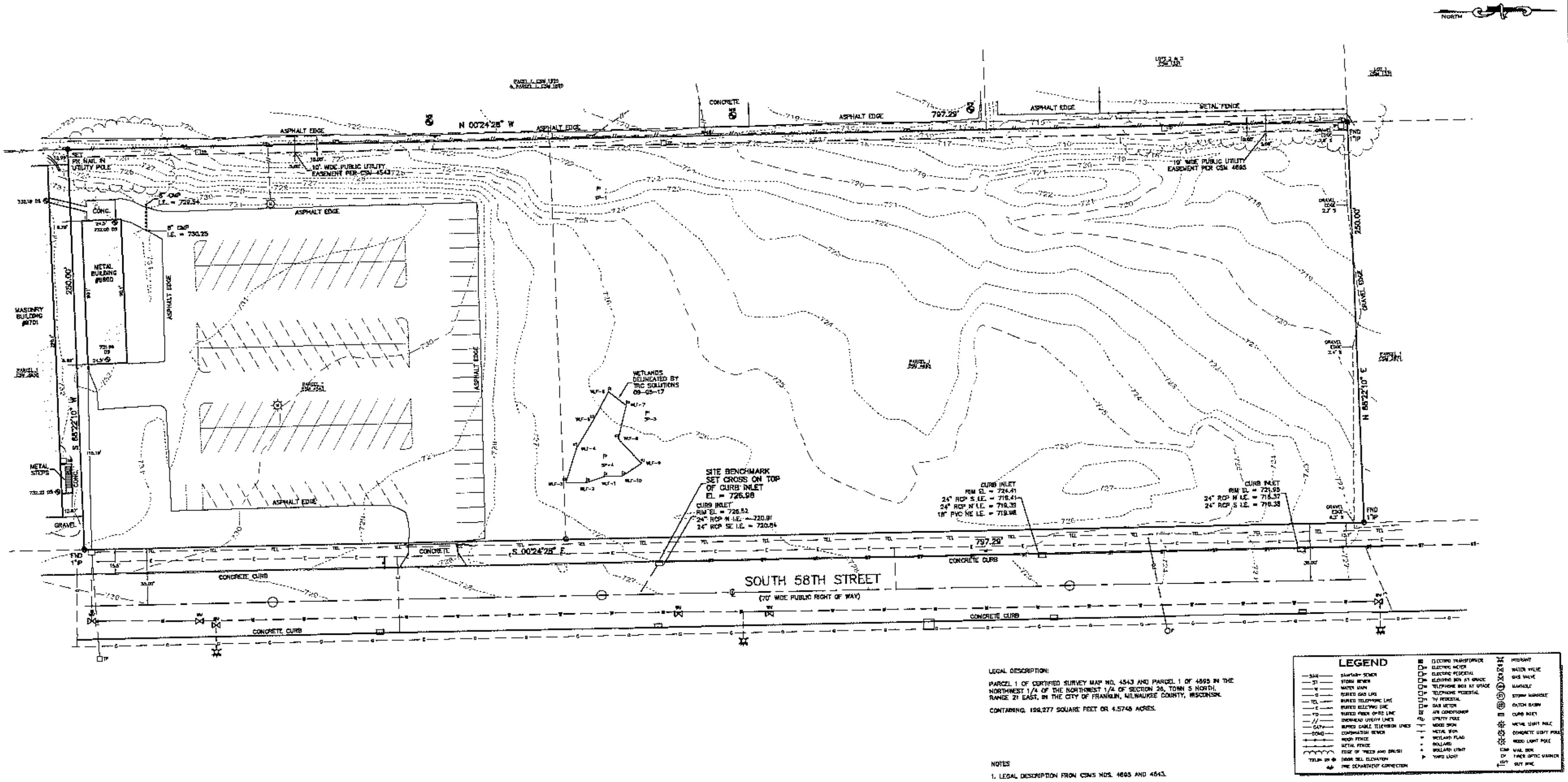
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6606
WWW.CAPITOLSURVEY.COM



LEGAL DESCRIPTION:

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4543 AND PARCEL 1 OF 4695 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

CONTAINING: 199,277 SQUARE FEET OR 4.5748 ACRES.

NOTES

1. LEGAL DESCRIPTION FROM CSMS NOS. 4695 AND 4543.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. SUBJECT PROPERTY IS [ARE] LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C0228E, WITH A DATE OF IDENTIFICATION OF SEP. 26, 2008, IN COMMUNITY NO. 550273, THE CITY OF FRANKLIN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE NORTHWEST 1/4 OF SECTION 26-5-21, EL = 695.36

5. SITE BENCHMARK – SCRIBE CROSS SET ON TOP OF CURB INLET AS SHOWN HEREON, EL = 726.98.

6. ELEVATIONS BASED ON INFORMATION FROM SEWRPC AND ARE AT NGVD 29 DATUM.

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

SEPTEMBER 12, 2017
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN MICHAEL J. BERRY S-2545 BROOKFIELD, WI LAND SURVEYOR

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

KRONES
9600 S. 58TH ST.
FRANKLIN, WI

DRAWN BY:	NJF	DATE:	SEPT. 12, 2017
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE JOB NO.:	17-073	SHEET	1 OF 1

CJ engineering
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9205 W. Center Street
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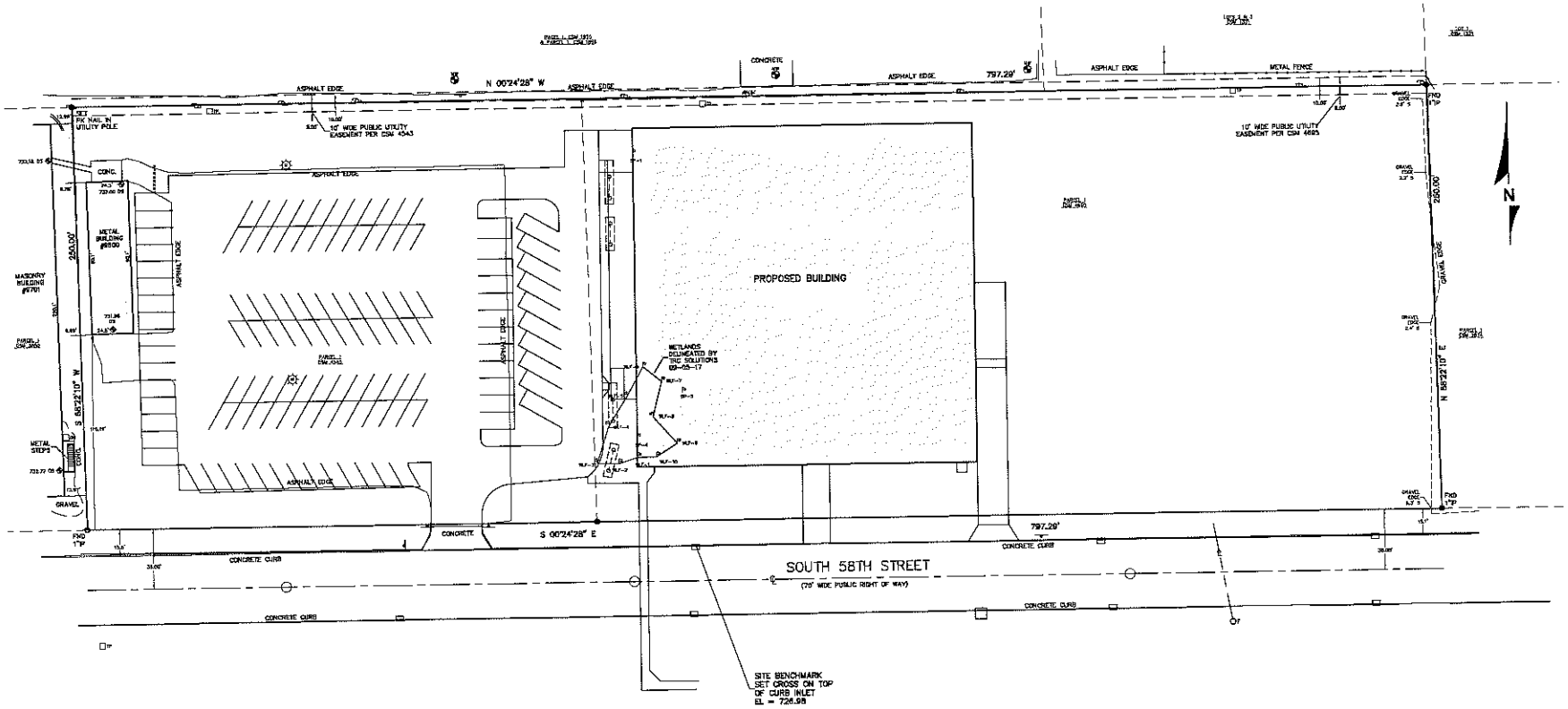
FAX: (414) 443-1317
www.cj-engineering.com



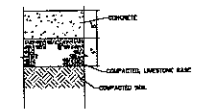
KRONES
9600 S. 58TH ST. FRANKLIN, WI

CJE NO.: 1740R0
SEPTEMBER 26, 2017

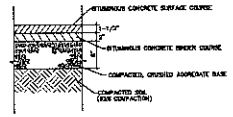
GRAPHIC SCALE
1 Inch = 30 ft.

ALTERNATIVE I
SITE PLAN

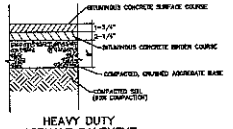
CJ engineering
civil design and consulting
9205 W. Center Street
Suite 211
Milwaukee, WI 53222
PH. (414) 443-1312
www.cjengineering.com



CONCRETE SIDEWALK
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT
NOT TO SCALE



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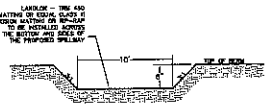

SPILLWAY DETAIL
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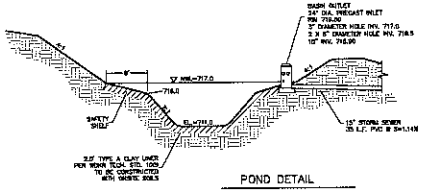

POND DETAIL
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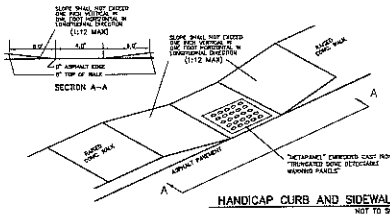
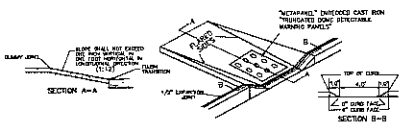
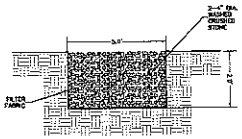
CONCRETE WALK WITH INTEGRAL CURB
NOT TO SCALE



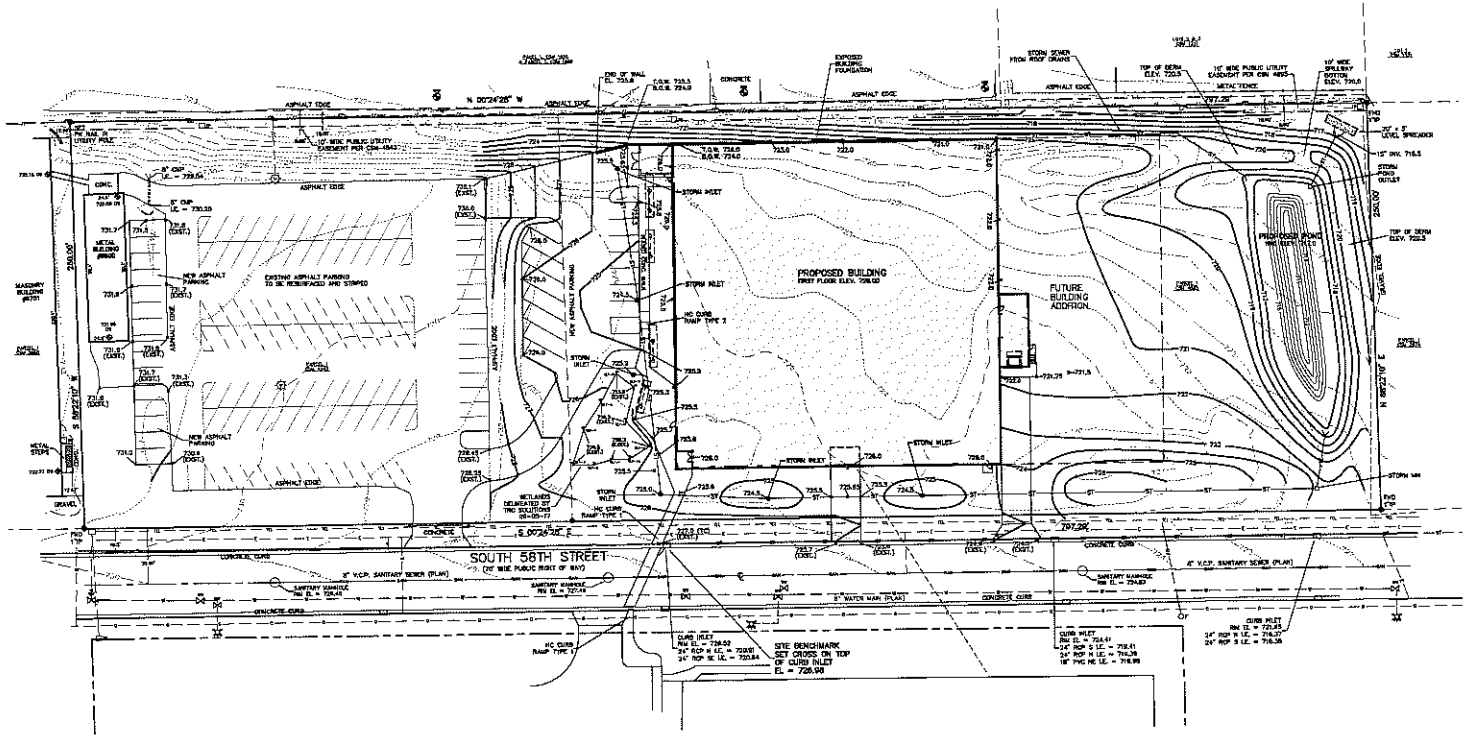
HANDICAP CURB AND SIDEWALK RAMP TYPE 2
NOT TO SCALE



HANDICAP CURB AND SIDEWALK RAMP TYPE 1
NOT TO SCALE



LEVEL SPREADER
NOT TO SCALE



KRONES
9600 S. 58TH ST. FRANKLIN, WI

CJE NO.: 17408R4
NOVEMBER 13, 2017

LEGEND

721	EXISTING CONTOUR
723	PROPOSED CONTOUR
x 725.0	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER

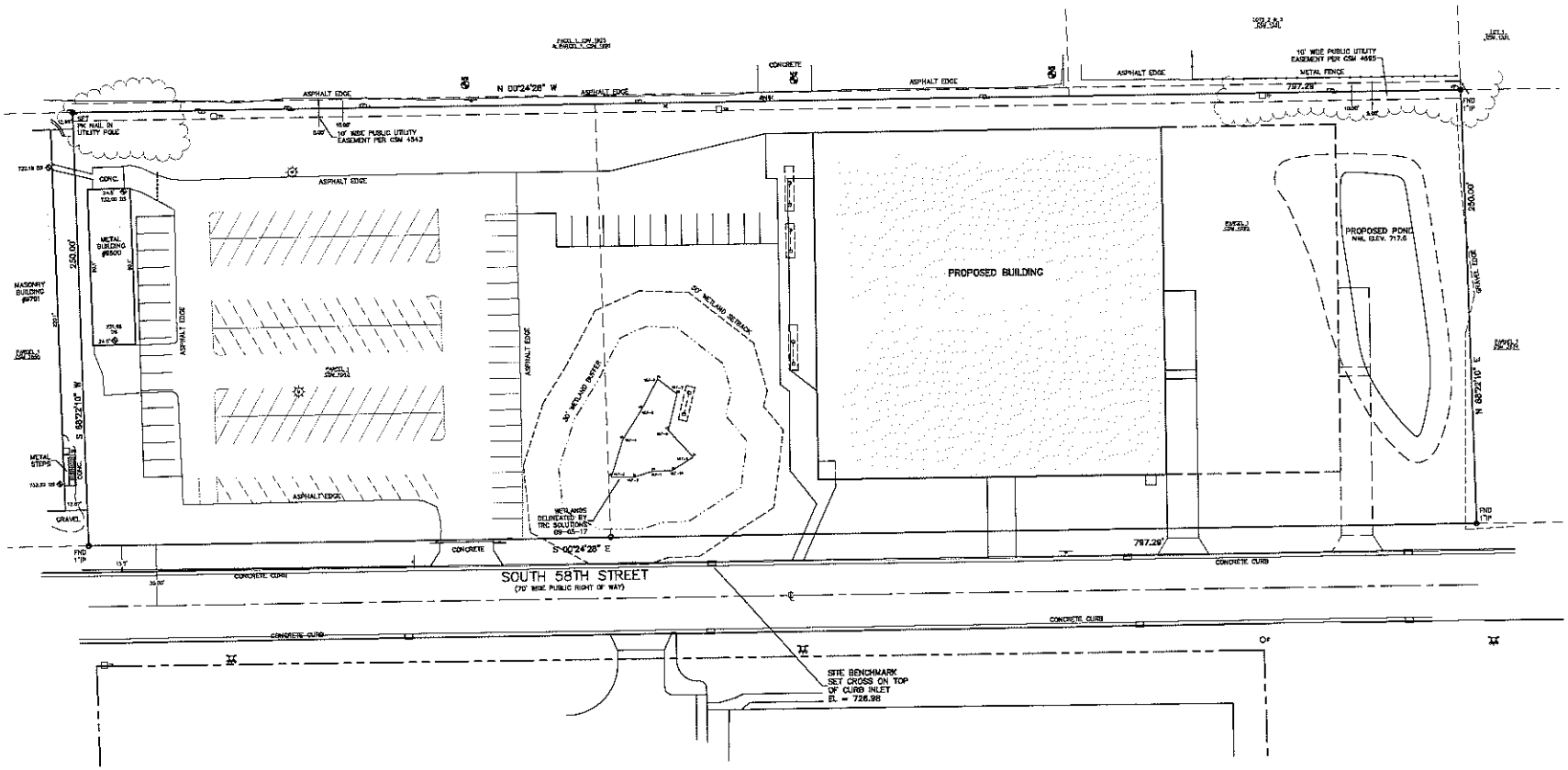
NOTES:
1. DISTURBED AREA = 135,000 S.F. (3.10 ACRES)
2. ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB / RAISED WALK.
3. SITE PLAN SUBJECT TO APPROVAL OF THE NATURAL RESOURCE EXCEPTION FOR WETLAND BUFFER AND WETLAND SETBACKS.

GRAPHIC SCALE
1 inch = 30 ft

SITE GRADING PLAN C1.0

SHEET 1 OF 3

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1317
FAX (414) 443-1317
www.cj-engineering.com



KRONES
9600 S. 58TH ST. FRANKLIN, WI

CJE NO.: 1740R2
OCTOBER 30, 2017

GRAPHIC SCALE
1 inch = 30 ft

SITE PLAN - ALTERNATIVE 3

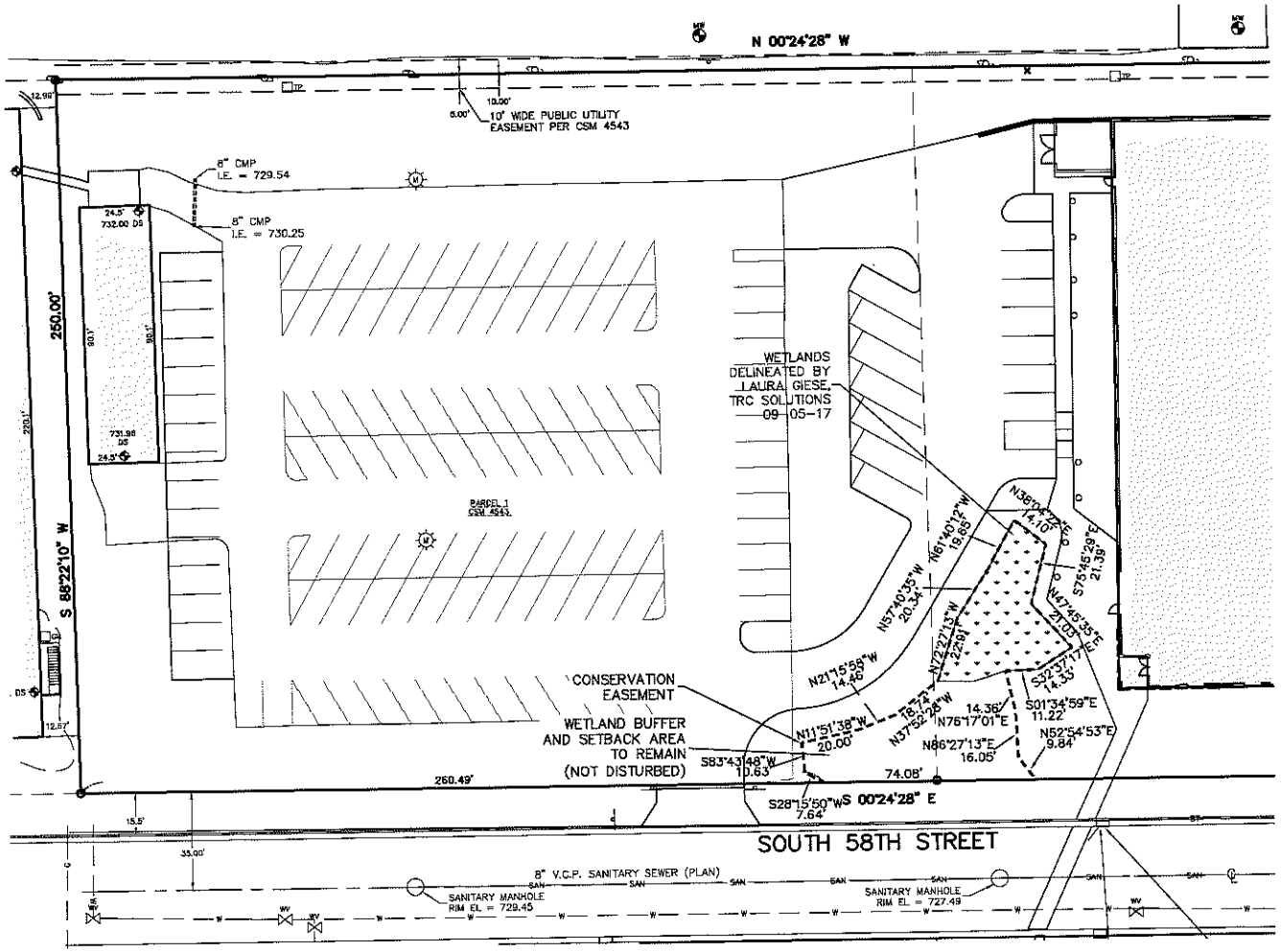
EXHIBIT "A"

CONSERVATION EASEMENT LEGAL DESCRIPTION:

BEING A PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4543 AND PARCEL 1 OF 4695 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 1, THENCE N 00°24'28" W ALONG THE WEST ROW LINE OF S. 58TH ST, 260.49' TO THE POINT OF BEGINNING: THENCE S 28°15'50" W, 7.64'; THENCE S 83°43'48" W, 10.63'; THENCE N 11°51'38" W, 20.00'; THENCE N 21°15'58" W, 14.46'; THENCE N 37°52'28" W, 18.74'; THENCE N 72°27'13" W, 22.91'; THENCE N 57°40'35" W, 20.34'; THENCE N 61°40'12" W, 19.65'; THENCE N 38°04'22" E, 14.10'; THENCE S 75°45'29" E, 21.39'; THENCE N 47°45'35" E, 21.03'; THENCE S 32°37'17" E, 14.33'; THECE S 01°34'59" E, 11.22'; THECE N 76°17'01" E, 14.36'; THENCE N 86°27'13" E, 16.05'; THENCE N 52°54'53" E, 9.84' TO THE WEST ROW LINE OF S. 58TH ST; THENCE S 00°24'28" E, ALONG SAID WEST LINE, 74.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,348 SQUARE FEET



GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft

KRONES

9600 S. 58TH ST. FRANKLIN, WI

CJE NO.: 1740R4-NRIP

NOVEMBER 21, 2017

Exhibit B

City of Franklin Environmental Commission

TO:	Common Council
DATE:	November 29, 2017
RE:	Special Exception application review and recommendation
APPLICATION:	Krones, Inc., Applicant, dated: November 10, 2017 (9611 South 58th Street)

I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

1. Unified Development Ordinance Section(s) from which Special Exception is requested:

   Wetland buffer areas – Section 15-4.0102 H and Wetland Setbacks – Section 15-4.0102I.

2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):

   There is small isolated Wetland area of 1358 s.f. that was discovered and delineated. The wetlands are a result of runoff from the existing parking lot and poor drainage/grading. The wetlands are in a location of the initial proposed site expansion. The site has been redesigned to avoid the wetlands but cannot be designed to avoid the wetland buffer and setback areas.

3. Applicant's reason for request:

   The proposed project cannot be constructed to meet the current needs and future expansion plans without encroaching into the wetland buffer and setback areas.

4. Applicant's reason why request appropriate for Special Exception:

   The request is appropriate since the intention of the wetland buffers and setbacks are to protect the wetland areas. The proposed plan does maintain and protect the wetlands. The adjacent impervious area will

no longer drain directly into the wetland area. The proposed storm water and grading plan are designed to collect and reroute this runoff to a new storm water pond on the north which will protect the wetland quality. In addition the wetland is located in the front of the proposed building so the owner will maintain the vegetative quality of the wetlands and adjacent areas for aesthetic reasons.

II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species:

   See wetland report for flora description. No threatened or endangered species exists.

2. Storm and flood water storage:

   The wetland buffer and setback area does not provide any significant storm or flood storage. Storm water storage is proved on the north with a proposed storm water pond.

3. Hydrologic functions:

   The wetland buffer and setback area does not provide any significant hydrologic functions. Storm water management is proved on the north with a proposed storm water pond.

4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances:

   Water quality / sediment removal will be provided on the north with a proposed storm water pond.

5. Shoreline protection against erosion:

   NA

6. Habitat for aquatic organisms:

   NA

7. Habitat for wildlife:

   No impact anticipated.

8. Human use functional value:

No impact anticipated.

9. Groundwater recharge/discharge protection:

No impact anticipated.

10. Aesthetic appeal, recreation, education, and science value:

No impact anticipated. Wetland area will be maintained and enhanced.

11. State or Federal designated threatened or endangered species or species of special concern:

None

12. Existence within a Shoreland:

NA

13. 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:

None

III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:

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):

Existing site grading along with the desired reuse of the existing parking lot as a parking lot to serve the proposed training building coupled with the need to provide a safe and controlled pedestrian access between the existing Krones building across the street constricted the building of the new training center to the proposed location.

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 applicants and that there are no reasonable practicable alternatives; *or*

b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

Agree, requirements will unreasonably and negatively impact the owner's use of the property and there are no practicable alternatives.

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

a. be consistent with the existing character of the neighborhood:

Agree, 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:

Agree, not effectively undermine the ability to apply or enforce the requirement 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:

Agree, be 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)*:

NA

IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:

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 size and shape of the proposed building is critical to the internal scope of the business within and critical to the success of their business here in Franklin.

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 steep grades to the North of the existing parking lot would be considered unusual in an industrial park; however, the proposed building design is intended to locate the loading dock to take advantage of the existing steep grades.

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

   The proposed improvements to this property are within the permitted use of the industrial park zoning district and will be occupied and used as such for the foreseeable future.

4. Aesthetics:

   Much of the improved area within the wetland buffer is intended to promote a visual connection between wetland and occupants of the proposed building.

5. Degree of noncompliance with the requirement allowed by the Special Exception:

   None anticipated.

6. Proximity to and character of surrounding property:

   This property is within an old, established industrial park.

7. Zoning of the area in which property is located and neighboring area:

   M-1 Limited Industrial District.

8. Any negative affect upon adjoining property:

   None anticipated.

9. Natural features of the property:

   This is an industrial park.

10. Environmental impacts:

None anticipated.

V. Environmental Commission Recommendation:

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.

2. The Environmental Commission recommends approval of the Application upon the aforesaid recommendations for the reasons set forth therein.

3. The Environmental Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:

    a. Approval of a Natural Resource Special Exception for Krones, Inc. based upon acceptance of site grading plan C1.0. and mitigation of wetland area to be located by pond to the north with Planning staff approval.

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the 29th day of November, 2017.

Dated this 12 day of Dec, 2017.

Wesley Cannon

Wesley Cannon, Chairman

Attest:

Arthur Skowron

Arthur Skowron, Vice-Chairman

Exhibit C

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of December 7, 2017

Site Plan and Natural Resource Special Exception

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan and Natural Resource Special Exception Applications for Krones, Inc., subject to the conditions in the attached draft resolution and draft Standards, Findings, and Decision.

Project Name:	Krones, Inc.
Project Location:	9611 South 58th Street
Property Owner:	Krones, Inc.
Applicant:	Krones, Inc.
Agent:	Robin Sterr, Anderson Ashton
Current Zoning:	M-1 Limited Industrial District
2025 Comprehensive Plan:	Industrial
Use of Surrounding Properties:	Industrial zoned properties to the north, south and west and Franklin Business Park (Planned Development District No. 18) to the east
Applicant's Action Requested:	Approval of the Site Plan and Natural Resource Special Exception Applications

Introduction and Background

Please note:

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

On October 26, 2017 and November 10, 2017, the applicant filed a Site Plan and Natural Resource Special Exception Application, respectively. The applicant is proposing construction of a 40,000 square foot building upon property located at 9611 S. 58th Street (bearing Tax Key No. 899-9990-067), which includes disturbance of a protected wetland buffer and wetland setback.

Krones, Inc. currently has a facility across the street from the subject property at 9600 S. 58th Street. Krones, Inc. is allowed as a permitted use in the M-1 Limited Industrial District under Standard Industrial Classification (SIC) Title No. 3565 Packaging Machinery. The new building is an extension of their existing operations and includes training and demonstration rooms.

Project Description/Analysis

Site Plan:

The subject property is 4.57 acres and currently consists of an existing parking lot and an approximately 2,000 square foot accessory structure. The applicant is proposing to keep the accessory building, reconfigure the parking and construct a new 40,000 square foot pre-

engineered metal building with a peak height of 25 feet. The site plan also includes a dumpster enclosure located at the southwest corner of the building. The applicant has also illustrated potential limits of a possible future expansion of the building, which would require review and approval of a Site Plan Amendment Application.

The M-1 District requires a minimum Landscape Surface Ratio (LSR) of 0.4. The total amount of impervious surface proposed onsite is 105,538 square feet, leaving 93,739 square feet of greenspace or approximately 47.03%, which complies with the M-1 District Standard.

The primary access to the site will be from the existing access to the parking lot on S. 58th Street. The applicant is also proposing an ingress/egress location in the middle of the building from S. 58th Street for access to the demonstration room. Staff notes that the use of this access will be limited. A third access point to the site is proposed on the east side of the building to access a loading dock.

The proposed loading dock requires trucks to maneuver within City right-of-way (S. 58th Street), as opposed to accommodating all truck movements onsite as is required by the Unified Development Ordinance (see below). *Staff recommends that the site plan be redesigned to accommodate all truck movements onsite, subject to review and approval by the Department of City Development.*

Alternatively, a Unified Development Ordinance Text Amendment Application shall be approved to allow truck maneuverability within public rights-of-way prior to issuance of a Building Permit. It is staff's understanding that the applicant intends to submit a UDO Text Amendment Application to request a change to the ordinance to allow the loading dock to remain as currently proposed.

DIVISION 15-1.0100 INTRODUCTION
SECTION 15-1.0104 INTENT
It is the general intent of this Ordinance to regulate the division of land and restrict the use of all structures, lands, and waters so as to:

C. ***Regulate parking, loading, and access so as to lessen congestion on, and promote the safety and efficiency of, the streets*** and highways;

DIVISION 15-5.0200 TRAFFIC, OFF-STREET PARKING

SECTION 15-5.0205 OFF-STREET LOADING REQUIREMENTS
Off-street loading spaces accessory to designated uses shall be provided as follows:

B. **Access.** Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. ***Loading spaces on lots located adjacent to public ways shall be so situated as to enable the vehicles to back into the loading dock from areas other than public ways.*** The blocking of loading spaces by other loading spaces, permanent or moveable structures of any type, including trash receptacles or compactors, shall be prohibited.

F. **Maneuvering Space Required to Service Outdoor Loading Areas.** ***Adequate off-street truck maneuvering area shall be provided on-site and not within any public street right-of-way or other public lands.***

G. **Interference With Fire Exit or Emergency Access Prohibited.** Off-street loading facilities shall be designed so as not to interfere with any fire exits or emergency access facilities to either a building or site.

SECTION 15-5.0206 OFF-STREET LOADING SPACE DESIGN

B. **Minimum Required Off-Street Loading Spaces Accessory to Nonresidential Uses in Industrial Districts.** The minimum number and size of off-street loading spaces accessory to uses in the M-1, M-2, and BP Districts shall be in accordance with Table 15-5.0206. For each additional one hundred thousand (100,000) square feet of gross floor area, or fraction thereof, over one hundred thousand (100,000) square feet of gross floor area, one (1) additional loading space shall be provided. Such additional space shall be a minimum of twelve (12) feet in width by fifty (50) feet in length, and have a vertical clearance of not less than fifteen (15) feet. ***Loading spaces on lots located on public ways shall be so situated as to enable the vehicles to back into the loading dock from areas other than the public way.***

Parking:
If generally considered a light industrial building, Table 15-5.0203 of the Unified Development Ordinance (UDO) requires 2 parking spaces per 1,000 square feet of Gross Floor Area (GFA), plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA. Therefore, a total of 80 parking spaces are required for the building.

The site plan includes 122 parking spaces, which is an increase of 42 parking spaces or about 34%.

Section 15-5.0203 of the UDO allows for parking increases if reasonable proof that the maximum number of required parking spaces is insufficient for the proposed use's projected parking demand. Staff would note that this parking will continue to be utilized for parking for the Krones, Inc. facility across the street as well as the proposed building. Staff would further note that this is primarily an existing parking lot that is being reconfigured.

The proposed parking spaces are 9-feet wide by 18-feet in length (162 square feet), which does not meet the UDO minimum parking space size of not less than 9-feet wide and 180 square feet. Staff is aware that in certain situations the Plan Commission has approved parking spaces that were 9-feet wide by 18.5-feet in length when abutting a curb, which would account for a 1.5-foot overhang. As an industrial use, staff would not object to the same consideration in this case. *Staff recommends that the site plan be revised so all parking spaces not abutting a curb be a minimum of 9-feet wide and 20-feet in length (180 square feet) and that those parking spaces abutting a curb be 9-feet wide by 18.5-feet in length with a 1.5-foot overhang provided.*

Five ADA accessible parking spaces are provided in front of the building, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO.

Landscaping:
Table 15-5.0302 of the Unified Development Ordinance requires one planting of each type (canopy/shade tree, evergreen tree, decorative tree and shrub) for every ten parking spaces provided. The reconfigured parking lot contains 122 parking spaces; therefore, 13 plantings of each type are required.

The applicant is proposing 13 canopy/shade trees, 12 evergreens, 13 decorative trees and 67 shrubs.

Staff recommends that the applicant shall submit a revised Landscape Plan, for review and approval by Department of City Development staff, that includes the following revisions, prior to issuance of a Building Permit:

- *One additional evergreen planting be provided to comply with the UDO minimum required planting quantities.*
- *A note providing irrigation as required by Section 15-5.0303 of the UDO.*
- *A revised note providing a minimum 2 year planting guaranty, opposed to one year, consistent with Section 15-5.0303.G.3. of the UDO.*

Outdoor Lighting:
The applicant is proposing building and parking lot lighting. The applicant has provided a Lighting Plan with photometrics. The maximum footcandles at the property line is 1.1, which is in compliance with Division 15-5.0400 as well as all mounting heights. Catalog pages of the light fixtures are also attached.

Architecture:
The building primarily consists of prefinished metal panels. The building consists of an entry feature of aluminum composite panels at the southeast corner of the building and the east elevation, facing S. 58th Street, is comprised mostly of storefront windows.

Rooftop mechanicals are screened by the building itself and there should be limited to no view from the public right-of-way.

Signage:
Wall signage is illustrated on the attached renderings for reference only. Any proposed signage must meet the standards of Chapter 210 Signs and Billboards of the Municipal Code. Furthermore, signs are subject to review and approval by the Architectural Review Board and issuance of a Sign Permit by the Inspection Department, prior to installation.

Storm Water Management:
The applicant is proposing a storm water pond on the north side of the property. At this time, only conceptual storm water plans (i.e. the general location and contours) has been provided. *Staff recommends that the applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan prior to issuance of a Building Permit.*

Natural Resource Protection Plan and Natural Resource Special Exception:
The subject property consists of a wetland and associated wetland buffer and wetland setback. No other UDO protected natural resource features exist onsite. The wetland is located near the southeast corner of the building. The area of the wetland is 1,358 square feet.

The applicant has filed a Natural Resource Special Exception Application requesting approval to permanently fill and remove approximately 6,750 square feet of wetland buffer and 13,670 square feet of wetland setback to allow for construction of the proposed building and parking lot.

The applicant is proposing to protect the wetland and a small area of wetland buffer and setback that remain outside of the disturbance limits for the project. The attached plans detail the request, including the location of the wetland and associated wetland buffer and wetland setback and proposed site improvements.

Staff recommends submittal of a mitigation plan, providing enhancements adjacent to the proposed stormwater pond onsite to compensate for the proposed impacts to the protected natural resource features being disturbed for Department of City Development review and approval, prior to issuance of a Building Permit.

Staff is also recommending submittal of a Conservation Easement to protect the wetland and remaining wetland buffer. Prior to issuance of an Occupancy Permit, the Conservation Easement must be recorded with the Milwaukee County Register of Deeds following Common Council approval.

At their November 29, 2017 meeting, the Environmental Commission recommended that should the Common Council approve the Application, that such approval be subject to the following conditions:

a. Approval of a Natural Resource Special Exception for Krones, Inc. based upon acceptance of site grading plan C1.0. and mitigation of wetland area to be located by pond to the north with Planning staff approval.

The applicant has indicated concerns with the recommendation regarding a Conservation Easement, but has noted they may be open to the inclusion of the mitigation conditions and restrictions into the anticipated stormwater management pond easement. In regard to the proposed mitigation only, *staff recommends inclusion of the mitigation in terms, conditions, and restrictions into the proposed Stormwater Easement, subject to review and approval by the City Attorney*.

Staff Recommendation

Department of City Development staff recommends approval of the Site Plan and Natural Resource Special Exception Applications for Krones, Inc., subject to the conditions in the attached draft resolution and draft Standards, Findings, and Decision.

Exhibit D

ANDERSON
ASHTON
DESIGN / BUILD

2746 South 166th Street
New Berlin, WI 53151
262.786.4640 P
262.786.4675 F
andersonashton.com

PROPERTY LEGAL DESCRIPTION

The legal description of the property for the proposed KRONES Training Facility Building: Parcel 1 of Certified Survey Map No. 4543 and Parcel 1 of 4695 in the Northwest 1/4 of the Northwest 1/4 of Section 26, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin

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