

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, August 6, 2018 7:00 p.m.

LOCATION: Germantown Village Hall Board Room

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PLEDGE OF ALLEGIANCE:**
- IV. **PRESIDENT'S REPORT:**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST**
COMMITTEE AND DEPARTMENT REPORTS:
The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads.
- VI. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)
- VII. **APPOINTMENTS:**
A. **Commissions/Boards/Committees**
1. Library Board Member
Christa Potratz 08/06/2018 – 06/30/2021
- VIII. **CONSENT AGENDA:**
A. Approval of Minutes: July 16, 2018 Regular Village Board Meeting.
B. Accounts payable/payroll
1. July 13, 2018 Payroll (Salary) \$ 88,124.11
2. July 25, 2018 Accounts Payable \$384,843.35
3. July 24, 2018 Payroll (Hourly) \$250,876.62
4. July 31, 2018 Payroll (Salary) \$ 87,106.71
5. July 31, 2018 Accounts Payable \$ 27,144.32
C. Operator's Licenses: Jordan Doro, Michelle Ernest, Adrian Knowles-Brown, Rachel Krainer, Genevieve LaLonde, Amanda Mueller, Shauna Petri, Steven Schwendtner.
[Recommendation Forthcoming]

The following items were forwarded from **Public Safety Committee** with a unanimous recommendation.

- D. Ordinance 17-2018, Ordinance to Allow On Street Parking on the South Side of Morse Drive and to Amend the Official Traffic Map to Reflect the Same.

The following items were forwarded from **General Government and Finance Committee** with a unanimous recommendation.

- E. Resolution 60-2018, Interfund Loan from General Fund Reserve to TID No. 6.

The following items were forwarded from **Public Works Committee** with a unanimous recommendation.

- F. Resolution 61-2018, Contract with Noffke Roofing Police Department Roof Repairs in an Amount not to exceed \$22,000.

IX. PUBLIC HEARING:

- A. David Leszczynski, agent for Germantown Acquisitions, LLC, Property Owner of 29.41-acres, W124 N11749 Wasaukee Road, Tax Key: GTNV 241-999. Rezoning application to (1) rezone the property from the A-1: Agricultural Zoning District into the Rs-3: Residential Single-Family zoning district; or (2) create an Rs-3: Residential Single Family Planned Development District (Rs-3/PDD) pursuant to Sections 17.16 and 17.27 of the Zoning code and rezone the property from the A-1: Agricultural Zoning District into the newly created Rs-3/PDD Residential Single-Family Zoning District.

X. NEW BUSINESS:

- A. Ordinance 18-2018, Ordinance to Rezone the following described property from the A-1: Agricultural Zoning District into the Rs-3: Residential Single Family Zoning District; or create an Rs-3 Residential Single Family Planned Development District (Rs-3/PDD) pursuant to Sections 17.16 and 17.27 of the Zoning Code and rezone the following described property from the A-1: Agricultural Zoning District into the newly created Rs-3/PDD Residential Single Family Zoning District. David Leszczynski, Agent for Germantown Acquisitions, LLC, Property Owner of 29.41 acres, W124 N11749 Wasaukee Road, Tax Key GTNV 241-999.
- B. Certified Survey Map Application for Zilber Property Group, Agent for Towne Realty, Inc., Brian & Kevin Kazmierczak, Richard & Mary Stephan and Frank & Mary Wiedmeyer, Property Owners of 146.5 acres north of Holy Hill Road, & east of US41. (Tax Key Nos. GTNV 073-999, 073-991, 074-995, 074-983, 074-986, 074-991, 074-984, 074-993).
- C. Preliminary Subdivision Plat (Wrenwood), 142-lot Single Family and 60-unit Multi Family Residential Development, Carity Land Corporation, Agent for Briscoe Development & Management Inc., Property Owner of 146.5 acres south of Freistadt Road, north of Mequon Road & west of Country Aire Drive. (Tax Key Nos. GTNV 231-998, 232-989, 232-998, 233-981, 234-993 and 234-990).
- D. Resolution 63-2018, Assignment and Assumption of Development Agreement for the Gables of Germantown.

- E. St. Boniface Congregation, Temporary Class “B” Fermented Malt Beverage and Wine License for Bonifest, September 1, 2018 – September 2, 2018, W204 N11940 Goldendale Road, Germantown.
- F. Germantown Historical Society, Temporary Class “B” Fermented Malt Beverage and Wine License for Annual Hunsrucker Oktoberfest, September 29, 2018 – September 30, 2018, Dheinsville Historic Park, N128W18780 Holy Hill Road, Germantown.
- G. Resolution 64-2018, Approval to Hire One Full-Time Firefighter / Paramedic.
- H. Resolution 65-2018, Approval to Close Fire Station #1.
- I. Resolution 66-2018, Resolution to Declare Official Intent Under Reimbursement Bond Regulations (TID 8).
- J. Intergovernmental Agreement with the Germantown School District.
- K. Ultra Mart Foods, LLC., d/b/a Pick 'n Save #6357, N112 W16200 Mequon Rd., modification to premise to include: 1 story retail grocery and liquor, including the exterior parking stalls specifically designated for the online merchandise order & pick up service and the pathway utilized to access the parking stalls. Alcohol sold and displayed throughout store. Liquor storage in Northwest Corner.
- L. Resolution 67-2018, Approving an Intergovernmental Agreement With Washington County Related to the Briggs and Stratton Corporation Development With Germantown TID No. 8.
- M. Resolution 68-2018, Waiver and Agreement related to Certain Village Rights for Properties within Willow Creek Business Park (TID # 6).
- N. September 2018 Meeting Schedule.
- O. Acquisition of Easement for Sanitary Sewer Main to Serve Holy Hill Road Service Area. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and then may reconvene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
July 16, 2018**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Miller, Myers, Warren, Wing, Zabel. Excused absence: Trustee Kaminski. Also present: Administrator Kreklow, Clerk Boldrey, and Attorney Sajdak.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

None.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

Trustees provided information on upcoming meeting dates and times.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

John Krause, Sr. of the Germantown Kiwanis came to the podium to invite the public to the Taste of Germantown to be held on July 26th at the Gehl Performing Arts Pavilion. The Pavilion will be turned over to the Village at the event. The event will start at 5 p.m. with the presentation of the Pavilion to the Village at 6:45 p.m.

Lynn Grgrich of the Germantown Kiwanis Club reported on the Fourth of the July Event. The fireworks were rescheduled due to weather. She thanked everyone for attending and helping.

APPOINTMENTS:

A. Commissions/Boards/Committees

1. Library Board

Member	Joletta Kerpan	07/16/2018 – 06/30/2021
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MOTION (Myers/Baum) to approve the Library Board Appointment. Motion Carried Unanimously.

CONSENT AGENDA:

A. Approval of Minutes: July 2, 2018 Regular Village Board Meeting.

B. Accounts payable/payroll

1. June 30, 2018	Accounts Payable	\$ 277,736.02
2. July 10, 2018	Accounts Payable	\$ 534,830.78
3. July 11, 2018	Payroll (Hourly)	\$ 256,175.32

C. Operator Licenses: Jason Boeldt, Angela Butula, Kailee Garstecki, Lauren Head, Matthew Jones, Gina Pirelli, Michael Markowski, Holly Meyer, Taran Reeb-Slimmer, Mehul Soni, Elizabeth Reilly, Logan Reindl, Annette Vesper, Julie Vicenzi, Jessica Wilson
[Recommended Approval].

The following items were forwarded from **Public Safety Committee** with a unanimous recommendation.

D. Police Department – Waive \$5 Bike Registration Fee for Annual Neighbors Against Crime Event on August 7, 2018.

MOTION (Baum/Myers) to approve Consent Agenda Items A-D. Tr. Zabel pointed out a spelling correction in the minutes. Motion Carried Unanimously.

PUBLIC HEARING:

- A. Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners of 107- Acres, N120 W12851 Freistadt Road, Tax Key: GTNV 214-997, GTNV 242-999, and GTNV 241-998. Conditional Use Permit (CUP) to allow development within a 25' wetland setback on portions of the following described property pursuant to Section 24.04(3) of the Municipal Code.

Pres. Wolter read the item. Planner Retzlaff gave background of the conditional use permit application to allow development within a 25' wetland setback on portions of the following described property pursuant to Section 24.04(3) of the Municipal Code. Planner Retzlaff reviewed the previously approved concept plan of the 107.7 acres, 37 lots served by public streets and 5 lots sharing a private driveway. Since this approval there have been additional wetland areas found by the DNR. There were comments from SWRPC and Washington County that have caused it difficult to come up with a plan for the West Area. The developer has revised the preliminary plat. Approximately 1.17 acres of setback area will be impacted. There is a 33.2 acre outlot to the West of the Development that is now a placeholder. In the course of developing the plan there was minor filling and grading in the wetland setback areas. The grading and filling is allowed under the Shore and Wetland Code. The developer has submitted a conditional use permit. The Plan Commission considered the application and is recommending approval subject to the conditions.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 7:20 p.m. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

Marcus Stern of Forest Drive spoke against the Conditional Use Permit. He commented on the replacement of a culvert and dredging and excavating. He spoke of a pathway on the property that has been filled in.

Bruce Bernarde of Friestadt Road spoke against the Conditional Use Permit. He commented on the wetland area.

Marcus Stern also commented on trees that have been uprooted.

Peter Hurth of Baudhuin Surveying & Engineering and Shari Waggoner of Topleaf Development LLC came to the podium. Peter gave an update on the project. He stated that the lots on the West of the development will be left alone as a farm area for now. The permit is for the tapering of the lots for storm ponds. Peter reported that the current land owner did replace a culvert but this is not part of the development but part of the large outlot. Pre-Construction meeting is scheduled for next week. Shari commented that the existing culvert was replaced because it was causing a dam. To her knowledge no trees have been cut down.

Bruce Bernarde of Friestadt Road commented on excavating.

The Public Hearing was closed at 7:31 p.m.

NEW BUSINESS:

- A. Conditional Use Permit to “allow development within a 25’ wetland setback” on portions of the following described property pursuant to Section 24.04(3) of the Municipal Code, Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners N120 W12851 Freistadt Road, GTNV 214-997, GTNV 242-999, and GTNV 241-998.

MOTION (Baum/Zabel) to approve Conditional Use Permit to “allow development within a 25’ wetland setback” on portions of the following described property pursuant to Section 24.04(3) of the Municipal Code, Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners N120 W12851 Freistadt Road, GTNV 214-997, GTNV 242-999, and GTNV 241-998.

Planner Retzlaff reported on an email he received concerning the culvert replacement. The property owner is said to have discussed the replacement with the DNR and there may have been DNR violations relating to the culvert replacement; however, the DNR considers the replacement a minor issue and is not pursuing any further. The Village’s Shore and Wetland Zoning Code allows for and exempts replacement and maintenance of existing culverts without a permit required. Planner Retzlaff has reached out to the DNR to verify if they were going to pursue further enforcement and did not receive a reply. The Village will be in a position to enforce and oversee the plans. In regards to the culvert replacement to a different elevation, the DNR has visited the site and they have identified additional wetlands in the wetland delineation letter. Washington County has reviewed the sanitary soil and has found the sites to have acceptable soil evaluations for septic systems. Peter Hurth commented that the 25 foot set back will be graded with a berm for the stormwater pond. This is for the slope of the retention pond.

Discussion ensued that the DNR will oversee their permits and requirements. This is separate from the Conditional Use Permit.

Attorney Sajdak advised that there are two potential issues with the DNR. One is that the property owner may have done something that required a permit. The other potential issue is that by what they have done it may have changed the wetland area as shown on the wetland delineation. This could be problematic. Eliminating wetlands is more than draining the water. However, these issues are handled by the DNR.

MOTION to Approve the Conditional Use Permit carried unanimously.

- B. Preliminary Subdivision Plat (Harvest Hills), 37-Lot Single-Family Residential Subdivision, Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners, N120 W12851 Freistadt Road, Tax Key: GTNV 241-997, GTNV 242-999 & GTNV 241-988, 107 acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road.

MOTION (Baum/Myers) to approve Preliminary Subdivision Plat (Harvest Hills) subject to the Plan Commission recommended five conditions, 37-Lot Single-Family Residential Subdivision, Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners, N120 W12851 Freistadt Road, Tax Key: GTNV 241-997, GTNV 242-999 & GTNV 241-988, 107 acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road. Motion carried unanimously.

C. Resolution 57-2018, Approval of Harvest Hills Developers Agreement.

MOTION (Baum/Myers) to approve with conditions to include language change as provided by Attorney Sajdak. Attorney Sajdak commented that there is a correction under the Deed Restrictions and charge back to the owner instead of the developer in paragraph 9.11, sub 3; and subject to any non-material legal or non-substantial terms that need to be changed. The Plat exhibit will be added in. Motion carried unanimously.

D. Acceptance of 2017 Comprehensive Annual Financial Report (CAFR).

MOTION (Zabel/Baum) to Accept the 2017 Comprehensive Annual Financial Report (CAFR). At the General Government and Finance Committee Meeting the report was presented by Baker Tilly. The report has been sent to the GFOA. There was an increase to the General Fund unassigned balance. Motion carried unanimously.

E. Purchase of New Water Utility 2500 Chevy 4WD Double Cab Truck from Holz Motors for a cost of \$29,100.60 and transfer the balance of funds budgeted in 2018 to the 2019 budget to allow staff to convert the truck bed to a service body with lift gate.

MOTION (Myers/Baum) to approve the Purchase of New Water Utility 2500 Chevy 4WD Double Cab Truck from Holz Motors for a cost of \$33,000 and transfer the balance of funds budgeted in 2018 to the 2019 budget to allow staff to convert the truck bed to a service body with lift gate. Paul came to the podium, he clarified that \$33,000, is the actual amount requested to cover the entire cost of the vehicle including accessories. Requesting the \$12,000 to be rolled over to 2019 for the liftgate. Motion carried, Zabel voted no.

F. Resolution 58-2018, Contract with Forward Construction Group, LLC in an amount not to exceed \$159,183.20 for the purpose of constructing a Police Department Evidence Storage Facility.

MOTION (Baum/Warren) to approve Resolution 58-2018, Contract with Forward Construction Group, LLC in an amount not to exceed \$159,183.20 for the purpose of constructing a Police Department Evidence Storage Facility. Motion carried unanimously.

G. Resolution 59-2018, Schedule of Fees Revision – Increase of Operator (Bartender) Renewal License Fee.

MOTION (Zabel/Baum), to approve Resolution 59-2018, Schedule of Fees Revision – Increase of Operator (Bartender) Renewal License Fee. Clerk Boldrey reported that this item is past the renewal period. The renewal licenses take as much detail as the new licenses. Trustee Wing suggested that he would like to see a two-year license and less government. Motion carried, Tr. Hughes voted no.

H. Presentation & Recommendations - R.W. Management Group, Analysis of Fire Department.

Jeff Roemer of R.W. Management came to the podium and pointed out the discussion points of the Original Goals and Objectives as the Organizational Analysis, Issues and Concerns, Provide Best Practice Recommendations, Legal Compliance, Identify the Needs, and assist with the Executive Selection Process.

Current Organization:

John Delain reported that today the Fire Department covers a population of 20,608. The department is a fire service with advanced EMT emergency medical services, consists of Full-Time, Part-Time and Paid On-Call. In 2017 there were 1,872 calls. In 2018 there have been over 1,090 calls year to date.

The current administration is one interim fire chief. There are two fire stations. Fire station two is in good working condition. Station one is in poor condition and is not cost effective. Currently transitioning from a small fire department to a medium fire department. Most costs go toward equipment. There is a strategic plan in place but the department is not meeting the plan.

Organization Recommendations:

R.W. Management recommends to continue through the remainder of 2018 with Chief Delain as the interim fire chief and not get through the executive search at this point. Replace deputy chiefs with three battalion chiefs in 2019 with primary responsibilities over Training, EMS Training, Risk Reduction / Inspections. All would have responsibilities over 24 hours shifts, so management would always be available. They recommend to close station one. Station one is aging with structural issues and asbestos. It is within one mile of station two and does not serve a purpose at this point. Long-Term Recommendations are to Complete a Comprehensive Risk Assessment for the Village, develop growth strategies and needs relating to the rapid growth of the community and the Department.

Current Operations:

Today the operations equipment is modern and adequate, BLS Service is provided and there are daily/weekly stacked calls. Stacked calls are multiple calls at the same time.

Operations Recommendations:

R.W. Management recommendations are to provide ALS Service, to Redevelop the Department Response Matrix to determine correct Staffing and Apparatus response for all current and potential incidents.

This includes types of apparatuses needed, apparatus cross staffing, EMS Unit Response, and Restructuring of the MABAS cards.

R.W. Management recommendations are to change staffing. The recommendations include to change all full-time personnel to rotating 24 hour shifts, to add one full-time employee, to replace the deputy chief position with three battalion chiefs, and for the potential to jointly staff ladder and ambulance with other communities in the future. Also, improving the paid on call activity, 2 - 12 hour shifts per day, backfill station and incident response, develop intern program, and develop recruitment program.

Suggested to have those going to school staff the shifts when not in school.

Recommendation to develop a formal training program with goals and objectives, mandatory and non-mandatory training outlined and annual calendars. Assign battalion chiefs for consistency.

Current Risk Reduction:

There are 1,841 inspections annually, there are 40-50 plan reviews annually, and life safety inspections.

Risk Reduction Recommendations:

R.W. Management recommendations include to investigate all fires for cause and origin, create joint investigative team with police personnel, utilize statistics to shape inspections and education, and train all staff to supplement risk reduction. Also included are to establish training and education criteria for all department personnel, and to increase operational personnel training.

Current External Relations:

Currently the external relations are public education limited due to staffing and incident response., Life Safety House, Auto – Aid discussion with neighboring communities, and good working relations with police and fire.

External Relation Recommendations:

R.W. Management Recommendations include to increase operational personnel involvement including training, to coordinate and develop functional relationships with County and State Emergency Management Agencies. Additional recommendations include: Car Seat Programs, Home Inspections, Risk Watch, Safe Kids Coalition, Child ID, Juvenile Fire Setter, Community Emergency Responder Training. On Staff Resources are spending most of the time responding to calls.

Current Internal Support:

There is limited professional development and succession development and succession planning for potential and existing officers. Training is stalled due to current staffing and incident response. There is limited availability for professional development.

Internal Relations Recommendations:

R.W. Management is recommending a comprehensive officer training program. Plan for addition of staff. Recommendation to work closer with the Police Department and the Phoenix System to Improve Fire / EMS Dispatch capabilities. Recommendation to establish effective and active working relationship with dispatch center, and there is a need for better Village wide IT Management.

The next steps are to prepare action steps and to implement by the end of the year.

Discussion ensued of moving forward. The plan or steps will come together within a week.

Administrator Kreklow commented that the plan would involve categories of items such as the recommendation to add a position right away and to close station one. There is funding to add a position right away. The second category would require negotiations with the union. There is a steering team that has a consensus to go forward. Looking for consensus from the board to move forward.

MOTION (Zabel/Myers) to advise staff to progress further with the planning of the next steps based on the plan as presented. Motion carried unanimously.

ADJOURNMENT: There being no further business, meeting adjourned at 9:15 p.m.

Deanna L. Boldrey, WCMC/CMC
Village Clerk

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. 17-2018

ORDINANCE TO ALLOW ON STREET PARKING ON THE SOUTH SIDE OF MORSE
DRIVE AND TO AMEND THE OFFICIAL TRAFFIC MAP TO REFLECT THE SAME

WHEREAS, Wis. Stat. § 349.13 authorizes municipalities to regulate the stopping, standing and parking of vehicles upon streets and highways within their corporate limits; and

WHEREAS, the Village Board, having previously adopted § 7.05 of the Municipal Code of Germantown, regulates the stopping, standing and parking of vehicles upon the streets and highways within the Village; and

WHEREAS, the Village Board previously adopted an Official Traffic Map dated November 1, 1988 which identifies, among other things, locations where stopping, standing and parking are prohibited within the Village; and

WHEREAS, the Village's Public Safety Committee unanimously recommended that stopping, standing and parking be prohibited on certain areas of the South side of Morse Drive; and

WHEREAS, the regulation of parking within the Village promotes the health, safety and welfare of the Community;

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I:

Stopping, standing or parking of vehicles in the following area is allowed from 7:00 a.m. to 7:00 p.m.:

1. The south side of Morse Drive commencing 535 feet west of the western right-of-way line of River Lane to the west for a distance of 400 feet.

SECTION II:

The Official Traffic Map of the Village of Germantown, as kept by the Chief of Police pursuant to § 7.02 of the Municipal Code of Germantown, is hereby amended to reflect the prohibition specified in Section I.

The Director of Public Works is hereby directed and shall remove appropriate traffic signals reflecting the prohibition specified in Section I.

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

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

This ordinance shall take effect and be in full force upon its passage and the day after publication.

Adopted:

Vote: Ayes: ____

Nays: ____ Absent: ____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, Village Clerk

Approved as to form:

Brian C. Sajdak, Village Attorney

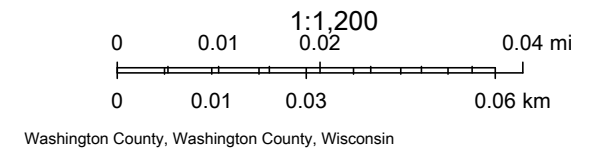
Published/Posted: _____

ArcGIS WebMap



August 1, 2018

- | | | | |
|----------------------------|-----------------------------|--------------------|---------------|
| CountyBoundary | Washington County Landmarks | Public Open Spaces | Meander Line |
| City, Village or Town Hall | Airports | Current Parcel | PLSS Monument |
| Libraries | Trails | Landhook | PLSS Boundary |



MEETING MINUTES
PUBLIC SAFETY COMMITTEE MEETING
JULY 2, 2018
GERMANTOWN VILLAGE HALL BOARD ROOM

CALL: The meeting was called to order at 5:30 p.m. by Secretary Barth.

ROLL CALL: Trustee Myers and Trustee Warren were present. Trustee Wing was absent and excused. Trustee Zabel joined the committee so there would be a quorum until Chairperson Hughes' arrival at 5:40 p.m.

A motion was made by Warren, seconded by Myers, to appoint Trustee Zabel as Chairman Pro Tem. Motion carried unanimously.

Also present were Captain Snow, Interim Fire Chief Delain, Village Clerk Boldrey.

PUBLIC COMMENT: Tom Steinbach of W204 N10609 Hilltop Drive spoke regarding his concerns that he had brought before the committee last year with speeding traffic on Hilltop Drive between Appleton Ave. and Mequon Road. He stated that the situation has improved since he was last present and he wanted to express his appreciation for the response from local government. Myers thanked Mr. Steinbach for coming in to talk to them and encouraged him to call if there are any additional concerns.

APPROVAL OF MINUTES: a motion was made by Warren, seconded by Myers, to approve the minutes of the June 4, 2018 Public Safety Meeting. Motion carried with Zabel abstaining.

POLICE DEPARTMENT MONTHLY REPORT: Captain Snow reported on the following:

- Department assisted Washington County Sheriff's Department with arrests for drugs, weapons at Mobil Station on County Line Road
- K9 Hatto stuffed dogs are now on sale for \$15.00 with proceeds going to the K9 Unit
- Reminder that the village ordinance prohibits all fireworks except for snakes, sparklers and caps

FIRE DEPARTMENT MONTHLY REPORT: Interim Fire Chief Delain reported on the following:

- 172 calls for service in May
- Majority of the calls for service are ambulance calls
- Large fire in Racine County which Washington County sent a team of 5 engines to assist
- Work with Fire Department consultant continues, recommendation will be brought to the committee very soon

OVERTIME REPORTS:

Police Department – Snow stated there is nothing new to report and overtime is tracking normally.

Fire Department – Delain stated there is nothing new to report, overtime numbers continue to track within normal range.

POLICY UPDATES FOR POLICE & FIRE DEPARTMENT:

Police Department - none

Fire Department – none

UNFINISHED BUSINESS:

POLICE DEPARTMENT – SPEEDING TRAFFIC CONCERNS ON HILLTOP DRIVE

BETWEEN APPLETON AVE AND MEQUON RD AND ON WILLOW CREEK RD: Snow reported that the department had conducted a traffic study in the area using the speed board for a 10 day period. He stated that the vast majority of the recorded speeds were within posted limits.

Discussion followed with Warren noting that the resident had noticed a significant difference recently in traffic speeds and wondered if there had been any changes other than new signage. Snow stated that in addition to the new signage and setting up the speed board, officers had increased patrol in the area and run radar over the past several months.

Chairperson Hughes arrived at this time, 5:40 p.m.

Zabel asked if there was extra patrol done during the 4-6:00 timeframe when more problems were noticed, and if officers were using residents' driveways for running radar. Snow responded that 2nd shift was emphasizing patrols during that time period and had used driveways. Snow added that the department would continue to monitor the area for problems.

Zabel stepped down at this time, 5:42 p.m. and Hughes resumed the duties of Chairperson.

NEW BUSINESS:

OPERATOR LICENSES: Theron Beauregard, Aaron Castellano, Jennifer Fieldhack, Stephanie Glosser, Marie-Ashley Mendiola, Michelle Michek, Luanna Naputi, Susan Nebel, Javier Ortega, Christopher Reason, Elizabeth Reilly, Jon Rieckhoff, Brenda Schultz, Ashley Smith, Samantha Stroebel, Tyler Vavrik, Annette Vesper, Ciara Wilson. [Recommended Approval]
Tamara R. Miller [Recommended Denial]

A motion was made by Myers, seconded by Warren, to forward the applications for Operator Licenses as presented to Village Board with a recommendation of approval with the exception of Tamara R. Miller's application which would be recommended for denial. Boldrey advised a letter had been mailed to Ms. Miller advising she could appear at tonight's meeting to appeal the recommendation of denial, however she was not present. Motion carried unanimously.

KIWANIS OF GERMANTOWN, PICNIC LICENSE, TEMPORARY CLASS B
FERMENTED MALT BEVERAGE FOR TASTE OF GERMANTOWN, JULY 26,

FIREMEN'S PARK, NORTHSIDE OF GEHL'S PERFORMING ARTS: a motion was made by Warren, seconded by Myers, to forward this license application to Village Board with a recommendation of approval. Snow and Delain stated there were no objections from the police and fire departments. Motion carried unanimously.

NEW CLASS B FERMENTED MALT BEVERAGE AND CLASS C WINE LICENSE FOR
MC ROADHOUSE LLC, DBA SWINGTIME, W197 N10340 APPLETON AVE, MATTHEW

ROADHOUSE OF W160 N10544 OLD FARM ROAD: a motion was made by Warren, seconded by Myers, to forward this license application to Village Board with a recommendation of approval. Snow and Delain stated there were no objections from the police and fire departments. Motion carried unanimously.

POLICE DEPARTMENT – WAIVE \$5 BIKE REGISTRATION FEE FOR ANNUAL NEIGHBORS AGAINST CRIME ON AUGUST 7, 2018: Snow advised the department was requesting to waive the \$5 bike registration fee for their Neighbors Against Crime event in August. A motion was made by Warren, seconded by Myers, to forward this request to Village Board with a recommendation of approval, motion carried unanimously.

ON STREET PARKING REQUEST, PLASTIC COMPONENTS OF N116 W18271 MORSE DRIVE: Myers advised that Plastic Components has been experiencing a shortage of parking spaces for employees due to company growth. They are requesting to park on the street in front of their location between driveways and he was recommending that signs be put up allowing parking in that area Monday – Friday from 7:00 a.m. – 7:00 p.m. Hughes asked if there were any objections from the police and fire department with this request, Snow and Delain advised there were no objections.

Discussion followed with Hughes questioning whether winter parking restrictions would create a problem with the on-street parking, Myers advised that plowing is usually already done in the industrial park before the employees arrive for work, and if not, the employees would have to accommodate the plowing process. Warren questioned whether street parking would create problems for truck traffic that needs space for maneuvering. The spokesperson for Plastic Components was present and advised that right across the street from them is a distribution center with a large front lot where the trucks are able to do their maneuvering. He went on to say that their business is outgrowing their space and may have to relocate sometime in the future, but were looking for ways to alleviate the parking issues they are currently experiencing.

A motion was made by Myers, seconded by Warren, to direct the village attorney to check into the aspects that need to be addressed to create a resolution for this parking request to present to the Village Board with a recommendation of approval from this committee. Motion carried unanimously.

NEXT MEETING: Hughes advised there will be a Special Public Safety Committee meeting on Monday, July 16, 2018 at 6:00 p.m. It was decided that this meeting will be held at the Police Department Annex. Hughes advised that the August Public Safety Meeting date/time will be decided at the July 16th meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 5:58 p.m.

Recorded by,

Julie L. Barth
Secretary

COMMITTEE AGENDA ITEM

REQUEST FORM

I, Trustee DENNIS MYERS hereby request that the following item(s) be placed on the next agenda of the PUBLIC SAFETY Committee, for consideration and action:

ITEM REQUESTED:

PLASTIC COMPONENTS CO. ON N116 W18271
MORSE DR.
(PARKING ON STREET) SEE BELOW

DISCUSSION/REASON:

PARKING (LAND LOCKED)
TO ALLOW PARKING ON THE ROAD IN
FRONT OF THERE CO. MON - FRI. 7:00 AM
TO 7:00 PM.

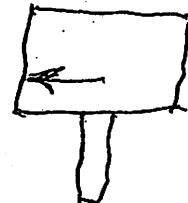
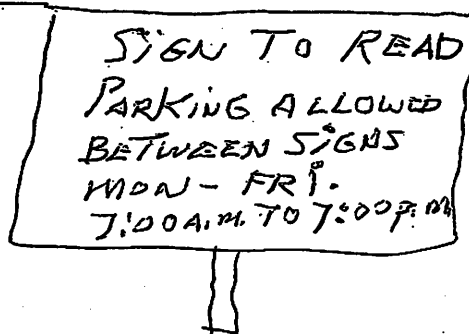
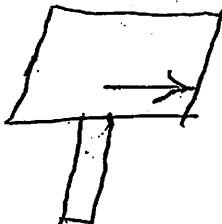
Dated this ____ day of JUNE, 2018

Dennis Myers
Signature of Trustee

Received: _____

By: _____

Revised: 4/25/00



Plastic Components, Inc.

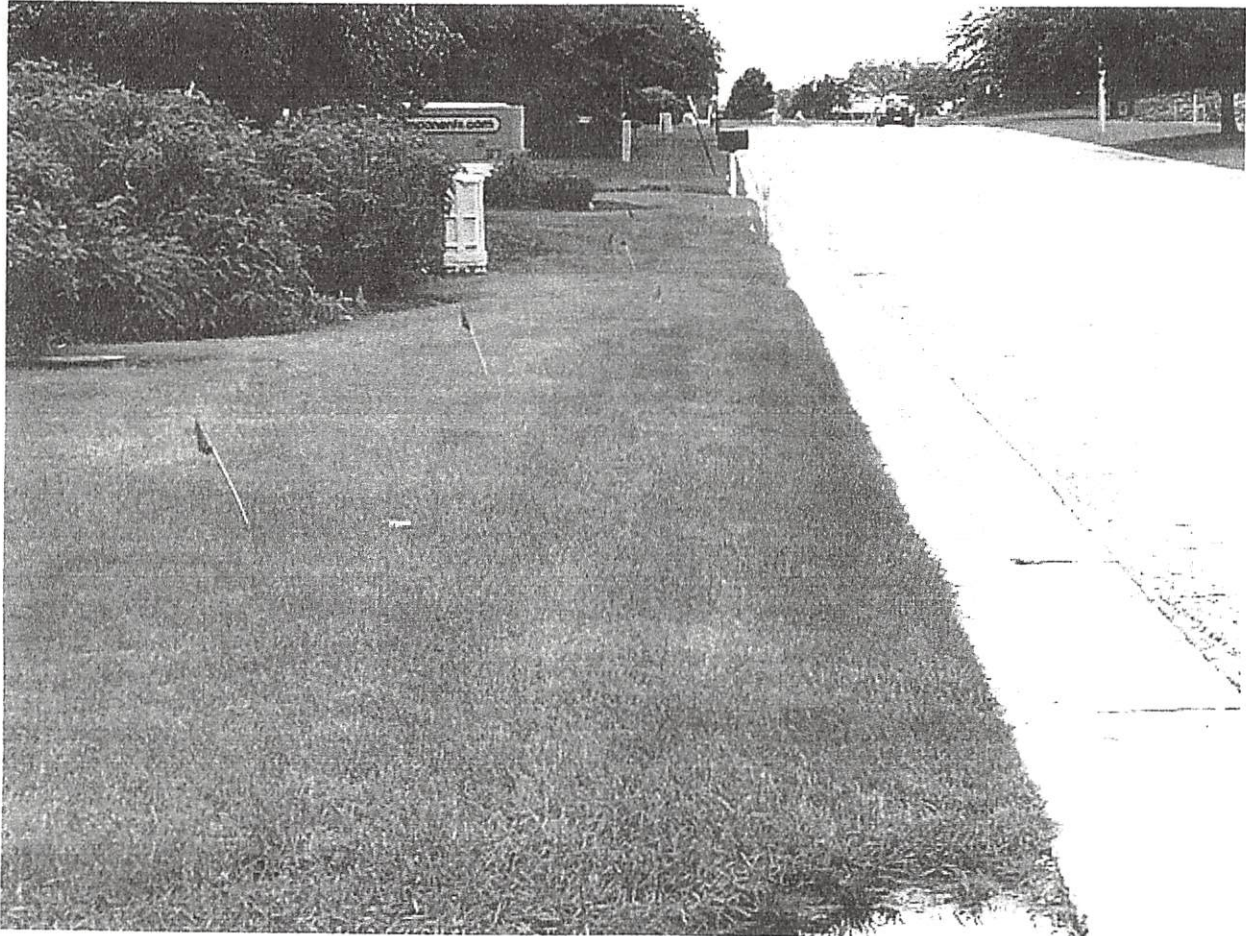
N116 W18271 Morse Drive

Facing East – Parking Sign #1

RCA-253-0353



Plastic Components, Inc.
N116 W18271 Morse Drive
Facing West – Parking Sign #2



245'
LENGTH

plasticcomponents.com

TM

Wednesday June 20th, 2018

Germantown Public Safety Committee
Attention: Jeffrey Hughes

My name is Derrill Rice, CEO of Plastic Components, Inc. located here in the Germantown Industrial park behind the high school. PCI was established in Germantown in 1989 with our original 10,000 square foot facility located on Morse Drive. Based on the growth of both our business and personnel, we had expanded the Morse Drive facility to 40,000 square feet with the last expansion being in 2005.

Our continued success with our largest customer Briggs and Stratton as well as many others in Wisconsin, led us to the development in 2011, of a 15,000 square foot, patented facility located on Bunsen Drive off of Maple. We quickly, in 2015, expanded that to its current 38,000 square feet servicing customers around the world.

Based upon this growth, our personnel has grown to over 75 total employees with over 95% of them located at our headquarters at N116 W18271 Morse Drive. This location houses all of our management staff; CEO, CFO, Sales as well as marketing and engineering in addition to our plant personnel. In the process of this continued growth and success, and continued addition of professional personnel, we have run into a parking situation where we do not have enough parking to hold our continued growth as well as customer parking at peak times.

With that, we are respectfully requesting permission of the Public Safety Committee to support this continued success for Germantown, in asking for the allowance of street parking between the hours of 7 AM to 7 PM, Monday through Friday in front of our headquarters from lot line to lot line on the south side of Morse Drive at N116 W18271 Morse Drive. This will solve a very large constraint we have with our team members and customers here at PCI.

Our request would be for two signs, "Parking Allowed Between Signs - Mon-Fri 7 AM to 7 PM," with an arrow converging between the signs.

Thank you in advance for your support of PCI's continued growth and for your consideration.

Sincerely,



Derrill Rice
CEO

Cc: Dennis Myers-Trustee District 3

N116 W18271

Morse Drive

Germantown

WI 53022

tel 262-253-0353

fax 262-253-3682

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 60-2018

INTERFUND LOAN FROM GENERAL FUND RESERVE TO TID No. 6

WHEREAS, new property construction in TID No. 6 had begun later than anticipated and tax increment revenue into the fund has not materialized fast enough to cover existing construction and loan payments; and,

WHEREAS, the General Fund has a healthy reserve that is able to temporarily infuse funds into TID No. 6 to cover remaining construction costs; and,

WHEREAS, a plan to repay the General Fund after any fund transfer needs to be implemented;

NOW THEREFORE BE IT RESOLVED by the Village Board of Germantown, Washington County, Wisconsin that the following inter-fund loan will be granted:

Fund Granting the Loan:	General Fund
Fund Receiving the Loan:	TID No. 6
Amount of the Loan:	up to \$150,000, drawn as needed, Increase periodically if warranted by subsequent resolution and Village Board action.
Length of the Loan:	Payback would commence when enough increment is generated from TIF No.6 to cover yearly debt service payments
Payback terms:	Equal installments for life of the TID or before if feasible
Interest Rate:	3%
Revisions:	Updated periodically by Village Board if warranted

Introduced by: _____

Adopted: _____

Vote: Ayes:____ Nays:____ Absent: _____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 61-2018

**CONTRACT WITH NOFFKE ROOFING POLICE DEPARTMENT ROOF REPAIRS IN
AN AMOUNT NOT TO EXCEED \$22,000**

WHEREAS, the Village of Germantown will contract for the roof repairs at the Police Department; and,

WHEREAS, the Public Works Committee met on August 1st, 2018 and recommended authorization to contract with Noffke Roofing to perform the necessary repairs on the Police Department roof at a cost of \$20,965.00; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the repair of the roof at the Police Department by Noffke Roofing at a cost not to exceed \$22,000.00

Introduced by: _____

Adopted: August 1, 2018

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 6, 2018
AGENDA ITEM: Consent Agenda
ITEM TITLE: Roof Repair – Police Department
SUBMITTED BY: Jay Olszewski, Highway Superintendent

SUMMARY EXPLANATION:

As part of the 2018 Buildings major repair budget, \$26,000 was allocated for repairing the flat roof at the Police Department. A number of leaks are occurring causing issues in the interior of the building. The age of the building is the greatest factor in the cause of these leaks. Staff solicited pricing for the labor and materials for making the necessary repairs. It is very difficult to find willing contractors to supply quotes for this work. Not as many contractors perform work on flat roofs and, “smaller” projects such as these do not attract the larger roofing firms. Staff reached out to a number of contractors and only two responded.

Noffke Roofing	\$20,965
Great Lakes Roofing	\$26,200

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER X

RECOMMENDATION:

It is the recommendation of the Public Works Committee that the Village Board approve Noffke Roofing to perform the necessary repairs to the Police Department roof for an amount not to exceed \$22,000. Funds to be allocated from the Buildings Budget Line Item 10-519-570-8221.

COMMITTEE ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

CONSENT AGENDA:

ROOF REPAIR – POLICE DEPARTMENT:

MOTION made by Zabel, seconded by Warren to forward to the Village Board with a positive recommendation to contract Noffke Roofing to perform the necessary repairs to the Police Department roof for an amount not to exceed \$22,000. Funds allocated from Acct. #10-519-570-8221.

Motion carried unanimously.

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: August 6, 2018

AGENDA ITEM: Public Hearing & New Business **[ORDINANCE]**

ITEM TITLE: David Leszczynski, Agent for Germantown Acquisitions LLC, Property Owner, 29.4 acres located at W124 N11749 Wasaukee Road (Tax Key # GTVN 241-999); A-1: Agricultural to Rs-3: Single-Family District Rezoning Application and Concept Plan for a 17-Lot Single-Family Residential Development

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

David Leszczynski and Germantown Acquisitions LLC, property owner, is requesting approval of a rezoning application to rezoning the 29.4-acres from A-1 to Rs-3 in order to develop a 16-lot (or possibly 17-lot) residential subdivision north of Elm Lane and west of Wasaukee Road. The proposed rezoning is consistent with the Village's 2020 Land Use Plan.

The original rezoning application that was filed included a proposal to create a Planned Development District (PDD) in order to reduce a few of the "standard" Zoning Code requirements (i.e. Rs-3 min. 1-acre lot size and min. 25' wetland setback) due to the amount and location of wetlands across the property affecting the property. The developer is proposing to fill two small, isolated wetland areas (DNR application pending). In the event the wetland fill is not approved, the PDD would enable more flexibility with lot size and setbacks to work around the wetlands.

However, at their July 9 meeting, the PC and developer discussed the various lot size, wetland setback and wetland fill issues and decided to NOT pursue the PDD option in favor of a "straight" A-1 to Rs-3 rezoning with the understanding that, if the wetland fill is approved, the number of lots in Phase I (served by Forest Hill Road north of the central wetland) could be increased from 7 lots (see Exhibit A) to 8 lots (see Exhibit B).

ATTACHMENTS:

- ◆ 7/9/18 Staff Report
- ◆ 7/9/18 Plan Commission Meeting Minutes
- ◆ Concept Plans (Exhibit A & Exhibit B)
- ◆ Draft Rezoning Ordinance

PLAN COMMISSION RECOMMENDATION:

APPROVE rezoning of the 29.7-acre property from the A-1: Agricultural District to the Rs-3: Single-Family District subject to (7) conditions.

ORDINANCE NO. 18-2018

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**

(Dave Leszczynski, Agent for Germantown Acquisitions LLC, Property Owner)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural District to the Rs-3: Single-family Residential District the following described property:

W124 N11749 Wasaukee Road (Tax Key #241-999)

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ excluding CSM 4134, of Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, Containing 29.41 acres more or less.

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____

Adopted: _____, 2018

Vote: _____
Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna Boldrey, Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, August 6, 2018
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against an application to: (1) rezone the following described property from the A-1: Agricultural Zoning District into the Rs-3: Residential Single-Family Zoning District; or (2) create an Rs-3: Residential Single Family Planned Development District (Rs-3/PDD) pursuant to Sections 17.16 and 17.27 of the Zoning Code and rezone the following described property from the A-1: Agricultural Zoning District into the newly created Rs-3/PDD Residential Single-Family Zoning District.

Property: W124 N11749 Wasaukee Road (Tax Key Number #GTNV 241-999)

Applicant: David Leszczynski, Agent for Germantown Acquisitions, LLC, Property Owner

W124 N11749 Wasaukee Road (Tax Key #241-999)

Part of the SE NE EXC CSM 4134, Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, Containing 29.41 acres more or less.

A copy of the application is on file in the Village Planning Department office and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Deanna Boldrey, Village Clerk
Dated this 11th day of July 2018

To Be Published On: July 18th and July 25, 2018

PLAN COMMISSION MINUTES
July 9, 2018

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Rep. David Baum, Commissioners Tony Laszewski and Bob Williams were present. Commissioner Peter Nilles and Matt Kimmler were absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second Laszewski to Approve the minutes from 6-25-18. MOTION carried unanimously.*

Dave Leszczynski, W124 N11749 Wasaukee Road. The property owner is seeking approval of a Rezoning application (A-1: Agricultural to Rs-3: Single-Family Residential) to create a Planned Development District (PDD) to develop a 17-lot, 29.7-acre single family residential development north of Elm Lane and west of Wasaukee Road. Planner Retzlaff summarized the proposal. Discussion followed.

Dave Leszczynski spoke on the new development. He indicated he just received DNR confirmation regarding the wetland delineation and will work with staff on the issues with the driveway easement and other things that need to be addressed. He is hoping to submit the preliminary plat for phase 1 that connects to the Woodland Ponds subdivision, within the next 2 months. Commissioner Williams asked if there was an opportunity to eliminate a lot so the lots that fall under the 1 acre minimum would meet the zoning requirement. Leszczynski explained he was in the process of acquiring a permit from USACE to fill 2 small wetlands, and if granted, all the lots will be over 1 acre in size and the PDD will not be needed. But he doesn't want to wait for the determination and wants to proceed with the rezoning PDD to encroach into the wetland setback area. He stated all the Woodland Ponds covenants will be included in phase 1 and be a part of their association and architectural control committee. He was not sure if phase 2 would be included at this time. Discussion continued.

Trustee Baum said there may be opposition at the Village Board level with the PDD because the Village hasn't been given anything as a tradeoff. Planner Retzlaff stated in this case a more legitimate paved or gravel trail that would allow residents from Woodland Ponds to go through to Elm or Harvest Hills could be included as part of the PDD. He said the cul-de-sac bulb in Harvest Hills could also be constructed at the same time to save money and be coordinated with the timing of the construction. Trustee Baum said he doesn't like approving a PDD on a conceptual basis. While he is OK with the rezoning, he is not sure about going forward with anything else until he understands exactly what's being proposed with the lots. Planner Retzlaff said a lot rides on the jurisdictional approval. Leszczynski said he could do 7 lots instead of 8, but he is so close to getting an additional lot. He will work with staff on Phase 2 and the driveway easement. Chairman Wolter said he doesn't have an issue with lots 1-8 as long as they tie into the subdivision above and will use its covenants, oversight committees and pay towards the HOA. He also doesn't have any issues with the lots off Elm Lane and Wasaukee Road. But he thinks everyone has is struggling with lots 9, 10, 11, 12 and 13 and what the vision is and how it will look and how you'll cross and maintain a decent connection from the edge of the cul-de-sac to lot 13 and what is needed in the ordinances and make it a cohesive part of the subdivision to the west. Leszczynski said he was willing to take lots 12 and 13

out for now and move forward with the rest and come back with the preliminary plat with 1-acre lot sizes. He said phase 1 is ready to go. But phase 2 is still in conception mode and he may lose 2 lots there. He will try to build on them, but they do have issues with access. Discussion continued.

Mike Gleeson, W126 N11811 Forest Hill Road in Woodland Ponds subdivision, spoke regarding the proposal. He said the biggest thing their subdivision is asking for is that this development be the same as their neighborhood and agreed with having 7 lots in order to meet the zoning requirements. He is now satisfied that the developer has agreed to accept all the Woodland Ponds covenants. Chairman Wolter asked if the HOA will review the first house. Leszczynski said Bill Peterson, Developer of the Woodland Ponds subdivision, agreed to have him be a part of their HOA and architectural review board. Planner Retzlaff asked Leszczynski if he is willing to work with Harvest Hills as well, but he indicated he would need more information before he would agree to that. He was also unsure what covenants would cover lots 14 through 17. Chairman Wolter commented that he appreciates the lot layout and for helping to answer questions for the residents to the north. Planner Retzlaff recommended approving the rezoning to Rs-3 with the concept plan for 7 lots to the north. Mr. Leszczynski said he'd be happy with 7 lots in order to move forward.

MOTION Baum second Laszewski to Approve the Rezoning from A-1: Agricultural to Rs-3: Single-Family for the entire 29.7-acre property, provided the developer brings to staff a 7-lot subdivision subject to the following conditions.

- 1. Provide a detailed landscaping plan (type, amount, location, etc. plantings and methods to maintain) for the 5' wide vegetated buffer required under #3 above, and, a detailed plan for the proposed pedestrian trail and other amenities discussed in the Developers PDD application. Said plans to be prepared and submitted for review and approval by the Village concurrent with preliminary plat approval.***
- 2. This approval does NOT include any modification to the private street design requirements proposed by the Developer;***
- 3. The Developer shall submit soil evaluation reports reviewed and approved by Washington County indicating that all proposed lots can support a POWTS;***
- 4. The Developer shall submit a copy of the wetland delineation confirmation letter from the WisDNR. Any changes to the size or location of wetlands approved by the DNR shall be reflected in a revised General Development Plan and subdivision preliminary plat.***
- 5. All Village of Germantown development Code requirements, including but not limited to the General Zoning Code, Shoreland-Wetland Zoning Code and Subdivision Code shall be met prior to approval of the required subdivision plat by the Village.***
- 6. Phase 1 of the Development must comply with all the covenants of the Woodland Ponds Subdivision.***
- 7. If the Developer can eliminate outlot 1 and outlot 2 and re-layout the individual parcels and get the 8th parcel, and, comply with the ordinances and maintain the wetland setback, he can bring in an 8-lot subdivision.***

MOTION to Amend Baum second Laszewski that a revised concept plan for phase 2 shall be submitted at the time the preliminary plat is submitted to Plan Commission for review.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

PLANNED DEVELOPMENT DISTRICT (PDD) REZONING

7/9/18 Plan Commission Meeting

David Leszczynski / Germantown Acquisitions LLC

Village Planner Report

Germantown, Wisconsin

Summary

David Leszczynski, agent for Germantown Acquisitions LLC, property owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) for purposes of developing a 17-lot, 29.7-acre single-family residential development north of Elm Lane and west of Wasaukee Road.

Property Location: Elm Lane @ Wasaukee Road

Applicant/

Property Owner: David Leszczynski, Germantown Acquisitions LLC
3223 Fleur Da Lis Drive
Mequon, WI

Current Zoning: A-1: Agricultural

Proposed Zoning: Rs-3 w/ Planned Development District (PDD)

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Residential/Agricultural	Rs-2/A-2
East	Residential/Agricultural (Mequon)	Ag
West	Residential (Harvest Hills)	Rs-3

Location Map



Background/Proposal

David Leszczynski, agent for Germantown Acquisitions LLC, property owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) for purposes of developing a 17-lot, 29.7-acre single-family residential development north of Elm Lane and west of Wasaukee Road.

As summarized in the Applicant's narrative description and presented in the concept plan (see attached), the property contains a significant amount of wetland (approximately 4.2 acres) that effectively bisects the property into two developable areas; one to the north and the other to the south. As a result, the developer intends to develop the land in two (2) distinct phases, and, is proposing the creation of an Rs-3: Single-Family Planned Development District (PDD) to off-set the impact of the size and location of the wetlands on these developable areas.

Phase I development (north of the large wetland) will include 8 lots served by an extension of Forest Hill Road from the Woodland Ponds subdivision located to the north (ending with a permanent cul-de-sac). Phase II development (south of the large wetland) will include the remaining lots with 5 lots on a street extension from the Harvest Hills development to the west (also ending with a cul-de-sac) and 4 lots on a new street and cul-de-sac off Elm Lane to the south. A series of small, isolated storm water basins are proposed throughout the development adjacent to the wetland areas. All lots will be served by individual wells and private on-site wastewater treatment systems ("POWTS" a.k.a. "septic systems").

As shown in the concept plan, 6 of the 8 lots in the Phase I development area contain less than the 1.0 acre minimum lot area required under the Rs-3: Single-Family Zoning District (having a range of .9 to .97 acres). Consequently, the Developer is requesting approval of a rezoning application to change the zoning from A-1: Agricultural to Rs-3: Single-family with a Planned Development District (PDD) overlay for the 29.7-acre property. The purpose for the PDD is to enable a smaller lot area for six lots (#1, #2, #3, #4, #7 and #8) in the Phase I development area.

As summarized below, the development is proposed with the following characteristics:

TABLE 1.

Gross Area (Ac)	29.68
Wetland Area (Ac)	4.2
Right-of-Way (Ac)	4.53
Net Density Area (Ac)	20.95
# Single-Family Lots/DU's	17
Density (DU/net acre)	0.81
Open Space (Ac)	7.93
Avg Lot Size (ac)	1.01
Lot Size Range (Ac)	.90 to 1.23

The PDD District will be created to take advantage of the “flexibility” available to provide a more creative layout that contains many “conservation design” features, e.g. large contiguous tracts of open space with clustered lots. However, as noted in the project narrative and Table 1 above, the proposed density will only be .81 DU/ net acre (.57 DU/gross acre). This is significantly less than the maximum allowed in the underlying Rs-3 District (1.0 DU/acre).

To facilitate development, the Developer is proposing to create a Planned Development District (PDD) for the entire property to modify some of the underlying Rs-3 Zoning District and other development requirements that would ordinarily apply, e.g. lot width, lot size, etc., including the following:

- Lot Area Requirements:
 - o Rs-3: Reduce min. lot area from 1.0 to .9 acres;
- Wetland Setback Requirement:
 - o Reduce min. setback from 25 feet to 20 feet;
- Private Street Design Standards:
 - o Reduce min. shared driveway easement width from 30 feet to 20 feet;
- Public Street Design Standards:
 - o Max. cul-de-sac length >500 feet (1,050 feet proposed for Forest Hill Road)

Other features and amenities of the proposed PDD development are described in the Applicant’s narrative, including:

- Preservation of 4.2 acres of wetland;
- 7.93 acres of open space or 26.7% of total parcel area (3.7 acres of open space outside of wetlands);
- Pedestrian trail linking the north and south development areas through Outlot 3 from the Forest Hill Road cul-de-sac to the Harvest Hills cul-de-sac;

[NOTE: A separate PDD Conditions & Restrictions resolution containing these development-specific allowances, references to a detailed general development plan, and any other conditions of approval deemed appropriate by the Village, will be prepared by Village staff at the time the PDD is considered by the Village Board].

Staff Comments

Like the Harvest Hills subdivision proposal to the west, the property lies north of and adjacent (but outside) of the Village’s Sanitary Sewer Area (SSA) and in an area designated on the 2020 Land Use Plan (LUP) as “Rural Residential”. For those currently undeveloped areas designated as “Rural Residential”, the Village intended such areas to develop at a density of one (1) dwelling unit per acre with a minimum 1-acre lot size. The land is currently zoned A-1: Agricultural and is proposed to be rezoned into the Rs-3: Single-family District. The proposed rezoning is consistent with the 2020 LUP map.

Soil evaluation reports for all lots will be required prior to or concurrent with the submittal of a preliminary plat to ensure all proposed lots are deemed suitable for installation of an on-site sanitary system. Also, a letter of confirmation is required from the WisDNR regarding the wetland delineation that was conducted by Stantec Consulting Services Inc. for the property in May 2018. As we recently learned from the Harvest Hills development, it is possible that the DNR may “discover” more wetland area than delineated and reported on by the consultant which can affect proposed lots, streets and storm water basin locations, sizes, etc. Consequently, approval of the rezoning and concept plan does not guarantee development can/will occur in the same amount or form as proposed therein until items such as (but not limited to) wetland boundaries and storm water management requirements have been finalized.

As discussed, a significant amount of wetland (4.2 acres or approximately 14% of the property) is in four (4) separate areas across the property. As discussed above and as shown on the concept plan, the lot and road layout is affected by the wetlands on the property. Despite the amount of wetland, the required “net area” density calculation (gross area less wetlands and right-of-way) does not increase the proposed development density (.81 DU's per net acre) above the maximum density allowed in the Rs-3 District (not to exceed 1.0 DU's per net acre).

However, one of the “standard” zoning district requirements requested to be reduced is the 25' wetland setback. As was discussed by the Plan Commission at length during the many meetings for the Harvest Hills development proposal, the Village's Shoreland-Wetland Zoning Code establishes a 25' setback from all wetlands, and, the Subdivision Code provides that all wetlands and the respective 25' setback be in open space outlots and not in or across developable residential lots. The Shoreland-Wetland Code does, however, provide that a conditional use permit (CUP) can be obtained that would allow encroachment into the 25' wetland setback if a compensation plan is drawn up and approved that provides additional protection to the wetland, typically in the form of wetland-friendly plantings in the remaining setback area adjacent to the wetland(s). In this case, the Developer is seeking to reduce the 25' wetland setback from 25 to 20 feet.

In doing so, the size or area of those lots abutting wetland can be larger than what might ordinarily result if a 25' setback was enforced. Arguably, if the standard 25' wetland setback were enforced, then the Developer would simply propose reducing the minimum lot area requirement under the PDD request (sort of a “six of one, half a dozen of the other” type of an argument). In support of this proposal, the Developer points out that, between the proposed 20' wetland setback and the standard 35' building setback, a total of 55' of setback area from the wetland boundary to the nearest point of any building would be maintained regardless (and presumably a sufficient amount of setback to protect the adjacent wetlands).

Because it is possible for the Developer to apply for and obtain a conditional use permit (CUP) that would enable encroachment into the 25' wetland setback, the Plan Commission may consider approving the proposed reduction in the 25' wetland setback provided that the Developer is required to install the same sort of wetland protection buffer that would typically be required when a CUP is granted for a similar encroachment. This buffer requirement should be installed in the area of all of the lots abutting the wetland where the proposed setback is only 20 feet, and, take the form of a continuous vegetated buffer of wetland-friendly plantings within a minimum 5' wide "buffer easement" adjacent to the wetland (or running across the yard abutting the wetland if applicable). Arguably, the installation and maintenance of a min. 5' wide buffer yard intended to protect a wetland that is 20' away is likely to provide greater protection than no buffer setback 25' away from the wetland.

Another standard requirement requested to be reduced under the proposed PDD is the public street cul-de-sac length. Section 18.07 (Subdivision Code) establishes a maximum cul-de-sac street length of 500 feet, except that streets greater than 500 feet but not exceeding 1,200 feet can be allowed depending on zoning of the development, no. of lots, served, etc. Forest Hill Road, an existing street approximately 450 feet in length with a temporary closure, is proposed to be extended an additional 600 feet with a permanent cul-de-sac. Staff supports the proposed extension despite the modest increase in length (under the max. 1,200 feet allowance) given the larger-size lots and desire to not add another street intersection onto Wasaukee Road when access from an internal street already planned for extension is available.

As shown in the concept plan, the proposed lots and cul-de-sac extension from the Harvest Hills development, are affected by the wetland location and 10-acre platted lot to the south. Arguably, the number of lots should probably not exceed more than three (#9, #10 & #11) given limited developable area at the end of this cul-de-sac. The Developer is proposing two additional lots (#12 & #13) that would not abut the street right-of-way, but be served by a private shared driveway within a 20' wide easement running across the north side (front yards?) of Lots #11 and #12. While 18.07 of the Subdivision code does provide for private shared driveways, the min. requirements for a driveway shared by up to three lots is a 30' wide easement and a 16' wide travel surface. Although this appears to be the only alternative to create and provide access to Lot #13, Staff does not support the proposed arrangement of Lots #11, #12 & #13 nor the reduction in the shared driveway easement width from 30 to 20 feet. Although Lot #11 and #12 is at least 1.12 acres in area where a 20' wide easement across the top of each reduces the lot area that is not encumbered by the easement to 1.01 acres per lot, the notion of a driveway easement running across what is effectively the front yards of each of these lots does not appear a desirable layout. A different arrangement that does not rely on a shared driveway for three lots across the front yards of each should be developed, or, Lot #12 & #13 should be combined into one lot with additional lot line adjustments to increase the size of Lot #10, #11 & #12.

Finally, as was the case with Harvest Hills, the issue of the condition of Elm Lane and need for re-construction is further impacted by this development. It is expected that the

Developer will be required to either pay for re-construction of Elm Lane adjacent to the property (for approximately 635 feet), or, make a proportionate-share financial contribution to the Village.

Village Planner Recommendation

APPROVE the A-1: Agricultural to Rs-3: Single-Family rezoning as proposed and the creation of a PDD for the entire 29.7-acre property subject to the following conditions, and, the Developer incorporating the following requirements and/or changes to the proposed development into the general development plan and conditions & restrictions resolution:

1. Prepare a separate "General Development Plan" sheet presenting the general road and lot layout, open space areas, proposed trail, etc. for attachment to the PDD ordinance and conditions resolution;
2. Allow a reduced minimum lot area requirement from 1.0 to .9 acres;
3. Allow a reduced wetland setback requirement from 25 to 20 feet with a requirement that the Developer is required to install and property owners required to maintain a minimum 5' wide wetland protection buffer adjacent to the wetland in the area of the lots abutting a wetland where the proposed setback is only 20 feet, and, where said buffer is comprised of a continuous 5' wide vegetated buffer of wetland-friendly plantings adjacent to the wetland (in the vicinity of Lots #3-#9, #13, #15 & #16).
4. Provide a detailed landscaping plan (type, amount, location, etc. plantings and methods to maintain) for the 5' wide vegetated buffer required under #3 above, and, a detailed plan for the proposed pedestrian trail and other amenities discussed in the Developers PDD application. Said plans to be prepared and submitted for review and approval by the Village concurrent with preliminary plat approval.
5. Allow the maximum cul-de-sac street length to exceed 500 feet pursuant to Section 18.07(3) of the Municipal Code;
6. This approval does NOT include any modification to the private street design requirements proposed by the Developer;
7. The Developer shall submit soil evaluation reports reviewed and approved by Washington County indicating that all proposed lots can support a POWTS;
8. The Developer shall submit a copy of the wetland delineation confirmation letter from the WisDNR. Any changes to the size or location of wetlands approved by the DNR shall be reflected in a revised General Development Plan and subdivision preliminary plat.
9. All Village of Germantown development Code requirements, including but not limited to the General Zoning Code, Shoreland-Wetland Zoning Code and Subdivision Code shall be met prior to approval of the required subdivision plat by the Village.



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- ☐ \$200 Plan Commission Consultation
- ☐ \$1,085 Rezoning
- ☐ \$1,240 PDD < 5 acres
- ☐ \$2,095 PDD 5-20 acre site
- ☒ \$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT <u>DAVID LESZCZYNSKI</u> <u>3223 Fleur De Lis Dr.</u> <u>MERUON, WI 53092</u> Phone <u>(414) 550-8087</u> Fax <u>()</u> E-Mail <u>dlesz2000@Yahoo.com</u>	PROPERTY OWNER <u>GERMANTOWN ACQUISITIONS LLC</u> <u>3223 Fleur De Lis Dr.</u> <u>MERUON, WI 53092</u> Phone <u>(414) 550 8087</u>			
2 PROPERTY ADDRESS OR GENERAL LOCATION <u>W124 N11749 WASAUKEE ROAD</u>		TAX KEY NUMBER <u>241999</u>		
3 REZONING REQUEST <table border="1" style="width: 100%;"><tr><td style="width: 50%; text-align: center;">FROM</td><td style="width: 50%; text-align: center;">TO <u>Rs-3 PDD</u></td></tr></table>			FROM	TO <u>Rs-3 PDD</u>
FROM	TO <u>Rs-3 PDD</u>			
4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED Attach pages as necessary <u>TAX BILL ATTACHED WITH LEGAL METES AND BOUNDS ON SURVEY</u>				

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

ATTACHED LETTER

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ WETLAND DELINEATION REPORT (NOT CONCURRED)
- ☒ NAVIGABLE WATERWAY DETERMINATION LETTER
- ☒ TAX ID BILL /LEGAL

7 READ AND INITIAL THE FOLLOWING:

ih

I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

ih

I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

ih

I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

David Leggett 6/6/18

Applicant

Date

Owner

Date

Jon Germantown Acquisitions LLC

PURPOSE OF RE-ZONING REQUEST

Attached is a Plat of Survey with a conceptual layout to develop 17 home-sites on what is now a 29.68 acre parcel consisting of farmland, wetland, upland woods, an older home, barn and pole shed.

The property is outside of the SSA boundary, and must be served by on-site well and septic and is limited to the Rs-3 Single Family Zoning District which allows for a maximum density of 1.0 unit per net acre. Included in the concept plan is a net acre calculation confirming the maximum home-sites allowed.

It is our intention to develop the property in two phases. Phase I would be a 700 foot extension of Forest Hill Road and the Woodland Ponds subdivision. Phase II would be the development of home lots south of the property's intersecting wetland. The two phases are clearly shown on the concept layout.

PHASE I - WOODLAND PONDS

Consists of 8 lots total, Lots 1 - 8 in the Conceptual Layout, and would be an extension of the nicely subdivided Woodland Ponds. Some of the lots would be marginally smaller than the one acre minimum set in the Rs-3 zoning, and we have applied for a PDD for relief from the one acre requirement. Six (6) of the eight (8) lots of Phase I are between .90 - .98 acres, with the remaining two (2) being 1.05 and 1.23 respectively. It is our intent to match the look and feel of the beautiful Woodland Ponds subdivision and will incorporate most of the covenants of Woodland Ponds to Phase I.

Phase I will have a 6.92 acre Outlot (3) creating a wetland buffer along its southern lot lines and 4 of the 8 lots will back up to this buffer. The lot lines for each of these lots will be 20 feet from the mapped wetlands in the wetland delineation performed by Stantec. The building setback lines will be another 35 feet from the lot line, giving a total setback from the mapped wetland of 55 feet, which is consistent with the Village of Germantown requirements regarding setbacks from wetlands, and rear setback requirements for building under the Rs-3 guidelines.

There is an existing agricultural wetland crossing in Outlot 3, at the rear of Lot 6. We intend to create a walking easement from the end of the cul de sac in Phase I to the proposed cul du sac on the very west end of the property in Phase II. That easement will encourage walking throughout the area, and interconnect Woodland Ponds to the newly proposed 40 home Top Leaf subdivision through our proposed subdivision, connecting Freistadt Road to Elm Lane and creating an approximate 3 mile walking or bike riding loop.

PHASE II

Consists of 9 lots total, Lots 9-17 in the conceptual Layout. All of the lots in Phase II would meet the Village of Germantown Rs-3 zoning without any relief from lot size, as all of the lots are 1 acre or more in size. Lots 9 - 13 would extend from the newly proposed road in the Top Leaf subdivision to the west. We will probably incorporate the covenants of the Top Leaf Development for these 5 lots to keep the look from the road consistent. We are proposing a 20 foot right of way ingress and egress access from the end of the cul du sac for lots 12 & 13 as drawn on the Conceptual Layout.

Lots 14 - 17 would be divided off of a newly proposed cul de sac off of the current Elm Lane. Three (3) of the four (4) lots would back up to Outlot 3 which consists of 6.92 acres in total. Lots 14 - 17 would use the same covenants as Phase I and Woodland Ponds to keep the look from Wasaukee Road consistent.

PROJECT PARAMETERS

We are submitting this in Phases in an attempt to have the Phase I approval move forward without delay as it is straightforward and an extension of an existing subdivision. We recognize there are complexities in connecting a newly proposed subdivision vs. the existing Woodland Ponds. We also understand through meetings with the Village that the Village of Germantown would like to reconstruct Elm Lane in the future. Those two realities create an uncertainty regarding Phase II, that do not exist regarding Phase I.

So we have proposed a Phase I and a Phase II in the Conceptual Layout for PDD, and we are asking the Village of Germantown to approve the rezoning of the entire parcel.

COMMITMENT

File No. **GA-266213-8**

SCHEDULE A - CONTINUATION SHEET

- LEGAL DESCRIPTION EXHIBIT-

The Southeast 1/4 of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. Excepting therefrom those portions platted as Certified Survey Map No. 4134.

Tax Key No.: GTNV 241999

EXHIBIT A 7-LOT WITHOUT FILLED WETLAND

LEGAL DESCRIPTION :

The Southeast 1/4 of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Excepting Therefrom; Lot 1 of Certified Survey Map No. 4434, being that part of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Said Parcel containing 1,292,977 sq. ft./29.683 acres of land, more or less.

NOTES :

1. THE WETLANDS SHOWN ON THIS CONCEPTUAL ARE FIELD LOCATED/SURVEYED AND HAVE BEEN CONCURRED UPON BY THE DEPARTMENT OF NATURAL RESOURCES, PER THEIR JUNE 28, 2018 SITE VISIT.

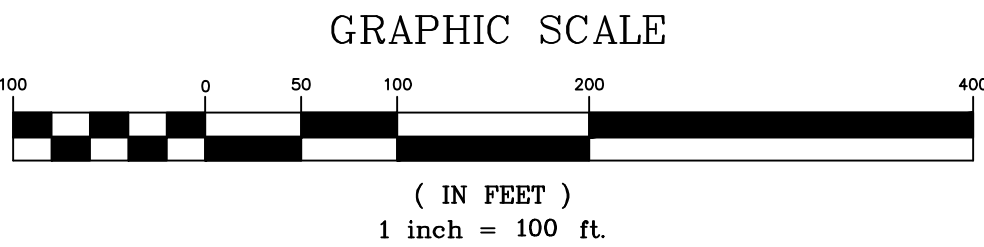
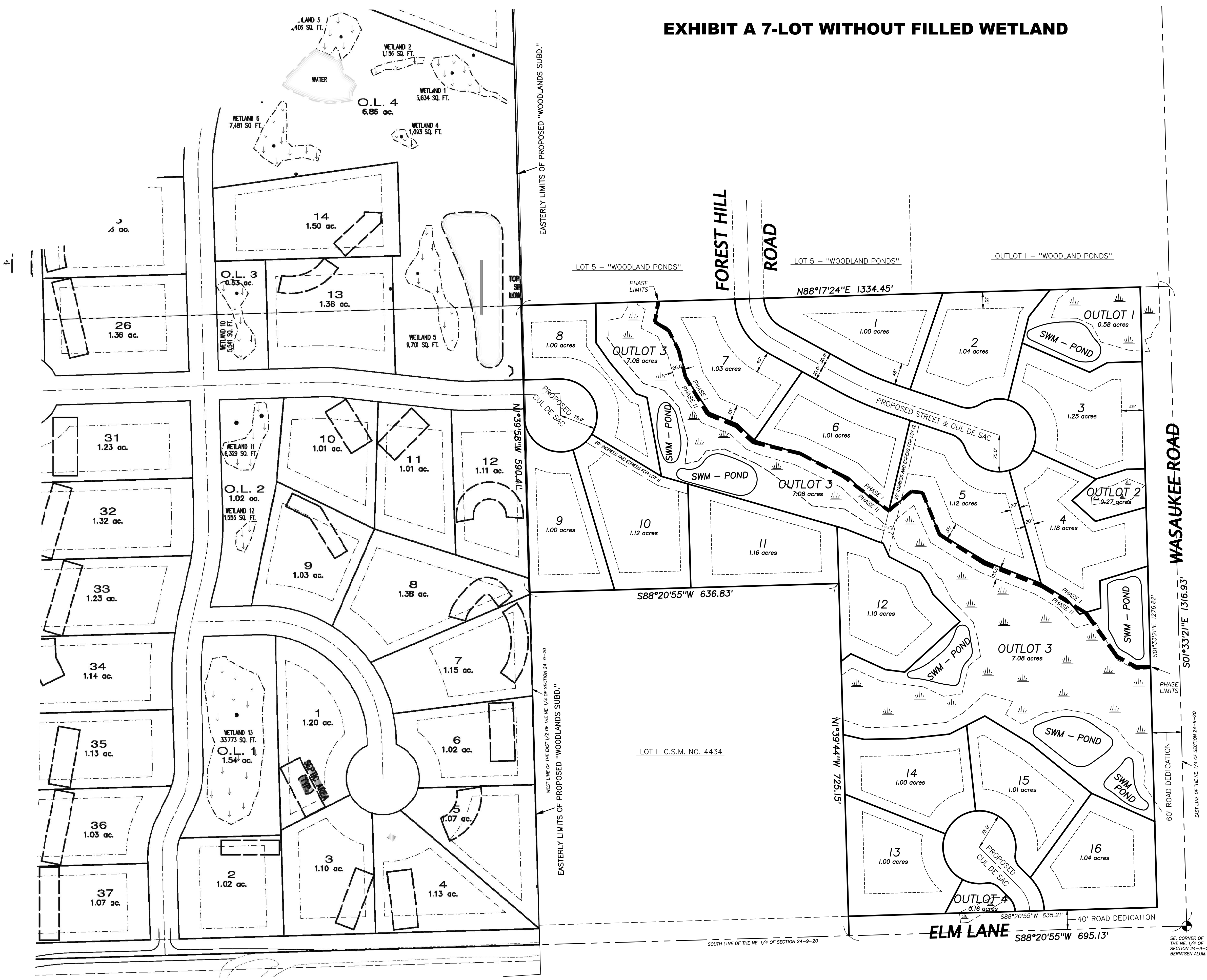
2. ALL LOTS ARE A MINIMUM 25' FROM WETLANDS

Property Statistics:

Total Property Area = 29.68 acres (100%)
Total Outlots (1-4) Area = 8.09 acres (27.3%)
Total Dedicated Road Right of Way Area = 4.53 acres (15.3%)
Average Lot Area = 1.07 acres x 16 = 17.06 acres (57.5%)

Lot Counts:

16 - Single Family Lots
4 - Outlots



MARK	DATE	REVISION	BY	APVD
4				
3				
2				
1	8-1-18	ADJUST LOTS FOR 25' WETLAND SETBACK	J.G.S.	J.W.H.

16 Lot - Single Family Conceptual Layout

for
Dave Leszczynski

Elm Lane & Wasaukee Road
Germantown, WI

FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:
DATE:	JULY 31, 2018	
DWN. BY:	J.G.S.	Contract No.:
CHKD. BY:	J.W.H.	Plot No.: LS-4315-18 CONCEPT (16 LOT)



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

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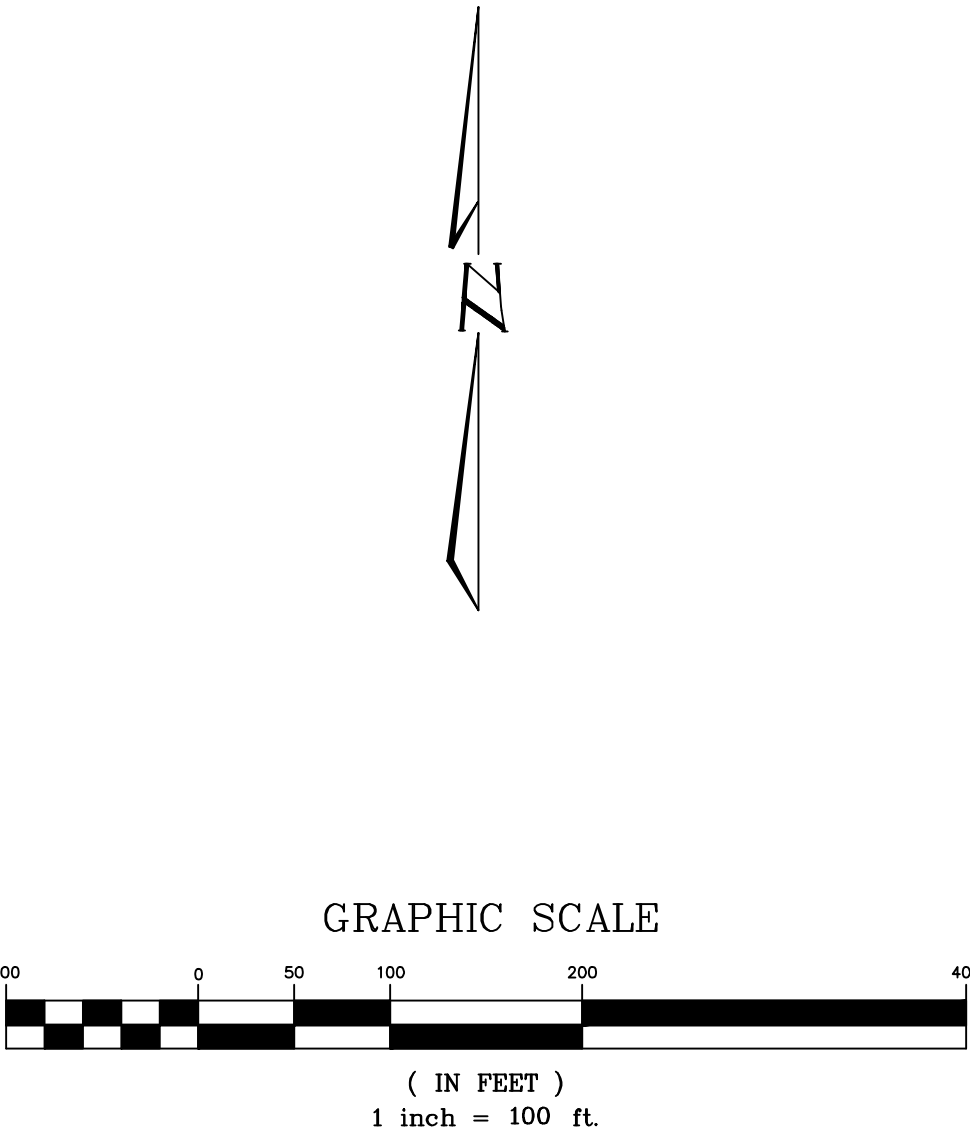
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16 Lot - Single Family Conceptual Layout

for
Dave Leszczynski

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FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
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EXHIBIT B 8-LOT WITH FILLED WETLAND

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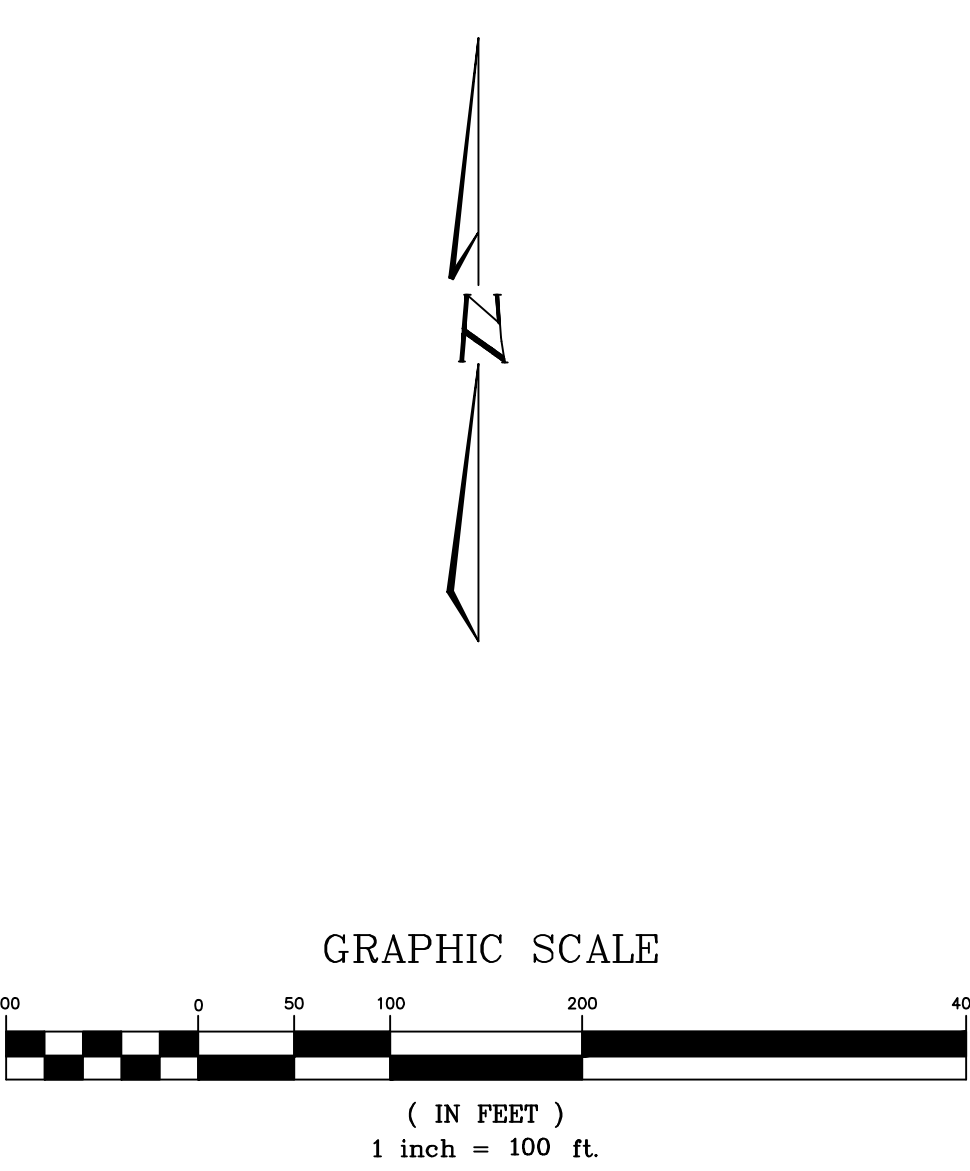
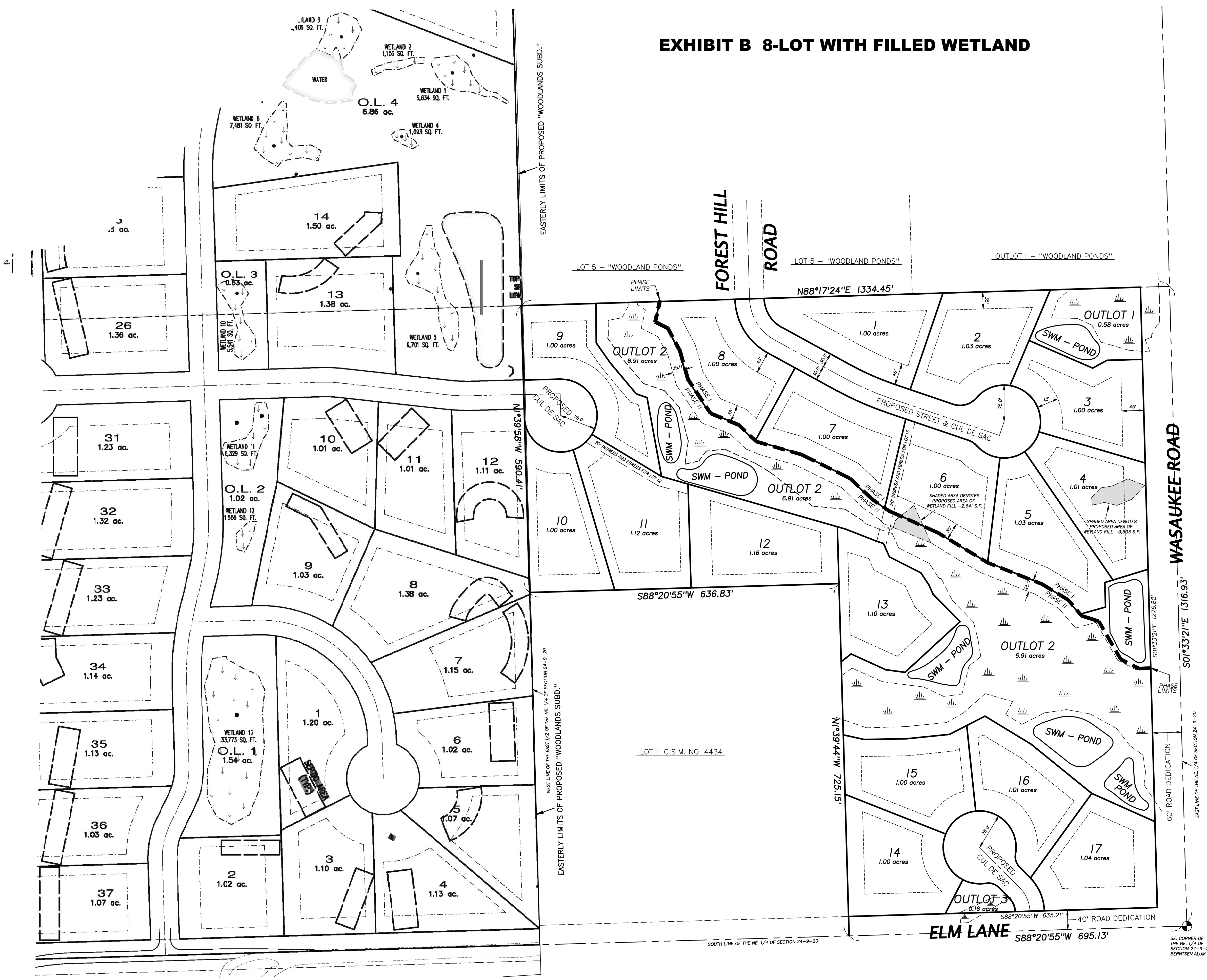
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Total Dedicated Road Right of Way Area = 4.53 acres (15.3%)
Average Lot Area = 1.03 acres x 17 = 17.50 acres (59.0%)

Lot Counts:

17 - Single Family Lots
3 - Outlots



MARK	DATE	REVISION	BY	APVD
1	8-1-18	ADJUST LOTS FOR 25' WETLAND SETBACK	J.G.S.	J.W.H.

17 Lot - Single Family Conceptual Layout

for Dave Leszczynski		
Elm Lane & Wasaukee Road Germantown, WI		
FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:
DATE:	JULY 31, 2018	
DWN. BY:	J.G.S.	Contract No.:
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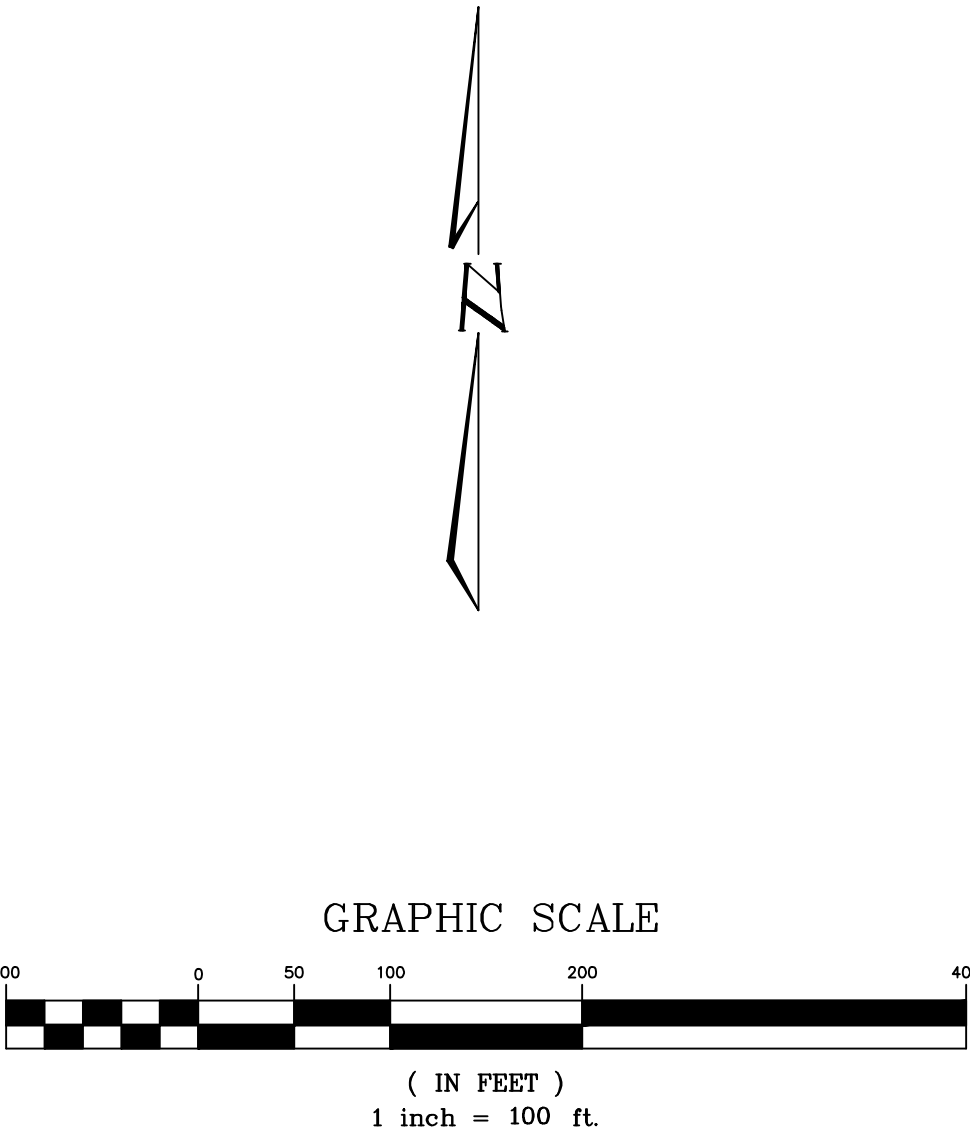
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17 Lot - Single Family Conceptual Layout

for
Dave Leszczynski

Elm Lane & Wasaukee Road
Germantown, WI

FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
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Subject: RE: Navigable Waterway Determination
From: Kramasz, Kathleen M - DNR (Kathleen.Kramasz@wisconsin.gov)
To: dlesz2000@yahoo.com; Elaine.Johnson@wisconsin.gov;
Date: Tuesday, May 22, 2018 8:12 AM

Dave, I do not see any waterways on this property but there are mapped wetlands that will need to be delineated prior to any wetland or stormwater permitting can be done.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Kathi Kramasz

Phone: (920) 893-8531

Kathleen.kramasz@wisconsin.gov

From: Dave Leszczynski [mailto:dlesz2000@yahoo.com]
Sent: Tuesday, May 22, 2018 7:06 AM
To: Kramasz, Kathleen M - DNR <Kathleen.Kramasz@wisconsin.gov>
Subject: Navigable Waterway Determination

Ms. Kramasz:

I purchased a property at W124 N11749 Wasaukee Road in Germantown. The property consists of 29 acres and I am currently working with engineers, delineators and the Village of Germantown to develop a small subdivision on the property.

The Village of Germantown Engineer, Eric Nitschke, suggested I contact the DNR for a navigable waterway determination, and more specifically you.

I am reaching out to you in hopes of starting the process, whatever that may be.

Thank you, and I look forward to hearing from you.

Wetland Delineation Report

29-Acre Parcel
Village of Germantown,
Washington County, Wisconsin

Lead Delineator: Brian Lennie



Prepared for:

Dave Leszczynski
3223 Fleur De Lis Drive
Mequon, WI 53092

Prepared by:

Stantec Consulting Services Inc.
12075 North Corporate Parkway,
Suite 200
Mequon, Wisconsin 53092

Stantec Project #: 193706107

June 5, 2018

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

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WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) completed a wetland investigation on a 29.41-acre Parcel (the "Property") located on Wasaukee Road, in the Village of Germantown, Wisconsin. The Property is comprised of one parcel with the parcel ID number GTNV241999, more specifically located in Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. The Property location is shown on Figure 1 (Appendix A).

The purpose and objective of this investigation was to identify the extent and spatial arrangement of wetlands within the Property for development. The investigation was completed by Brian Lennie and Jacob Eeling of Stantec on May 17, 2018. Four wetland areas were identified on the Property.

Wetlands and waterways that are considered Waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the USACE. Additionally, the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes and Wisconsin Administrative Codes NR 103, 299, 350, and 353. Finally, counties, townships, and municipalities may have local zoning authority over certain types of wetlands and waterways. Stantec recommends this report be submitted to local authorities, WDNR, and USACE for final jurisdictional review and concurrence.

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

2.0 METHODS

2.1 WETLANDS

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

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

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

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

A review of U.S. Department of Agriculture Farm Service Agency (FSA) annual aerial slides and other available aerial imagery was conducted for the Property to assist in the wetland determination because farmed areas with mapped poorly drained or somewhat poorly drained soils are present within the Property. The aerial imagery was reviewed for the appearance of wetland signatures. A wetland signature is field evidence, recorded by aerial imagery, of ponding, flooding, or impacts of saturation for sufficient duration, which meets wetland hydrology and possibly wetland vegetation criteria. Wetland signatures may vary based on the type and seasonal date of the aerial imagery. Signatures visible on FSA annual aerial slides in cropland for Wisconsin have been categorized as follows (USDA, NRCS 1998):

1. Hydrophytic vegetation (seen as a different color of green)
2. Surface water (usually black or white)
3. Drowned-out crops (bare soil or mud flats)
4. Differences in color due to different planting dates or isolated areas not farmed with the rest of the field
5. Inclusions of wet areas in set-aside program
6. Patches of greener color in "dry" years
7. Crop stress (yellow) or sparse canopy (light green)
8. Saturated soil visible on infrared (IR) slides or photos

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

The antecedent precipitation in the months leading up to each aerial image was reviewed and compared to long-term (30-year) precipitation averages and standard deviation to determine if each year was normal, wet, or dry using a WETS analysis (Appendix E).

Mapped poorly and somewhat poorly drained soils were identified within the Property and available aerial imagery was analyzed for signatures of wetness consistency in these areas (Off-Site Aerial Imagery Analysis in Appendix E). Areas within agricultural fields are typically identified as suspect wetland if they contain hydric soils and 50% or more of the aerial images taken in the five (or more) most recent normal precipitation years show any of the wetland signatures listed above. However, while the focus of the analysis is on wetland signatures visible in normal precipitation years, years considered wet or dry for received precipitation were also analyzed. Wetland determinations and wetland boundaries are identified based on the aerial image having the largest wetland boundary during a “normal” rainfall year if signatures were apparent in at least 50% of the years (USDA, NRCS 1998) and must be confirmed in the field.

Wetland determination sample points were identified and surveyed using a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

2.2 WATERWAYS

Prior to field work, waterways in the vicinity of the Property were reviewed on existing maps and available aerial photographs. During the field work, evidence of channels, ditches, streams, ponds, or other water bodies that may be regulated by the USACE or WDNR within the parcel, were investigated as they relate to the wetlands mapped.

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

3.0 RESULTS

3.1 SITE DESCRIPTION

The Property that was investigated is comprised of a residence, barn, and agricultural fields, with scattered upland hardwoods and mowed lawn. The Property is bordered to the north and south by developed residential properties, to the west by a planned residential development, and to the east by a wooded parcel and Christmas tree farm. The Property is relatively steeply sloped from west to east, with over sixty feet of grade difference. The wetlands on the Property have an elevation of approximately 875-850 feet above mean sea level (msl). The Property is approximately 905 feet above msl near the west edge of the property, sloping down to 845 feet above msl in the eastern edge of the Property.

According to the NRCS Web Soil Survey, (Appendix A, Figures 2 and 3), six soil types are present within the Property: Mequon silt loam, 1 to 3 percent slopes; Ozaukee silty loam, high carbonate substratum, 2 to 6 percent slopes; Ozaukee silty loam, high carbonate substratum, 2 to 6 percent slopes, eroded; Ozaukee silty loam, high carbonate substratum, 6 to 12 percent slopes, eroded; Ozaukee silty loam, high carbonate substratum 12 to 20 percent slopes, eroded, and Radford silt loam, 0 to 3 percent slopes. Of these soil series, none are considered hydric. However, the Mequon silt loam may have hydric inclusions of wetter soils in till depressions, the Ozaukee silt loam may have hydric inclusions of Ashkum, drained soils in end and ground moraines, and the Radford silt loam may have hydric inclusions of Otter, Sable, Sebewa or Drummer soils in depressions. Soil types are also described in the table below.

Map symbol and map unit name	Component /Local Phase	Comp. pct.	Landform	Hydric status
MtA: Mequon silt loam, 1 to 3 percent slopes	Mequon	90	Till plains	No
	Wetter soils	10	Depressions on till plains	Yes
OuB: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	Ozaukee-High carbonate substratum	92-100	End moraines,ground moraines	No
	Ashkum-Drained	0-5	End moraines,ground moraines	Yes
	Orthents, clayey	0-3	Ground moraines	No
	Urban land	0-3	Ground moraines	No
OuB2: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	Ozaukee-High carbonate substratum, eroded	92-100	End moraines,ground moraines	No
	Ashkum-Drained	0-5	End moraines,ground moraines	Yes
	Urban land	0-3	Ground moraines	No
	Orthents, clayey	0-3	Ground moraines	No
OuC2: Ozaukee silt loam, high carbonate substratum, 6 to 12 percent slopes, eroded	Ozaukee-High carbonate substratum, eroded	88-100	End moraines,ground moraines	No
	Urban land	0-5	Ground moraines	No
	Mequon	0-5	Ground moraines	No
	Ozaukee-Severely eroded	0-5	End moraines,ground moraines	No
OuD2: Ozaukee silt loam, high carbonate substratum, 12 to 20 percent slopes, eroded	Ozaukee-High carbonate substratum, eroded	88-100	End moraines,ground moraines	No
	Urban land	0-5	Ground moraines	No
	Mequon	0-5	Ground moraines	No
	Ozaukee-Severely eroded	0-5	End moraines,ground moraines	No
RaA: Radford silt loam, 0 to 3 percent slopes	Radford	80-95	Depressions,flood plains	No
	Otter	2-8	Depressions,flood plains	Yes
	Sable	2-5	Depressions	Yes
	Sebewa	1-4	Depressions	Yes
	Drummer	0-3	Depressions	Yes

The WWI Map identifies wetlands on the Property (Appendix A, Figure 4) in the same general size and location as field delineated wetlands W1 and W3; wetlands W2 and W4 are not identified on the WWI map. The largest field delineated wetland W1 (Appendix A, Figure 5) is located in the central portion of the Property.

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

One area (Area A) in the cropped fields was identified as an area with wetness signatures in normal precipitation years; Area A was identified as having wetness signatures in more than 50% of normal precipitation years (Appendix E).

Average precipitation for the investigation area was obtained from the Germantown National Weather Service (NWS) weather station (GERW3) and used for the WETS analysis. A total of 4.18 inches of precipitation occurred in the three-month time period from February to April 2018, compared to 30-year average of 7.06 inches. Based on the WETS analysis, conditions were considered “dry” (Appendix D). However, 1.84 inches of rain had fallen in May prior to field work.

3.2 WETLANDS

Four wetlands were identified within the Property. Eleven wetland determination data forms were completed for the wetland and adjacent upland area and are included in Appendix B. The wetland and sample point locations are shown on Figure 5 (Appendix A).

Wetland W1

Wetland W1 is approximately 3.61 acres in size and consists of a disturbed fresh wet meadow wetland located in the central portion of the Property, as shown in Figure 5. The wetland is identified on the WWI Map as forested broad-leaved deciduous, wet soil/palustrine and scrub/shrub broad-leaved deciduous/emergent persistent, wet soils/palustrine (T3K and S3/E1K) wetlands. Soils at the wetland sample point P2 met the Redox Dark Surface (F6) and Hydrogen Sulfide (A4) hydric soil indicators. Hydrophytic vegetation was dominated by sandbar willow (*Salix interior*, FACW), reed canary grass (*Phalaris arundinacea*, FACW), and yellow marsh-marigold (*Caltha palustris*, OBL). The hydrology indicators of Surface Water (A1), High Water Table (A2), Saturation (A3), Hydrogen Sulfide Odor (C1), Geomorphic Position (D2), and the FAC Neutral Test (D5) were observed, which met the wetland hydrology criterion. Soils at the wetland sample point P7 met the Thick Dark Surface (A12) hydric soil indicator. Hydrophytic vegetation at that sample point was dominated by swamp white oak (*Quercus bicolor*, FACW), green ash (*Fraxinus pennsylvanica*, FACW), honeysuckle (*Lonicera X bella*, FACU), feathery false Solomon's-seal (*Maianthemum racemosum*, FACU), and Virginia waterleaf (*Hydrophyllum virginianum*, FAC). The hydrology indicators of Geomorphic Position (D2), and the FAC Neutral Test (D5) were observed, which met the wetland hydrology criterion at sample point P7. Because all three wetland criteria were met at sample points P2 and P7, W1 was determined to be wetland.

Wetland W2

Wetland W2 is approximately 0.06 acres in size and consists of a disturbed fresh wet meadow wetland located in the southern edge of the Property, as shown in Figure 5. The wetland is not identified on the WWI Map as wetland. Soils at the wetland sample point P5 met the Redox Dark Surface (F6) hydric soil indicator. Hydrophytic vegetation was dominated by reed canary grass (*Phalaris arundinacea*, FACW). The hydrology indicators of Saturation (A3), Crayfish Burrows (C8), Geomorphic Position (D2), and the FAC Neutral Test (D5) were observed, which met the wetland hydrology criterion. Because all three wetland criteria were met at sample points P5, W2 was determined to be wetland.

Wetland W3

Wetland W3 is approximately 0.46 acres in size and consists of a disturbed fresh wet meadow wetland located in the northeast corner of the Property, as shown in Figure 5. The wetland is identified on the WWI Map as emergent, narrow-leaved persistent, wet soil/palustrine (E2K) wetland. Soils at the wetland sample point P9 met the Redox Dark Surface (F6) hydric soil indicator. Hydrophytic vegetation was dominated by black willow (*Salix nigra*, OBL), pussy willow (*Salix discolor*, FACW), reed canary grass, and narrow-leaf cattail (*Typha angustifolia*, OBL). The

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

hydrology indicators of Saturation (A3), Water-Stained Leaves (B9), Geomorphic Position (D2), and the FAC Neutral Test (D5) were observed, which met the wetland hydrology criterion. Because all three wetland criteria were met at sample points P9, W3 was determined to be wetland.

Wetland W4

Wetland W4 is approximately 0.07 acres in size and consists of a scattered lowland hardwood wetland located in the northeastern portion of the Property, as shown in Figure 5. The wetland is not identified on the WWI Map as wetland. Soils at the wetland sample point P10 met the Depleted Below Dark Surface (A11) and Depleted Matrix (F3) hydric soil indicators. Hydrophytic vegetation was dominated by green ash (*Fraxinus pennsylvanica*, FACW), common buckthorn (*Rhamnus cathartica*, FAC), Virginia creeper (*Parthenocissus quinquefolia*, FACU), and stalk-grain sedge (*Carex stipata*, FACW). The hydrology indicators of High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and the FAC Neutral Test (D5) were observed, which met the wetland hydrology criterion. Because all three wetland criteria were met at sample points P10, W4 was determined to be wetland.

3.3 UPLANDS

Uplands within the Property consisted of a residence, barn, and cropped farmlands (soybeans and corn) with mowed upland lawn and some planted trees and shrubs. Dominant species present included, American basswood (*Tilia americana*, FACU), multiflora rose (*Rosa multiflora*, FACU), hybrid honeysuckle (*Lonicera x bella*, FACU), Virginia waterleaf, spotted crane's bill geranium (*Geranium maculatum*, FACU), swamp white oak, common dandelion (*Taraxacum officinale*, Queen Anne's lace (*Daucus carota*, FACU), and Kentucky bluegrass (*Poa pratensis*, FAC), and crabapple (*Malus pumila*, UPL).

3.4 WATERWAYS

No waterways are identified by the WDNR Surface Water Web Viewer on the on the Property; and thus, no boundaries were marked in the field.

3.5 OTHER ENVIRONMENTAL CONSIDERATIONS

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

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

4.0 CONCLUSION

Stantec completed a wetland investigation on a 29.41-acre Parcel (the "Property") located on Wasaukee Road, in the Village of Germantown, Wisconsin. The Property is comprised of one parcel with the parcel ID number GTNV241999, more specifically located in Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. The purpose and objective of the investigation was to determine if wetlands exist within the Property, and if so, to delineate and map them.

The investigation was completed by Brian Lennie and Jacob Eeling of Stantec on May 17, 2018. Four wetlands were identified on the Property totaling 4.2 acres. Adjacent uplands were comprised of steeply sloped uplands, with multiple agricultural fields, scattered upland hardwoods and shrubs, and mowed lawn with some planted landscape trees.

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

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

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

WETLAND DELINEATION REPORT

29-Acre Parcel
June 5, 2018

5.0 REFERENCES

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29-Acre Parcel
June 5, 2018

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WETLAND DELINEATION REPORT

29-Acre Parcel
Appendix A – Figures
June 5, 2018

Appendix A – Figures

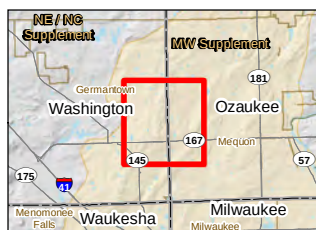
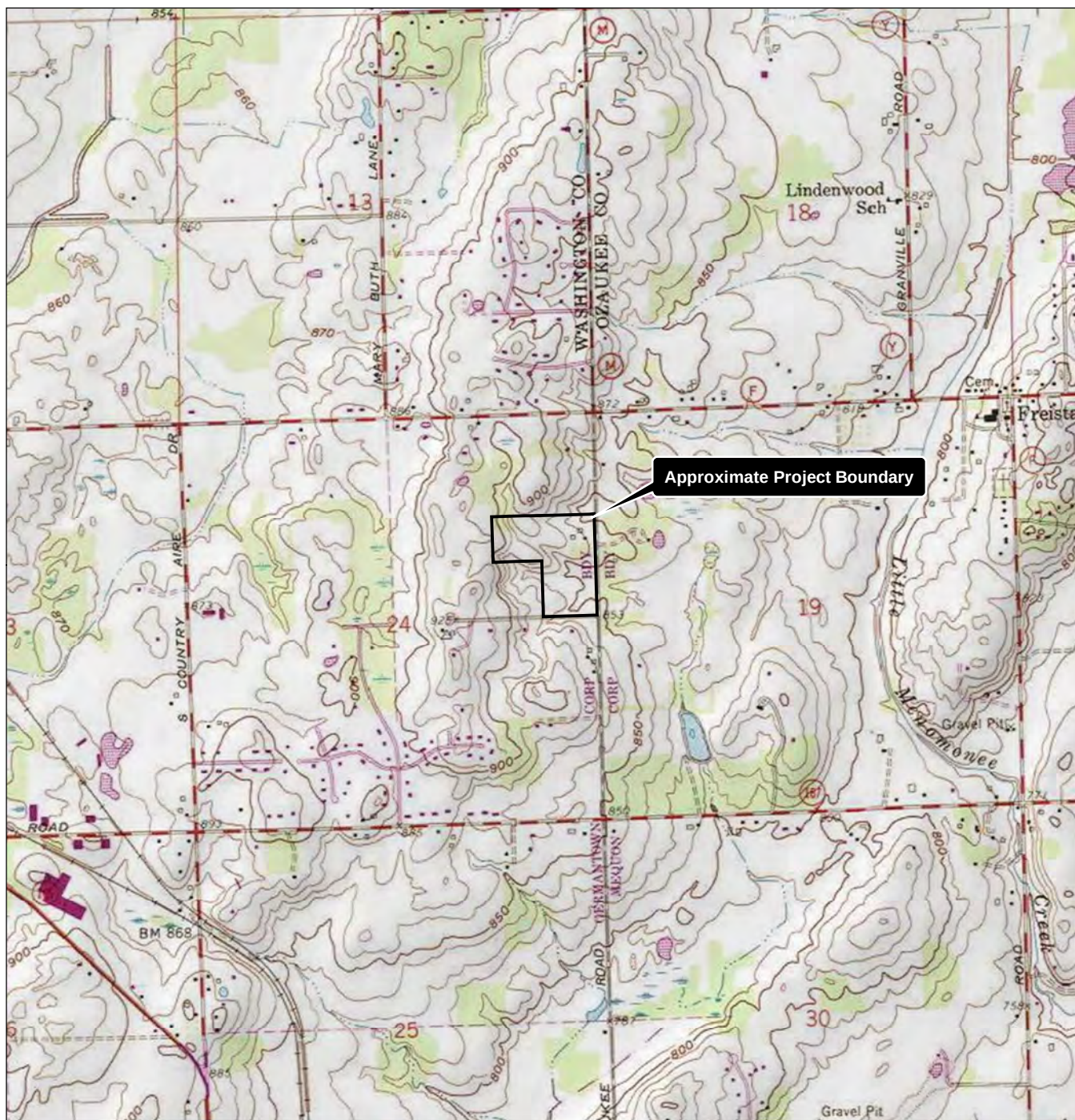
Figure 1. Project Location and Topography

Figure 2. NRCS Soil Survey Data – Hydric Ratings

Figure 3. NRCS Soil Survey Data – Wetland Indicator Soils

Figure 4. Wisconsin Wetland Inventory

Figure 5. Field Collected Data



Legend

 Approximate Project Boundary

Figure No.

1

Title

Project Location and Topography

Client/Project

Dave Leszczynski
29 Acre Parcel
Wetland Delineation

Project Location

19N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107

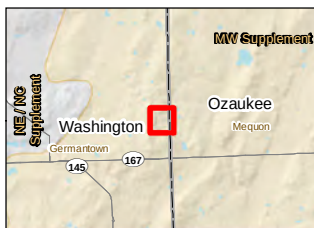
Prepared by ASJ on 2018-05-15
Technical Review by DGO on 2018-05-16
Independent Review by BSL on 2018-05-22

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WisDOT, WDNR
 3. Background: USGS 7.5' Topographic Quadrangles

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Legend

- Approximate Project Boundary
- NRCS Soil Survey Data
- Hydric Ratings**
- Predominantly Hydric Soil
- Partially Hydric Soil
- Non-Hydric Soil

- DNR 24k Hydrography
- Perennial Stream
- Intermittent Stream
- Waterbody

Figure No.
2

NRCS Soil Survey Data Hydric Ratings

Client/Project
Dave Leszczynski
29 Acre Parcel
Wetland Delineation

Project Location
T9N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107

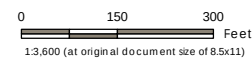
Prepared by AJS on 2018-05-15

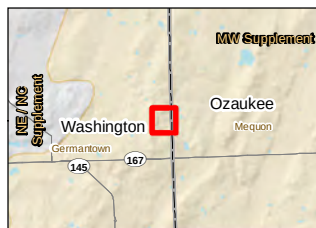
Technical Review by D.G. on 2018-05-16

Independent Review by BSL on 2018-05-22

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, NRCS, WisDOT, WDNR
 3. Orthophotography: NAIP 2017

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Legend

- Approximate Project Boundary
- ~ DNR 24k Hydrography
- ~ Perennial Stream
- ~ Intermittent Stream
- ~ Waterbody
- NRCS Soil Survey Data
- Wetland Indicator Soils
- Very Poorly Drained
- Poorly Drained
- Somewhat Poorly Drained

Figure No.
3

Title
**NRCS Soil Survey Data
Wetland Indicator Soils**

Client/Project
**Dave Leszczynski
29 Acre Parcel
Wetland Delineation**

Project Location
T9N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107

Prepared by AJS on 2018-05-15

Technical Review by D.G. on 2018-05-16

Independent Review by BSL on 2018-05-22

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, NRCS, WisDOT, WDNR
 3. Orthophotography: NAIP 2017

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Figure 4: Wisconsin Wetland Inventory



Legend

Wetland Identifications and Confirmations

Wetland Class Points

- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/draind wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas

- Wetland
- Upland

Filled Areas

Wetland Class Points

- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/draind wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas

- Wetland
- Upland

Filled Areas

Municipality

State Boundaries

County Boundaries

Major Roads

- Interstate Highway
- State Highway
- US Highway

County and Local Roads

- County HWY
- Local Road

Railroads

Tribal Lands

- Rivers and Streams
- Intermittent Streams

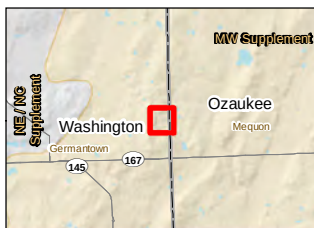
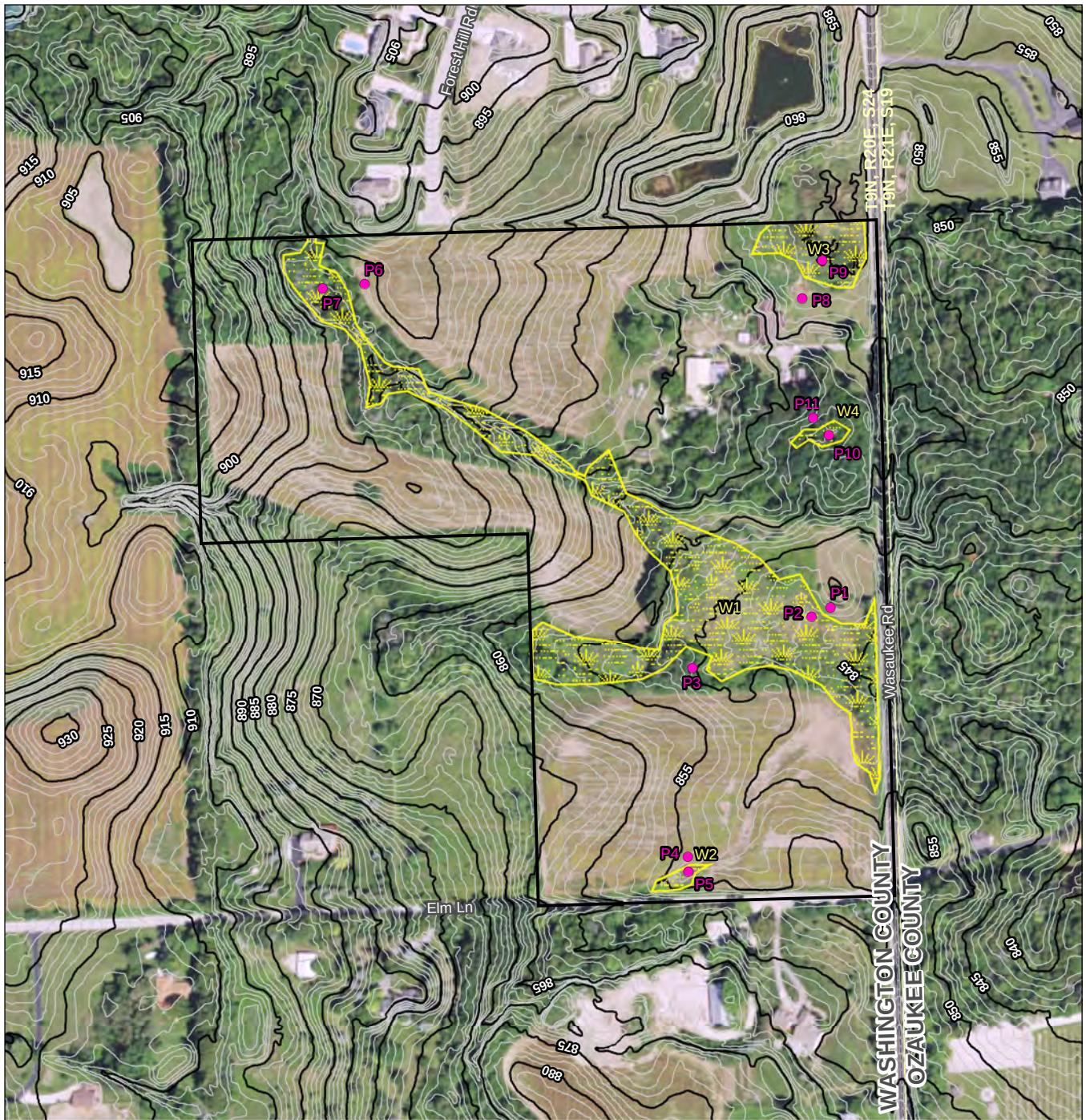
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Notes



Legend

- Approximate Project Boundary
- 5ft Elevation Contour
- 1ft Elevation Contour
- Sample Point
- Field Delineated Wetland
- DNR 24k Hydrography
- ~ Perennial Stream
- - - Intermittent Stream
- Waterbody

Figure No.

5

Title

Field Collected Data

Client/Project
Dave Leszczynski
29 Acre Parcel
Wetland Delineation

Project Location
T19N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107
Prepared by AJG on 2018-05-15
Technical Review by DG on 2018-05-16
Independent Review by BSL on 2018-05-22

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WisDOT, WDNR
 3. Orthophotography: NAIP 2017

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WETLAND DELINEATION REPORT

29-Acre Parcel

Appendix B – Wetland Determination Data Forms

June 5, 2018

Appendix B – Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszcynski State: WI Sampling Point: P1
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E

Landform (hillside, terrace, etc.): backslope Local relief (concave, convex, none): none

Slope (%): 2-3 Lat: N/A Long: N/A Datum: N/A

Soil Map Unit Name: Radford silt loam, 0 to 3 percent slopes NWI classification: none

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

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

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

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

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
			=Total Cover	
Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)			
1.	<u>Malus pumila</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>
2.				
3.				
4.				
5.				
		<u>10</u>	=Total Cover	
Herb Stratum	(Plot size: <u>5 ft radius</u>)			
1.	<u>Poa pratensis</u>	<u>60</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Solidago altissima</u>	<u>20</u>	<u>No</u>	<u>FACU</u>
3.	<u>Daucus carota</u>	<u>10</u>	<u>No</u>	<u>UPL</u>
4.	<u>Plantago major</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
5.	<u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
6.	<u>Pastinaca sativa</u>	<u>5</u>	<u>No</u>	<u>UPL</u>
7.	<u>Symphotrichum lateriflorum</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
8.				
9.				
10.				
		<u>110</u>	=Total Cover	
Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)			
1.				
2.				
			=Total Cover	

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>5</u>	x 2 = <u>10</u>
FAC species <u>65</u>	x 3 = <u>195</u>
FACU species <u>25</u>	x 4 = <u>100</u>
UPL species <u>25</u>	x 5 = <u>125</u>
Column Totals: <u>120</u> (A)	<u>430</u> (B)
Prevalence Index = B/A = <u>3.58</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes No X

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

SOIL

Sampling Point: P1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR 3/3	100					Loamy/Clayey	
9-17	10YR 3/3	99	7.5YR 4/4	1	C	M	Loamy/Clayey	Faint redox concentrations
17-22	10YR 3/6	100					Sandy	cobble present

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

Hydric Soil Indicators: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ 2 cm Muck (A10) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ 5 cm Mucky Peat or Peat (S3)	☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) ☐ Loamy Mucky Mineral (F1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)
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Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Indicators for Problematic Hydric Soils³:
☐ Coast Prairie Redox (A16)
☐ Iron-Manganese Masses (F12)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks) _____

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

Remarks:
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations: Surface Water Present? Yes _____ No <u> X </u> Depth (inches): _____ Water Table Present? Yes _____ No <u> X </u> Depth (inches): _____ Saturation Present? Yes _____ No <u> X </u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u> X </u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszcynski State: WI Sampling Point: P2
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E
 Landform (hillside, terrace, etc.): footslope Local relief (concave, convex, none): concave
 Slope (%): 1 Lat: N/A Long: N/A Datum: N/A
 Soil Map Unit Name: Radford silt loam, 0 to 3 percent slopes NWI classification: S3/E1K

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u> </u>				
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
5. <u> </u>				
			=Total Cover	
Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)			
1. <u>Salix interior</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
5. <u> </u>				
		<u>10</u>	=Total Cover	
Herb Stratum	(Plot size: <u>5 ft radius</u>)			
1. <u>Phalaris arundinacea</u>		<u>60</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Caltha palustris</u>		<u>20</u>	<u>Yes</u>	<u>OBL</u>
3. <u>Solidago gigantea</u>		<u>10</u>	<u>No</u>	<u>FACW</u>
4. <u>Equisetum arvense</u>		<u>5</u>	<u>No</u>	<u>FAC</u>
5. <u>Mentha arvensis</u>		<u>5</u>	<u>No</u>	<u>FACW</u>
6. <u> </u>				
7. <u> </u>				
8. <u> </u>				
9. <u> </u>				
10. <u> </u>				
		<u>100</u>	=Total Cover	
Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)			
1. <u> </u>				
2. <u> </u>				
			=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

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

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

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>20</u>	x 1 = <u>20</u>
FACW species <u>85</u>	x 2 = <u>170</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>110</u> (A)	<u>205</u> (B)
Prevalence Index = B/A = <u>1.86</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No

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

SOIL

Sampling Point: P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 3/1	90	10YR 4/6	10	C	M	Loamy/Clayey	Prominent redox concentrations
10-22	10YR 3/1	80	10YR 4/6	10	C	M	Loamy/Clayey	Prominent redox concentrations
			10YR 5/2	10	D	M		

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

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Coast Prairie Redox (A16)
☐ Histic Epipedon (A2)	☐ Iron-Manganese Masses (F12)
☐ Black Histic (A3)	☐ Red Parent Material (F21)
☒ Hydrogen Sulfide (A4)	☐ Very Shallow Dark Surface (F22)
☐ Stratified Layers (A5)	☐ Other (Explain in Remarks)
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☒ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
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Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations: Surface Water Present? Yes ☒ No ☐ Depth (inches): <u>3</u> Water Table Present? Yes ☒ No ☐ Depth (inches): <u>0</u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszczynski State: WI Sampling Point: P3
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E

Landform (hillside, terrace, etc.): backslope Local relief (concave, convex, none): none

Slope (%): 3-5 Lat: N/A Long: N/A Datum: N/A

Soil Map Unit Name: Ozaukee silt loam, high carbonate substratum, 6 to 12 percent slopes, eroded NWI classification: none

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

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

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

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

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)																
1. <u>Tilia americana</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Quercus bicolor</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Fraxinus pennsylvanica</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
	<u>70</u>	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft radius</u>)																				
1. <u>Rosa multiflora</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>26</u></td> <td>x 3 = <u>78</u></td> </tr> <tr> <td>FACU species <u>101</u></td> <td>x 4 = <u>404</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>157</u> (A)</td> <td><u>542</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.45</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>26</u>	x 3 = <u>78</u>	FACU species <u>101</u>	x 4 = <u>404</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>157</u> (A)	<u>542</u> (B)	Prevalence Index = B/A = <u>3.45</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>30</u>	x 2 = <u>60</u>																			
FAC species <u>26</u>	x 3 = <u>78</u>																			
FACU species <u>101</u>	x 4 = <u>404</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>157</u> (A)	<u>542</u> (B)																			
Prevalence Index = B/A = <u>3.45</u>																				
2. <u>Lonicera X bella</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
	<u>20</u>	=Total Cover																		
Herb Stratum (Plot size: <u>5 ft radius</u>)																				
1. <u>Geranium maculatum</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Hydrophyllum virginianum</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Lonicera X bella</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Parthenocissus quinquefolia</u>	<u>1</u>	<u>No</u>	<u>FACU</u>																	
5. <u>Carex blanda</u>	<u>1</u>	<u>No</u>	<u>FAC</u>																	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
	<u>67</u>	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft radius</u>)																				
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
	<u> </u>	=Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: P3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-11	10YR 3/2	100						
11-21	10YR 4/2	60						mixed matrix
	10YR 3/2	40						

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

Hydric Soil Indicators: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ 2 cm Muck (A10) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ 5 cm Mucky Peat or Peat (S3)	☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) ☐ Loamy Mucky Mineral (F1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)
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Indicators for Problematic Hydric Soils³:
☐ Coast Prairie Redox (A16)
☐ Iron-Manganese Masses (F12)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <u> </u> No <u> X </u>
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Remarks:
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations: Surface Water Present? Yes <u> </u> No <u> X </u> Depth (inches): _____ Water Table Present? Yes <u> </u> No <u> X </u> Depth (inches): _____ Saturation Present? Yes <u> </u> No <u> X </u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u> X </u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszcynski State: WI Sampling Point: P4
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E

Landform (hillside, terrace, etc.): shoulder Local relief (concave, convex, none): convex

Slope (%): 2-3 Lat: N/A Long: N/A Datum: N/A

Soil Map Unit Name: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes NWI classification: none

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

Are Vegetation X, Soil X, or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X

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 <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal. Vegetation and soils are disturbed from agricultural activity.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)			
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Herb Stratum	(Plot size: <u>5 ft radius</u>)			
1.	<u>Ambrosia artemisiifolia</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>
2.	<u>Ambrosia trifida</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>
3.	<u>Daucus carota</u>	<u>5</u>	<u>No</u>	<u>UPL</u>
4.				
5.				
6.				
7.				
8.				
9.				
10.				
		<u>40</u> =Total Cover		
Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)			
1.				
2.				
		=Total Cover		

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>20</u>	x 4 = <u>80</u>
UPL species <u>5</u>	x 5 = <u>25</u>
Column Totals: <u>40</u> (A)	<u>150</u> (B)
Prevalence Index = B/A = <u>3.75</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes No X

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

SOIL

Sampling Point: P4 **Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-13	10YR 2/2	100					Loamy/Clayey	
13-20	10YR 3/6	100					Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|--|---|
| ☐ Histosol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Dark Surface (S7) |
| ☐ Stratified Layers (A5) | ☐ Loamy Mucky Mineral (F1) |
| ☐ 2 cm Muck (A10) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ 5 cm Mucky Peat or Peat (S3) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
☐ Iron-Manganese Masses (F12)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes <u> </u>	No <u> X </u>	Depth (inches): <u> </u>
Water Table Present?	Yes <u> </u>	No <u> X </u>	Depth (inches): <u> </u>
Saturation Present?	Yes <u> </u>	No <u> X </u>	Depth (inches): <u> </u>

(includes capillary fringe)

Wetland Hydrology Present? Yes No X

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszcynski State: WI Sampling Point: P5
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E

Landform (hillside, terrace, etc.): footslope Local relief (concave, convex, none): concave

Slope (%): 1-2 Lat: N/A Long: N/A Datum: N/A

Soil Map Unit Name: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes NWI classification: none

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

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u>0</u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)			
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Herb Stratum	(Plot size: <u>5 ft radius</u>)			
1.	<u>Phalaris arundinacea</u>	<u>70</u>	<u>Yes</u>	<u>FACW</u>
2.	<u>Solidago gigantea</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
3.	<u>Scirpus atrovirens</u>	<u>10</u>	<u>No</u>	<u>OBL</u>
4.	<u>Carex vulpinoidea</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
5.	<u>Barbarea vulgaris</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
6.	<u>Equisetum arvense</u>	<u>1</u>	<u>No</u>	<u>FAC</u>
7.				
8.				
9.				
10.				
		<u>101</u> =Total Cover		
Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)			
1.				
2.				
		=Total Cover		

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>10</u>	x 1 = <u>10</u>
FACW species <u>85</u>	x 2 = <u>170</u>
FAC species <u>6</u>	x 3 = <u>18</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>101</u> (A)	<u>198</u> (B)
Prevalence Index = B/A = <u>1.96</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No

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

SOIL

Sampling Point: P5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-13	10YR 3/2	92	7.5YR 4/6	8	C	M	Loamy/Clayey	Prominent redox concentrations
13-22	10YR 3/2	90	7.5YR 5/8	10	C	M	Loamy/Clayey	Prominent redox concentrations

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

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☐ Redox Depressions (F8)		

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
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Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No ☐ Depth (inches): 19 Saturation Present? Yes ☒ No ☐ Depth (inches): 10 (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszczynski State: WI Sampling Point: P6
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E
 Landform (hillside, terrace, etc.): backslope Local relief (concave, convex, none): none
 Slope (%): 3-4 Lat: N/A Long: N/A Datum: N/A
 Soil Map Unit Name: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation X, Soil X, or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 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 <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal. Soil and vegetation are disturbed due to agricultural activity.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25.0%</u> (A/B)																
1.																					
2.																					
3.																					
4.																					
5.																					
			=Total Cover																		
Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species <u>65</u></td> <td>x 4 = <u>260</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>85</u> (A)</td> <td><u>310</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.65</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>65</u>	x 4 = <u>260</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>85</u> (A)	<u>310</u> (B)	Prevalence Index = B/A = <u>3.65</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>10</u>	x 2 = <u>20</u>																				
FAC species <u>10</u>	x 3 = <u>30</u>																				
FACU species <u>65</u>	x 4 = <u>260</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>85</u> (A)	<u>310</u> (B)																				
Prevalence Index = B/A = <u>3.65</u>																					
1. <u>Rosa multiflora</u>		<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Fraxinus pennsylvanica</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>																	
3.																					
4.																					
5.																					
		<u>30</u>	=Total Cover																		
Herb Stratum	(Plot size: <u>5 ft radius</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Ambrosia artemisiifolia</u>		<u>25</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Taraxacum officinale</u>		<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Poa pratensis</u>		<u>10</u>	<u>No</u>	<u>FAC</u>																	
4.																					
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
		<u>55</u>	=Total Cover																		
Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)				Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
1.																					
2.																					
			=Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																					

SOIL

Sampling Point: P6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 3/3	100					Loamy/Clayey	gravel in the bottom 3 inches

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

Hydric Soil Indicators: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ 2 cm Muck (A10) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ 5 cm Mucky Peat or Peat (S3)	☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) ☐ Loamy Mucky Mineral (F1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)
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Indicators for Problematic Hydric Soils³:
☐ Coast Prairie Redox (A16)
☐ Iron-Manganese Masses (F12)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed): Type: <u> </u> rock Depth (inches): <u> </u> 16	Hydric Soil Present? Yes <u> </u> No <u> X </u>
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Remarks:
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u>				<u>Secondary Indicators (minimum of two required)</u>			
☐ 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)	☐ 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 <u> </u> No <u> X </u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u> X </u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u> X </u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u> X </u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszczynski State: WI Sampling Point: P7
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E
 Landform (hillside, terrace, etc.): footslope Local relief (concave, convex, none): concave
 Slope (%): 3-5 Lat: N/A Long: N/A Datum: N/A
 Soil Map Unit Name: Mequon silt loam, 1 to 3 percent slopes NWI classification: T3K

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>62.5%</u> (A/B)																
1. <u>Quercus bicolor</u>	<u>40</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Fraxinus pennsylvanica</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Tilia americana</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u>75</u>	<u>=Total Cover</u>	<u> </u>	Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>15</u></td> <td>x 1 = <u>15</u></td> </tr> <tr> <td>FACW species <u>95</u></td> <td>x 2 = <u>190</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>60</u></td> <td>x 4 = <u>240</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>190</u> (A)</td> <td><u>505</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.66</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>15</u>	x 1 = <u>15</u>	FACW species <u>95</u>	x 2 = <u>190</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>60</u>	x 4 = <u>240</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>190</u> (A)	<u>505</u> (B)	Prevalence Index = B/A = <u>2.66</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>15</u>	x 1 = <u>15</u>																			
FACW species <u>95</u>	x 2 = <u>190</u>																			
FAC species <u>20</u>	x 3 = <u>60</u>																			
FACU species <u>60</u>	x 4 = <u>240</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>190</u> (A)	<u>505</u> (B)																			
Prevalence Index = B/A = <u>2.66</u>																				
Sapling/Shrub Stratum (Plot size: <u>15 ft radius</u>)																				
1. <u>Lonicera X bella</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u>5</u>	<u>=Total Cover</u>	<u> </u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5 ft radius</u>)																				
1. <u>Maianthemum racemosum</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Hydrophyllum virginianum</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Solidago gigantea</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>																	
4. <u>Arisaema triphyllum</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>																	
5. <u>Galium aparine</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
6. <u>Caltha palustris</u>	<u>10</u>	<u>No</u>	<u>OBL</u>																	
7. <u>Parthenocissus quinquefolia</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
8. <u>Carex stipata</u>	<u>5</u>	<u>No</u>	<u>OBL</u>																	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
10. <u> </u>	<u>110</u>	<u>=Total Cover</u>	<u> </u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
Woody Vine Stratum (Plot size: <u>30 ft radius</u>)																				
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u> </u> =Total Cover				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: P7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-15	10YR 2/1	100					Loamy/Clayey	
15-24	10YR 4/2	80	10YR 5/8	20	C	M	Loamy/Clayey	Prominent redox concentrations

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

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☒ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☐ Redox Depressions (F8)		

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
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Remarks:
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No ☐ Depth (inches): <u>15</u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>13</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszcynski State: WI Sampling Point: P8
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E

Landform (hillside, terrace, etc.): sideslope Local relief (concave, convex, none): none

Slope (%): 1-2 Lat: N/A Long: N/A Datum: N/A

Soil Map Unit Name: Radford silt loam, 0 to 3 percent slopes NWI classification: none

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

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

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

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

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

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

Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
		=Total Cover		

Herb Stratum	(Plot size: <u>5 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Poa pratensis</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Taraxacum officinale</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>
3.	<u>Barbarea vulgaris</u>	<u>15</u>	<u>No</u>	<u>FAC</u>
4.	<u>Daucus carota</u>	<u>10</u>	<u>No</u>	<u>UPL</u>
5.	<u>Glechoma hederacea</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
6.	<u>Cerastium fontanum</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
7.				
8.				
9.				
10.				
		<u>105</u> =Total Cover		

Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
		=Total Cover		

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>55</u>	x 3 = <u>165</u>
FACU species <u>40</u>	x 4 = <u>160</u>
UPL species <u>10</u>	x 5 = <u>50</u>
Column Totals: <u>105</u> (A)	<u>375</u> (B)
Prevalence Index = B/A = <u>3.57</u>	

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrophytic Vegetation
 2 - Dominance Test is >50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

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

SOIL

Sampling Point: P8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-15	10YR 3/2	100					Loamy/Clayey	
15-21	10YR 4/3	70	10YR 5/6	10	C	M	Loamy/Clayey	Distinct redox concentrations
			7.5YR 3/4	20	C	M		Faint redox concentrations
21-24	10YR 4/4	100					Loamy/Clayey	

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

Hydric Soil Indicators: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ 2 cm Muck (A10) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ 5 cm Mucky Peat or Peat (S3)	☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) ☐ Loamy Mucky Mineral (F1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)
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Indicators for Problematic Hydric Soils³:
☐ Coast Prairie Redox (A16)
☐ Iron-Manganese Masses (F12)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
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Remarks:
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszczynski State: WI Sampling Point: P9
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E
 Landform (hillside, terrace, etc.): toeslope Local relief (concave, convex, none): concave
 Slope (%): 2 Lat: N/A Long: N/A Datum: N/A
 Soil Map Unit Name: Radford silt loam, 0 to 3 percent slopes NWI classification: E2K

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Salix nigra</u>		<u>25</u>	<u>Yes</u>	<u>OBL</u>
2. <u> </u>		<u> </u>	<u> </u>	<u> </u>
3. <u> </u>		<u> </u>	<u> </u>	<u> </u>
4. <u> </u>		<u> </u>	<u> </u>	<u> </u>
5. <u> </u>		<u> </u>	<u> </u>	<u> </u>
		<u>25</u> =Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)			
1. <u>Salix discolor</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>
2. <u> </u>		<u> </u>	<u> </u>	<u> </u>
3. <u> </u>		<u> </u>	<u> </u>	<u> </u>
4. <u> </u>		<u> </u>	<u> </u>	<u> </u>
5. <u> </u>		<u> </u>	<u> </u>	<u> </u>
		<u>10</u> =Total Cover		
Herb Stratum	(Plot size: <u>5 ft radius</u>)			
1. <u>Phalaris arundinacea</u>		<u>70</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Typha angustifolia</u>		<u>35</u>	<u>Yes</u>	<u>OBL</u>
3. <u>Solidago gigantea</u>		<u>15</u>	<u>No</u>	<u>FACW</u>
4. <u>Symphyotrichum lanceolatum</u>		<u>10</u>	<u>No</u>	<u>FAC</u>
5. <u> </u>		<u> </u>	<u> </u>	<u> </u>
6. <u> </u>		<u> </u>	<u> </u>	<u> </u>
7. <u> </u>		<u> </u>	<u> </u>	<u> </u>
8. <u> </u>		<u> </u>	<u> </u>	<u> </u>
9. <u> </u>		<u> </u>	<u> </u>	<u> </u>
10. <u> </u>		<u> </u>	<u> </u>	<u> </u>
		<u>130</u> =Total Cover		
Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)			
1. <u> </u>		<u> </u>	<u> </u>	<u> </u>
2. <u> </u>		<u> </u>	<u> </u>	<u> </u>
		<u> </u> =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

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

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

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>60</u>	x 1 = <u>60</u>
FACW species <u>95</u>	x 2 = <u>190</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>165</u> (A)	<u>280</u> (B)
Prevalence Index = B/A = <u>1.70</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes X No

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

SOIL

Sampling Point: P9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 2/1	100					Loamy/Clayey	
8-17	10YR 2/1	98	10YR 4/6	2	C	M	Loamy/Clayey	Prominent redox concentrations
17-20	10YR 3/1	96	10YR 4/6	2	C	M	Loamy/Clayey	Prominent redox concentrations
			10YR 4/1	2	D	M		

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

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☐ Redox Depressions (F8)		

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

Restrictive Layer (if observed):		Hydric Soil Present?	
Type: _____		Yes	☒ No ☐
Depth (inches): _____			

Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations:				Wetland Hydrology Present?	
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	_____	Yes	☒ No ☐
Water Table Present?	Yes ☒ No ☐	Depth (inches):	18		
Saturation Present?	Yes ☒ No ☐	Depth (inches):	2		
(includes capillary fringe)					

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszczynski State: WI Sampling Point: P10
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E

Landform (hillside, terrace, etc.): footslope Local relief (concave, convex, none): concave

Slope (%): 1-2 Lat: N/A Long: N/A Datum: N/A

Soil Map Unit Name: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes NWI classification: none

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

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.3%</u> (A/B)																
1. <u>Fraxinus pennsylvanica</u>	<u>65</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u>65</u> =Total Cover				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>40</u></td> <td>x 1 = <u>40</u></td> </tr> <tr> <td>FACW species <u>105</u></td> <td>x 2 = <u>210</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species <u>20</u></td> <td>x 4 = <u>80</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>175</u> (A)</td> <td><u>360</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.06</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>40</u>	x 1 = <u>40</u>	FACW species <u>105</u>	x 2 = <u>210</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>20</u>	x 4 = <u>80</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>175</u> (A)	<u>360</u> (B)	Prevalence Index = B/A = <u>2.06</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>40</u>	x 1 = <u>40</u>																			
FACW species <u>105</u>	x 2 = <u>210</u>																			
FAC species <u>10</u>	x 3 = <u>30</u>																			
FACU species <u>20</u>	x 4 = <u>80</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>175</u> (A)	<u>360</u> (B)																			
Prevalence Index = B/A = <u>2.06</u>																				
Sapling/Shrub Stratum (Plot size: <u>15 ft radius</u>)																				
1. <u>Fraxinus pennsylvanica</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Rhamnus cathartica</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u>30</u> =Total Cover																				
Herb Stratum (Plot size: <u>5 ft radius</u>)																				
1. <u>Carex stipata</u>	<u>40</u>	<u>Yes</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Parthenocissus quinquefolia</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Fraxinus pennsylvanica</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u>80</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>30 ft radius</u>)																				
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u> </u> =Total Cover																				
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: P10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR 2/1	100					Loamy/Clayey	
9-22	10YR 4/2	90	10YR 4/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

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

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☒ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☐ Redox Depressions (F8)		

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
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Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No ☐ Depth (inches): 10 Saturation Present? Yes ☒ No ☐ Depth (inches): 8 (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
--	---

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 29 Acre Parcel City/County: Germantown, Washington Co. Sampling Date: 5/17/2018
 Applicant/Owner: Dave Leszcynski State: WI Sampling Point: P11
 Investigator(s): Brian Lennie and Jacob Eeling Section, Township, Range: S24, T9N, R20E
 Landform (hillside, terrace, etc.): backslope Local relief (concave, convex, none): none
 Slope (%): 3-4 Lat: N/A Long: N/A Datum: N/A
 Soil Map Unit Name: Radford silt loam, 0 to 3 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 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 <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks: WETS analysis indicates that antecedent precipitation is drier than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30 ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)																
1. <u>Gleditsia triacanthos</u>		<u>30</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u> </u>																					
3. <u> </u>																					
4. <u> </u>																					
5. <u> </u>																					
		<u>30</u>	=Total Cover																		
Sapling/Shrub Stratum	(Plot size: <u>15 ft radius</u>)				Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>15</u></td> <td>x 3 = <u>45</u></td> </tr> <tr> <td>FACU species <u>35</u></td> <td>x 4 = <u>140</u></td> </tr> <tr> <td>UPL species <u>85</u></td> <td>x 5 = <u>425</u></td> </tr> <tr> <td>Column Totals: <u>145</u> (A)</td> <td><u>630</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.34</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>15</u>	x 3 = <u>45</u>	FACU species <u>35</u>	x 4 = <u>140</u>	UPL species <u>85</u>	x 5 = <u>425</u>	Column Totals: <u>145</u> (A)	<u>630</u> (B)	Prevalence Index = B/A = <u>4.34</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>10</u>	x 2 = <u>20</u>																				
FAC species <u>15</u>	x 3 = <u>45</u>																				
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UPL species <u>85</u>	x 5 = <u>425</u>																				
Column Totals: <u>145</u> (A)	<u>630</u> (B)																				
Prevalence Index = B/A = <u>4.34</u>																					
1. <u>Rhamnus cathartica</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Viburnum lentago</u>		<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u> </u>																					
4. <u> </u>																					
5. <u> </u>																					
		<u>15</u>	=Total Cover																		
Herb Stratum	(Plot size: <u>5 ft radius</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Hemerocallis lilioasphodelus</u>		<u>80</u>	<u>Yes</u>	<u>UPL</u>																	
2. <u>Arisaema triphyllum</u>		<u>5</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Impatiens capensis</u>		<u>5</u>	<u>No</u>	<u>FACW</u>																	
4. <u>Taraxacum officinale</u>		<u>5</u>	<u>No</u>	<u>FACU</u>																	
5. <u>Scrophularia nodosa</u>		<u>5</u>	<u>No</u>	<u>UPL</u>																	
6. <u> </u>																					
7. <u> </u>																					
8. <u> </u>																					
9. <u> </u>																					
10. <u> </u>																					
		<u>100</u>	=Total Cover																		
Woody Vine Stratum	(Plot size: <u>30 ft radius</u>)				Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
1. <u> </u>																					
2. <u> </u>																					
			=Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																					

SOIL

Sampling Point: P11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-15	10YR 2/1	100					Loamy/Clayey	
15-21	10YR 4/6	90	10YR 4/3	10	D	M	Loamy/Clayey	

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

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☐ Redox Depressions (F8)		

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
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Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

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

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

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

Remarks:

WETLAND DELINEATION REPORT

29-Acre Parcel

Appendix C – Site Photographs

June 5, 2018

Appendix C – Site Photographs



Photo 1. Sample Point P1



Photo 2. Sample Point P1, view looking east



Photo 3. Sample Point P2



Photo 4. Sample Point P2, view looking south



Photo 5. Sample Point P3



Photo 6. Sample Point P3, looking northwest



Photo 7. Sample Point P4



Photo 8. Sample Point P4, view looking east



Photo 9. Sample Point P5



Photo 10. Sample Point P5, view looking north



Photo 11. Sample Point P6



Photo 12. Sample Point P6, looking southeast



Photo 13. Sample Point P7



Photo 14. Sample Point P7, view looking south



Photo 15. Sample Point P8



Photo 16. Sample Point P8, view looking west



Photo 17. Sample Point P9



Photo 18. Sample Point P9, looking northeast



Photo 19. Sample Point P10



Photo 20. Sample Point P10, view looking west



Photo 21. Sample Point P11



Photo 22. Sample Point P11, looking southwest

WETLAND DELINEATION REPORT

29-Acre Parcel

Appendix D – WETS Analysis

June 5, 2018

Appendix D – WETS Analysis

WETS Analysis Worksheet

Project Name: 29 Acre Parcel
 Project Number: 193706107
 Period of interest: February - April
 Station: Germantown (NWS LI: GERW3)
 County: Washington County, WI

Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	April	2.65	3.85	4.59
2nd month prior:	March	1.23	1.96	2.36
3rd month prior:	February	0.73	1.25	1.51
Sum =		7.06		

Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
1.40	Dry	1	3	3
0.56	Dry	1	2	2
2.22	Wet	3	1	3
Sum =	4.18		Sum*** =	8

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

Determination: Wet
 X Dry
 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: <http://agacis.rcc-acis.org/?fips=55131>

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.

WETS Table

WETS Station: SULLIVAN 3SE, WI													
Requested years: 1987 - 2017													
Month	Avg Max Temp	Avg Min Temp	Avg Mean Temp	Avg Precip	30% chance precip less than	30% chance precip more than	Avg number days precip 0.10 or more	Avg Snowfall					
Jan	27.5	11.6	19.6	1.62	1.03	1.96	4	13.2					
Feb	31.7	14.7	23.2	1.73	0.99	2.11	4	10.9					
Mar	43.9	24.4	34.1	2.18	1.35	2.64	5	6.6					
Apr	57.6	35.8	46.7	3.98	2.96	4.66	8	1.8					
May	68.7	46.6	57.6	4.44	3.32	5.19	8	0.0					
Jun	78.7	56.6	67.7	5.12	3.01	6.22	8	-					
Jul	83.0	60.6	71.8	3.90	2.74	4.63	6	-					
Aug	81.1	59.3	70.2	4.01	2.65	4.81	7	-					
Sep	74.5	51.2	62.8	2.99	1.68	3.64	5	-					
Oct	61.1	40.3	50.7	2.91	1.83	3.51	6	0.1					
Nov	46.3	28.6	37.4	2.22	1.36	2.68	5	2.9					
Dec	32.2	17.0	24.6	2.16	1.35	2.61	6	14.0					
Annual:					34.09	40.00							
Average	57.2	37.2	47.2	-	-	-	-	-					
Total	-	-	-	37.26			72	-					
GROWING SEASON DATES													
Years with missing data:	24 deg = 8	28 deg = 8	32 deg = 8										
Years with no occurrence:	24 deg = 0	28 deg = 0	32 deg = 0										
Data years used:	24 deg = 23	28 deg = 23	32 deg = 23										
Probability	24 F or higher	28 F or higher	32 F or higher										
50 percent *	4/4 to 11/2: 212 days	4/18 to 10/20: 185 days	5/3 to 10/8: 158 days										
70 percent *	3/31 to 11/6: 220 days	4/14 to 10/25: 194 days	4/30 to 10/12: 165 days										
* Percent chance of the growing season occurring between the Beginning and Ending dates.													
STATS TABLE - total precipitation (inches)													
Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annl
1995	1.74	0.11	1.81	3.88	3.78	1.42	4.42	10.42	1.51	5.69	3.15	0.52	38.45
1996	1.95	0.46	0.52	2.87	2.51	8.26	2.76	2.93	1.48	4.02	0.97	1.71	30.44
1997	2.05	3.30	1.13	2.07	3.28	5.32	4.85	4.83	1.24	1.07	1.19	1.51	31.84
1998	2.93	2.10	4.31	4.05	4.66	4.61	2.83	4.65	2.19	3.68	1.47	1.17	38.65
1999	3.10	0.96	0.65	6.17	4.91	6.43	4.30	1.98	3.53	0.66	1.56	1.80	36.05
2000	M0.70	2.18	1.39	3.24	7.66	4.24	3.72	3.79	5.92	0.89	2.52	2.29	38.54
2001	1.17	3.17	0.58	4.30	5.20	3.55	2.27	3.76	6.88	3.68	1.95	M1.54	38.05
2002	0.86	1.98	1.71	4.23	2.74	5.95	2.46	5.33	2.85	2.87	0.72	0.71	32.41
2003	0.24	0.60	1.72	1.26	5.86	2.50	3.41	2.24	2.1	1.4	4.255	30.	

									96	89	84	07
2004	0.85	0.90	3.63	2.56	9.67	5.39	2.17	3.93	0.29	2.15	2.19	35.07
2005	2.49	2.04	1.15	1.57	2.84	2.09	4.91	3.25	3.16	0.53	5.43	30.60
2006	3.14	1.32	3.31	4.28	5.72	4.12	1.70	4.02	3.99	5.30	2.66	42.51
2007	1.42	2.53	2.66	5.10	1.62	3.50	3.48	12.78	2.37	3.02	0.33	43.09
2008	2.20	4.00	2.95	6.24	2.62	12.08	5.40	0.98	5.31	2.10	1.56	50.58
2009	0.85	1.84	4.77	5.13	3.51	4.93	1.68	4.69	2.28	4.56	1.58	39.27
2010	0.60	0.99	1.16	3.91	3.71	12.75	11.70	1.99	2.27	2.80	1.51	45.07
2011	1.23	2.73	2.96	3.72	3.52	2.81	4.82	2.32	3.96	1.54	3.45	35.84
2012	M1.54	1.22	2.94	2.62	4.50	0.19	3.53	2.36	1.76	M4.11	0.69	28.35
2013	3.57	3.07	2.01	6.97	6.92	7.85	3.29	2.47	2.15	3.17	2.24	45.36
2014	0.86	1.05	1.08	4.12	6.22	4.65	2.34	2.82	1.40	1.78	2.32	29.61
2015	0.95	0.67	0.74	3.91	4.07	3.23	3.09	3.79	6.36	1.43	5.34	38.53
2016	0.85	0.60	4.19	2.00	2.03	5.96	2.11	4.75	4.57	4.52	2.20	36.08
2017	2.04	2.04	2.81	7.33	4.53	5.85	8.50	2.19	0.23	5.38	1.09	42.41
2018	2.34	3.67	0.99	3.38	M4.49							14.87

Notes: Data missing in any month have an "M" flag. A "T" indicates a trace of precipitation.

Data missing for all days in a month or year is blank.

Creation date: 2016-07-22

WETLAND DELINEATION REPORT

29-Acre Parcel

Appendix E – OFF-SITE AERIAL IMAGERY ANALYSIS

June 5, 2018

Appendix E – OFF-SITE AERIAL IMAGERY ANALYSIS

Off-Site Aerial Imagery Review

29 Acre Parcel - Germantown, Washington County, WI

Project Location: Township 9N, Range 20E, Section 24

Investigators: Brian Lennie and Jacob Eeling

Image Date ¹ (M-D-Y)	Image Source	Climate Condition	Image Interpretation(s)	Additional Notes
			Area A	
7-2017	NAIP	Normal	WS, NC	
9-2015	NAIP	Dry		
6-2013	NAIP	Wet		
6-2010	NAIP	Normal	WS, NC	
7-2008	NAIP	Normal	WS	
6-2006	NAIP	Wet		
6-2005	NAIP	Dry		
7-2002	FSA	Normal	WS	
6-2001	FSA	Normal	WS	

Normal Climate Condition		Area A
Number of years with normal climate conditions		5
Number with wet signatures		5
Percent with wet signatures		100

KEY	
WS - wetland signature	SS - soil wetness signature
NC - not cropped	AP - altered pattern
DO - Drowned out	SW - standing water
Other labels or comments:	

¹If only the year is known, assumption is made that FSA slides are taken in July; as a result, climate condition analysis focuses on three months prior to July

Off-Site Aerial Photography Review¹

29 Acre Parcel - Germantown, Washington County, WI

Project Location: Township 9N, Range 20E, Section 24

Year	Monthly Rainfall in Inches ²			Relative Wetness
	March	April	May	
2001	0.58	4.30	5.20	Normal
2005	1.15	1.57	2.84	Dry
2006	3.31	4.28	5.72	Wet
2010	1.16	3.91	3.71	Normal
2013	2.01	6.97	6.92	Wet
30% chance less than	1.35	2.96	3.32	
30 Year Average	2.18	3.98	4.44	
30% chance more than	2.64	4.66	5.19	

DRY

NORMAL

WET

² Precipitation data from NWS weather station GERW3 - Germantown, WI

Off-Site Aerial Photography Review¹

29 Acre Parcel - Germantown, Washington County, WI

Project Location: Township 9N, Range 20E, Section 24

Year	Monthly Rainfall in Inches ²			Relative Wetness
	April	May	June	
2002	4.23	2.74	5.95	Normal
2008	6.24	2.62	12.08	Normal
2017	7.33	4.53	5.85	Normal
30% chance less than	2.96	3.32	3.01	
30 Year Average	3.98	4.44	5.12	
30% chance more than	4.66	5.19	6.22	

DRY

NORMAL

WET

² Precipitation data from NWS weather station GERW3 - Germantown, WI

Off-Site Aerial Photography Review¹

29 Acre Parcel - Germantown, Washington County, WI

Project Location: Township 9N, Range 20E, Section 24

Year	Monthly Rainfall in Inches ²			Relative Wetness
	June	July	August	
2015	3.23	3.09	3.79	Dry
30% chance less than	3.01	2.74	42.64	
30 Year Average	5.12	3.90	4.01	
30% chance more than	6.22	4.63	4.81	

DRY

NORMAL

WET

² Precipitation data from NWS weather station GERW3 - Germantown, WI



Legend

- Approximate Project Boundary
- Wetness Signature Area

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WisDOT, WDNR
3. Orthophotography: NAIP

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Figure No.
X

Title

Historic Orthophotography NAIP 7/30/2017

Client/Project

Dave Leszczynski
29 Acre Parcel
Wetland Delineation

Project Location

T9N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107

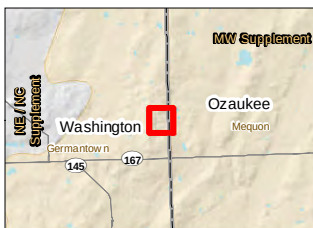
Prepared by AJS on 2018-05-29

Technical Review by JM on 2018-05-29

Independent Review by BSL on 2018-05-29

0 150 300
Feet
1:3,600 (at original document size of 8.5x11)





- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WisDOT, WDNR
 3. Orthophotography: NAIP

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Legend

- Approximate Project Boundary
- Wetness Signature Area

Figure No.

X

Title

Historic Orthophotography NAIP 7/5/2008

Client/Project

Dave Leszczynski
29 Acre Parcel
Wetland Delineation

Project Location

T9N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107

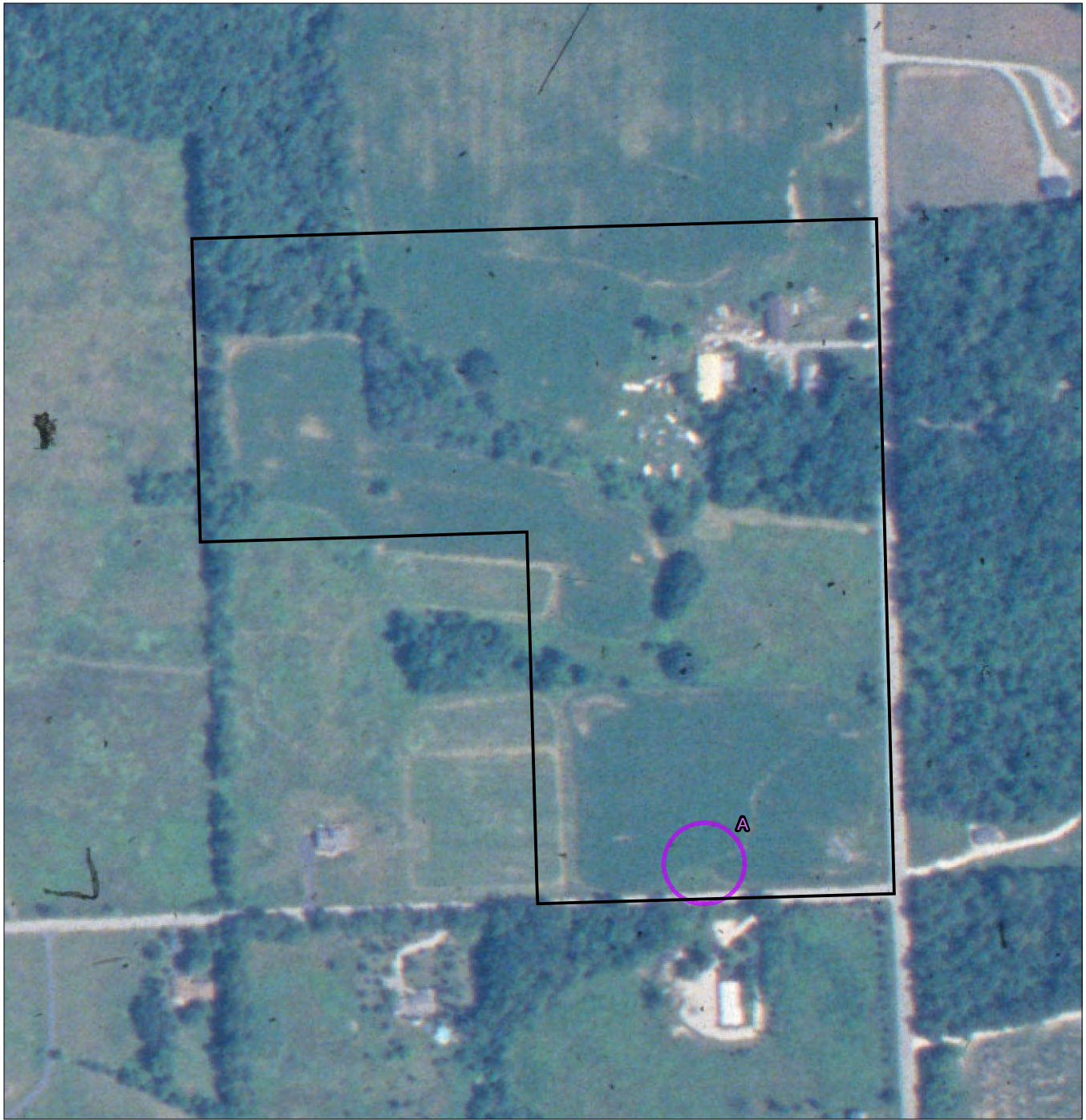
Prepared by AJS on 2018-05-29

Technical Review by JM on 2018-05-29

Independent Review by BSL on 2018-05-29

0 150 300 Feet
1:3,600 (at original document size of 8.5x11)





Legend

- Approximate Project Boundary
- Wetness Signature Area

- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WisDOT, WDNR
 3. Orthophotography: FSA

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Figure No.

X

Title

Historic Orthophotography FSA July 2002

Client/Project

Dave Leszczynski
29 Acre Parcel
Wetland Delineation

Project Location

T9N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107

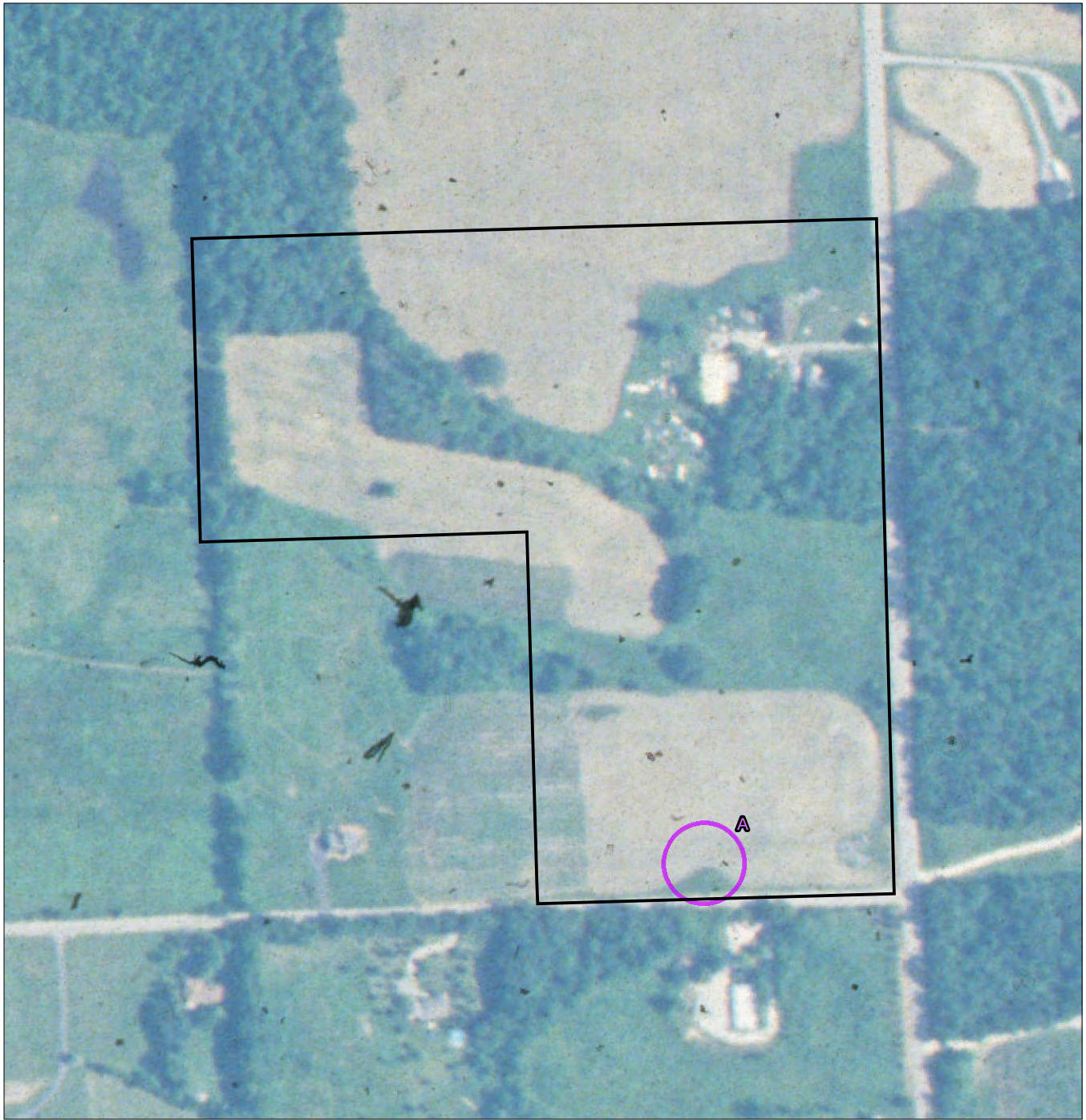
Prepared by AJS on 2018-05-29

Technical Review by JM on 2018-05-29

Independent Review by BSL on 2018-05-29

0 150 300 Feet
1:3,600 (at original document size of 8.5x11)





- Legend**
- Approximate Project Boundary
 - Wetness Signature Area

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WisDOT, WDNR
3. Orthophotography: FSA

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Figure No.	X
Title	Historic Orthophotography FSA June 2001
Client/Project	Dave Leszczynski 29 Acre Parcel Wetland Delineation
Project Location	193706107 T9N, R20E, S24, V. of Germantown, Washington Co., WI
Prepared by	AJS on 2018-05-29
Technical Review	by JM on 2018-05-29
Independent Review	by BSL on 2018-05-29

0 150 300 Feet

1:3,600 (at original document size of 8.5x11)



WETLAND DELINEATION REPORT

29-Acre Parcel

Appendix F – Qualifications

June 5, 2018

Appendix F – Qualifications

Environmental Technology Center

certifies that

Brian Lennie

has successfully completed the

U.S. Army Corps of Engineers Wetland Delineation Certification Training Program

Issued Certificate No. 291 on this sixteenth day of August, 1996, in Oakbrook Terrace, Illinois

Richard Chinn, C.E.T., Director of Training
USACOE Certified Wetland Delineator

Environmental Technology Center
8413 Laurel Fair Circle, Suite 200, Tampa, FL 33610-7355
Ph: 813-621-8848 Fax: 813-621-0153



This training has been based in part on the U.S. Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (1987 Manual), as provided for in the training materials developed in conjunction with Section 307(e) of the Water Resources Development Act of 1990 for the Wetland Delineator Certification Program.

Certificate of Attendance

University of Wisconsin-La Crosse

Brian Lennie

Has Completed: 19 Hours of

Advanced Wetland Delineation Training on this 31st day of August, 2001

Sponsored by

UW-La Crosse River Studies Center
and UW-La Crosse Continuing Education/Extension

in cooperation with

State of Wisconsin Department of Administration, Wisconsin Coastal Management Program
Southeastern Wisconsin Regional Planning Commission
United States Geological Survey
USDA-Natural Resources Conservation Service
Wisconsin Department of Natural Resources

Certificate of Attendance

University of Wisconsin-La Crosse

Brian Lennie

has completed 16 hours of advanced wetland delineation training sponsored by the River Studies Center and Continuing Education and Extension in cooperation with the Wisconsin Department of Administration, Wisconsin Coastal Management Council, Wisconsin Department of Natural Resources and UW-Extension, on this 18th day of August, 2000.



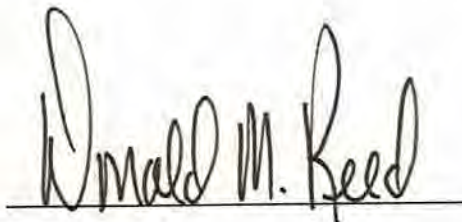
Mark Sandheinrich, Director

UW-La Crosse, River Studies Center



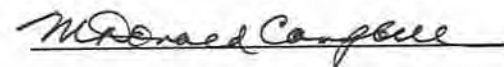
Dea Larsen Converse, Program Manager

Wisconsin Coastal Management Program



Donald M. Reed, Chief Biologist

S.E. Wisconsin Regional Planning Commission



M. Donald Campbell, Director

UW-La Crosse, Continuing Education and Extension



B. Dale Simon, Chief Biologist, Regulations Section

Wisconsin Department of Natural Resources



STORMWATER MANAGEMENT COMMISSION

Lake County Stormwater Management Commission

grants the designation of

Certified Wetland Specialist #C-010

to

Brian Lennie

In fulfillment of the professional requirements approved by the Lake County Stormwater Management Commission under the Lake County Watershed Development Ordinance (rev. 8-14-02).

A handwritten signature in black ink, reading "Michael D. Warner".

Michael D. Warner, Chief Engineer

April 30, 2002

A handwritten signature in black ink, reading "Glenn H. Westman".

Glenn H. Westman, CWS Administrator



August 24, 2017

Mr. Brian Lennie
Stantec
12075 Corporate Parkway, Suite 200
Mequon, WI 53092

RE: Lake County Certified Wetland Specialist # C-010– Re-Certification

Dear Brian:

The Lake County Stormwater Management Commission (SMC) is pleased to approve your re-certification as a *Certified Wetland Specialist (CWS)*, in accordance with the Lake County Watershed Development Ordinance (WDO). Your CWS certification is valid until September 17, 2020.

To maintain your certification, you will need to obtain a minimum of 24 hours of wetland-related training before the expiration date, including any designated SMC-mandatory training courses. If you are considering attending a training course and are not sure if will qualify as “wetland-related” training for your CWS certification, please provide us with information on the course (e.g., flyer, brochure, agenda, etc.) and we will advise you accordingly.

If you have any questions regarding your CWS certification, please call me at (847)377-7718 or e-mail me at gwestman@lakecountyil.gov.

Sincerely,

Lake County Stormwater Management Commission

A handwritten signature in black ink that reads "Glenn H. Westman".

Glenn H. Westman, P.W.S., CWS
Principal Wetland Specialist/CWS Program Administrator

McHenry County Certified Wetland Specialists

The following is a list of persons that have met the minimum requirements for being a Certified Wetland Specialist (CWS) as specified in the McHenry County Stormwater Management Ordinance (SMO). This list is provided as a courtesy for persons seeking Certified Wetland Specialist consulting expertise. The inclusion of a firm or person on this list does not constitute a recommendation, endorsement, or certification of performance. It is the responsibility of consultants to be knowledgeable of the professional qualifications necessary to provide such services and to obtain the requisite expertise. McHenry County personnel will not provide any recommendations. Those seeking professional services are advised to utilize independent judgment in evaluating the credentials of any firm or person appearing on this list.

FIRST NAME	LAST NAME	COMPANY	ADDRESS	PHONE	E-MAIL ADDRESS
Cheryl	Nash	AECOM	303 E. Wacker Dr., Suite 1400, Chicago, IL 60601	(312) 373-6808	cheryl.nash@aecom.com
Bryce	Pewonka	AECOM	207 N. Broadway, Suite 315, Billings, MT 59101	(406) 652-7481	
Teri	Radke	AECOM	303 E. Wacker Dr., Suite 1400, Chicago, IL 60601	(312) 373-7086	teri.radke@aecom.com
John	Larson	Applied Ecological Services	17921 Smith Rd., PO Box 256, Brodhead, WI 53520	(608) 897-8641	john@appliedeco.com
William	Stoll	Applied Ecological Services	120 W. Main St., #201, West Dundee, IL 60118	(847) 844-9385	
Steve	Zimmerman	Applied Ecological Services	120 W. Main St., #201, West Dundee, IL 60118	(847) 844-9385	stevez@appliedeco.com
Thomas	Ganfield	Baxter & Woodman, Inc.	256 S. Pine St., Burlington, WI 53105	(262) 763-7834	tganfield@baxterwoodman.com
Valerie	Jakobi	Bollinger Environmental, Inc.	4901 Forest Ave., Suite C, Downers Grove, IL 60515	(630) 968-1960	val.jakobi@gmail.com
Justin	Bailey	Burns & McDonnell	9400 Ward Pkwy., Kansas City, MO 64114	(816) 333-9400	jbailey@burnsmcd.com
Edward	Belmonte	Burns & McDonnell	1431 Opus Pl., Suite 400, Downers Grove, IL 60515	(630) 724-3393	ebelmonte@burnsmcd.com
Sarah	Gutman	Burns & McDonnell	1431 Opus Pl., Suite 400, Downers Grove, IL 60515	(630) 724-3200	sgutman@burnsmcd.com
Amy	Moon	Burns & McDonnell	1431 Opus Pl., Suite 400, Downers Grove, IL 60515	(630) 724-3200	amoon@burnsmcd.com
Marie	Russo	Burns & McDonnell	1431 Opus Pl., Suite 400, Downers Grove, IL 60515	(630) 724-3200	kmrusso@burnsmcd.com
Sarah	Soard	Burns & McDonnell	1431 Opus Pl., Suite 400, Downers Grove, IL 60515	(630) 724-3200	ssoard@burnsmcd.com
Kari	Harris	Canadian National	17641 S. Ashland Ave., Homewood, IL 60403	(708) 332-4543	kari.harris@cn.ca
Greg	Quartucci	Cardno, Inc.	6605 Steger Rd., Unit A, Monee, IL 60449	(708) 534-3450	gregquartucci@cardno.com
Dan	Salas	Cardno, Inc.	6140 Cottonwood Dr., Suite A, Fitchburg, WI 53719	(608) 661-2955	dan.salas@cardno.com
Nicole	Staskowski	Cardno, Inc.	6140 Cottonwood Dr., Suite A, Fitchburg, WI 53719	(608) 661-2955	nicole.staskowski@cardno.com
Joseph	Von Wahlde	Cardno, Inc.	6605 Steger Rd., Unit A, Monee, IL 60449	(708) 534-3450	joe.vonwahlde@cardno.com
Michele	Martzke	CB&I	1607 E. Main St., Suite E, St. Charles, IL 60174	(630) 762-1400	michele.martzke@cbl.com
Stephen	Chu	CH2M Hill, Inc.	135 South 84th St., Suite 400, Milwaukee, WI 53214	(414) 847-0265 x40265	stephen.chu@ch2m.com
Jedd	Anderson	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	jedd@cbbel.com
Megan	Briggs	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	mbriggs@cbbel.com
Julie	Gangloff	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	jgangloff@cbbel.com
Elizabeth	Gilson	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	egilson@cbbel.com
Eric	Japsen	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	ejapsen@cbbel.com
Thomas	Kehoe	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	tkehoe@cbbel.com
Travis	Kessler	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	tkessler@cbbel.com
Thomas	McArdle	Christopher B. Burke Engineering, Ltd.	9575 W. Higgins Rd., Suite 600, Rosemont, IL 60018	(847) 823-0500	tmcardle@cbbel.com
Ken	Fiske	Conservation Services	9313 Bull Valley Rd., Woodstock, IL 60098	(815) 338-0592	conserveone@aol.com
Alicia	Douglass	Davey Resource Group	700 McHenry Ave., Woodstock, IL 60098	(815) 334-8266	alicia.douglass@davey.com
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Jason	Doland	Doland Engineering, LLC	334 E. Colfax St., Unit C-1, Palatine, IL 60067	(847) 991-5088	jdoland@dolandengineering.com
Susan	Rowley	ENCAP, Inc.	2585 Wagner Ct., DeKalb, IL 60115	(815) 748-4500	srowley@encapinc.net
Valerie	Scola	Enbridge	1409 Hammond Ave., Superior, WI 54880	(715) 398-4638	valerie.scola@enbridge.com
Erin	Pande	Engineering Resource Associates, Inc.	35701 West Ave., Suite 150, Warrenville, IL 60555	(630) 393-3060	epande@eraconsultants.com
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Irma	Terry	Gewalt Hamilton Associates, Inc.	625 Forest Edge Dr., Vernon Hills, IL 60061	(847) 478-9700	iterry@gha-engineers.com
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Christina	Curry	Hampton, Lenzini and Renwick, Inc.	380 Shepard Dr., Elgin, IL 60123-7010	(847) 697-6700	ccurry@hlreng.com
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Kelly	Burdick	Hey and Associates, Inc.	26575 W. Commerce Dr., Suite 601, Volo, IL 60073	(847) 740-0888	kburdick@hevassoc.com
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Jeff	Mengler	Hey and Associates, Inc.	26575 W. Commerce Dr., Suite 601, Volo, IL 60073	(847) 740-0888	jmengler@hevassoc.com
Vince	Mosca	Hey and Associates, Inc.	26575 W. Commerce Dr., Suite 601, Volo, IL 60073	(847) 740-0888	vmosca@hevassoc.com
Steve	Rauch	Hey and Associates, Inc.	26575 W. Commerce Dr., Suite 601, Volo, IL 60073	(847) 740-0888	srauch@hevassoc.com
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Robert	Vanni	Wills Burke Kelsey Associates, Ltd.	116 W. Main St., Suite 201, St. Charles, IL 60174	(630) 443-7755	rvanni@wbkengineering.com
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Andrew	Blackburn	USACE - Chicago District	231 LaSalle St., Suite 1500, Chicago, IL 60604-1437	(312) 846-5543	andrew.i.blackburn@usace.army.mil
Walter	Karla	RETIRED			
Rachel	Lang				
Joyce	Marzano				
Melissa	Skyer				
Renee	Wilde				



University of Wisconsin-La Crosse
Office of Continuing Education and Extension
Professional Transcript

For: Brian Lennie
12075 N. Corporate Parkway
Mequon WI 53092

<u>Event Date(s)</u>	<u>Event</u>	<u>Location</u>	<u>CE units</u>	<u>Contact hours</u>	<u>Type</u>
3/7/2018 - 3/7/2018	Critical Methods 2018	Radisson Hotel, Madison, Wis.	0.65	6.5000	UW-Ex CEUs

Continuing Education Units (CEUs) are a means of recognizing and recording satisfactory participation in non-degree programs. University of Wisconsin-Extension (UW-Ex) awards one CEU for each 10 contact hours in a continuing education experience. Actual contact hours are recorded.

UW-Ex CEUs fulfill continuing education requirements for many professionals, agencies and organizations. Professional associations may have specific licensing requirements. Individuals should contact their licensing association before assuming UW-Ex CEUs will fulfill all requirements.

Penny Tiedt



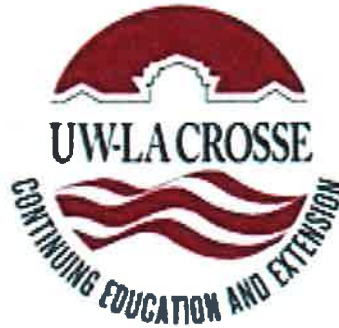
University of Wisconsin-La Crosse
Office of Continuing Education and Extension
Professional Transcript

For: Brian Lennie
12075 N. Corporate Parkway
Mequon WI 53092

<u>Event Date(s)</u>	<u>Event</u>	<u>Location</u>	<u>CE units</u>	<u>Contact hours</u>	<u>Type</u>
3/8/2017 - 3/8/2017	Critical Methods 2017	Crowne Plaza, Madison, Wis.	0.65	6.5000	CEU

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University of Wisconsin-La Crosse
Office of Continuing Education and Extension

Professional Transcript

Angie Coenen

Angie Coenen
Outreach Specialist
University of Wisconsin-La Crosse
Continuing Education & Extension

Brian Lennie, Stantec
12075 N. Corporate Parkway
Mequon WI 53092

<u>Event Date(s)</u>	<u>Event</u>	<u>CE units</u>	<u>Contact hours</u>	<u>Type</u>
3/9/2016 - 3/9/2016	Critical Methods Wetland Delineation, Madison, Wis.	0.65	6.5000	CEU

University of Wisconsin-La Crosse
Office of Continuing Education and Extension
Professional Transcript

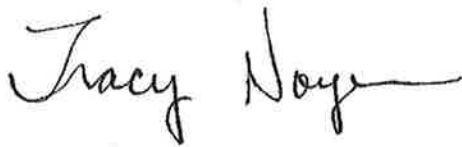
For: brian lennie
12075 corporate parkway
mequon WI 53092

<u>Event Date(s)</u>	<u>Event</u>	<u>Location</u>	<u>Credits</u>	<u>Type</u>
3/11/2015 - 3/11/2015	Critical Methods	Crowne Plaza, Madison, Wis.	0.65	CEU

NOTE:

Continuing Education Units (CEUs) are a means of recognizing and recording satisfactory participation in non-degree programs. University of Wisconsin-Extension (UW-Ex) awards one CEU for each 10 contact hours in a continuing education experience. Actual contact hours are recorded.

UW-Extension CEUs fulfill continuing education requirements for many professionals, agencies and organizations. Professional associations may have specific licensing requirements. Individuals should contact their licensing association before assuming UW-Extension CEUs will fulfill all requirements.



Tracy Noyes, Outreach Specialist
Office of Continuing Education & Extension
University of Wisconsin-La Crosse

608.785.6504 ☎
conted@uwlax.edu

The University of Wisconsin-La Crosse
Continuing Education and Extension
In Partnership with UW-Extension

Certify that:

Brian Lennie

has completed

**Critical Methods in Wetland Delineation
March 12, 2014
Madison, Wisconsin**

CEUs: 0.65 Contact Hours: 6.5

Sponsored by

UW-La Crosse River Studies Center and
UW-La Crosse Continuing Education/Extension

in cooperation with

State of Wisconsin Department of Administration, Wisconsin Coastal Management Program
Southeastern Wisconsin Regional Planning Commission
United States Geological Survey
USDA-Natural Resources Conservation Service
Wisconsin Department of Natural Resources
U.S. Army Corps of Engineers

The University of Wisconsin-La Crosse
Continuing Education and Extension
In Partnership with UW-Extension

Certify that:

Brian Lennie

has completed

**Critical Methods in Wetland Delineation
March 13, 2013
Madison, Wisconsin**

CEUs: 0.65 Contact Hours: 6.5

Sponsored by

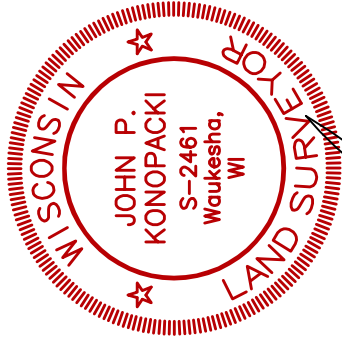
UW-La Crosse River Studies Center and
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State of Wisconsin Department of Administration, Wisconsin Coastal Management Program
Southeastern Wisconsin Regional Planning Commission
United States Geological Survey
USDA-Natural Resources Conservation Service
Wisconsin Department of Natural Resources
U.S. Army Corps of Engineers

CERTIFIED SURVEY MAP NO. _____

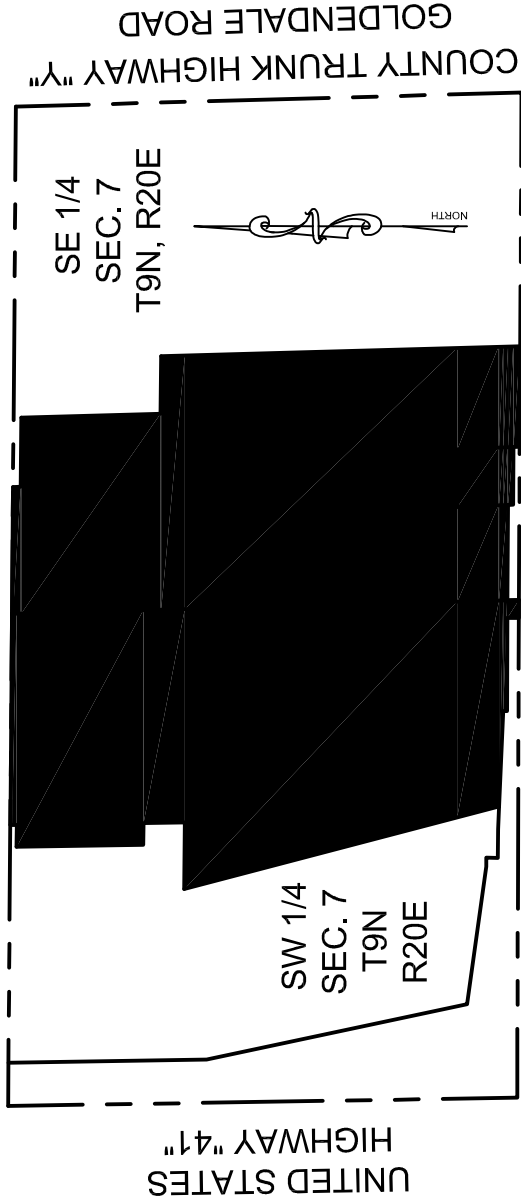
Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



[Signature]
AUGUST 2, 2018

VICINITY MAP SCALE 1"=1000'

WEST ROCKFIELD ROAD



HOLY HILL ROAD

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of Way widths and locations are based on Certified Survey Map No. 51, Certified Survey Map No. 6182, Certified Survey Map No. 6660 and State of Wisconsin Department of Transportation Plat of Right of Way Project T03-l(65) dated September 27, 1982.
- The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

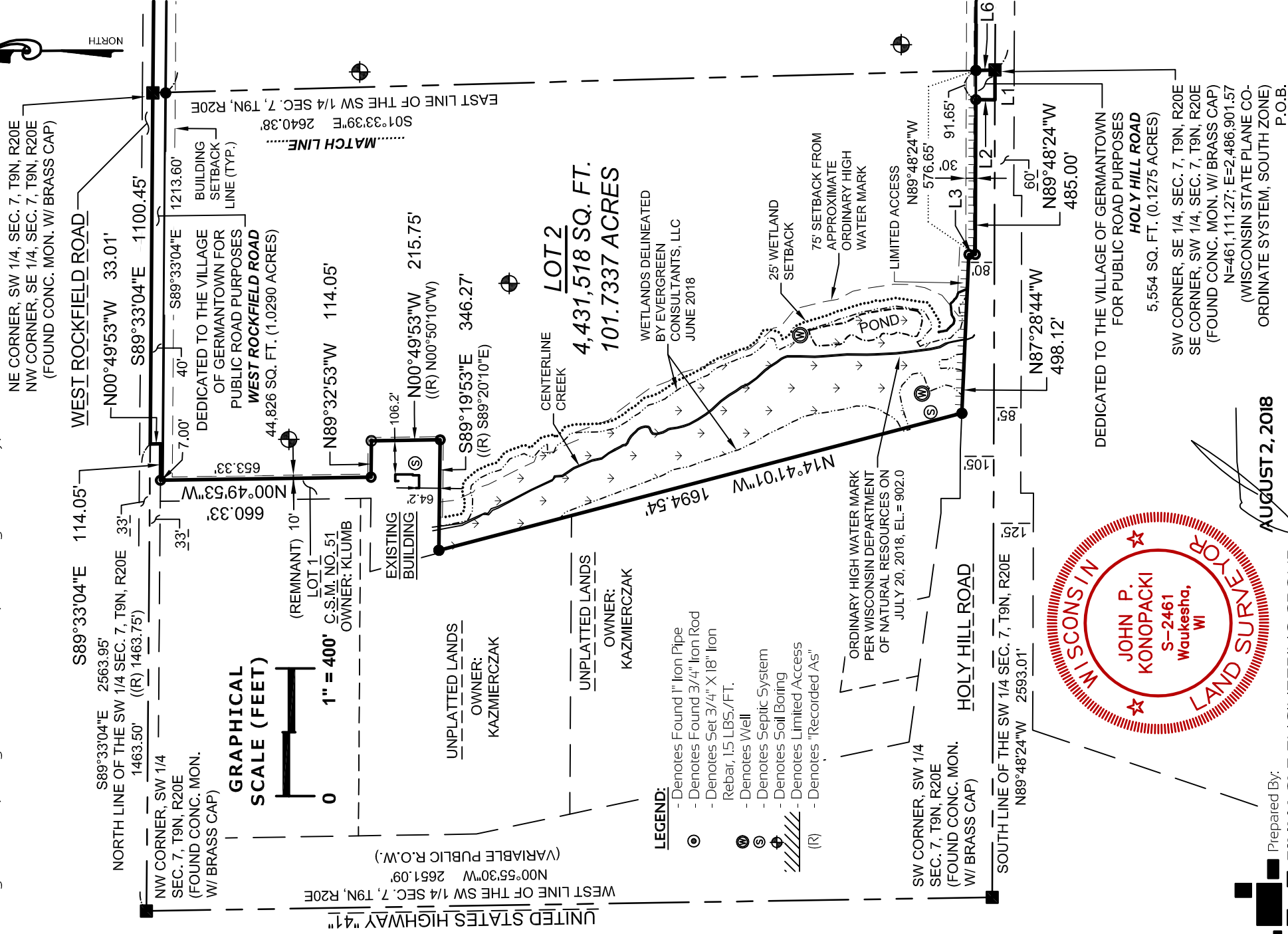


Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Prepared for:
ZPG Development LLC
710 N. Plantation Ave.
Milwaukee, WI 53203

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

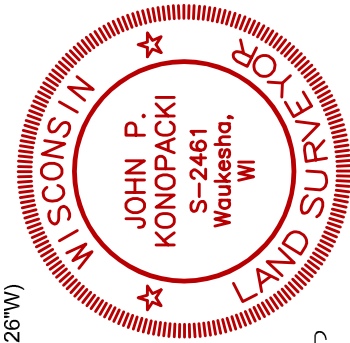
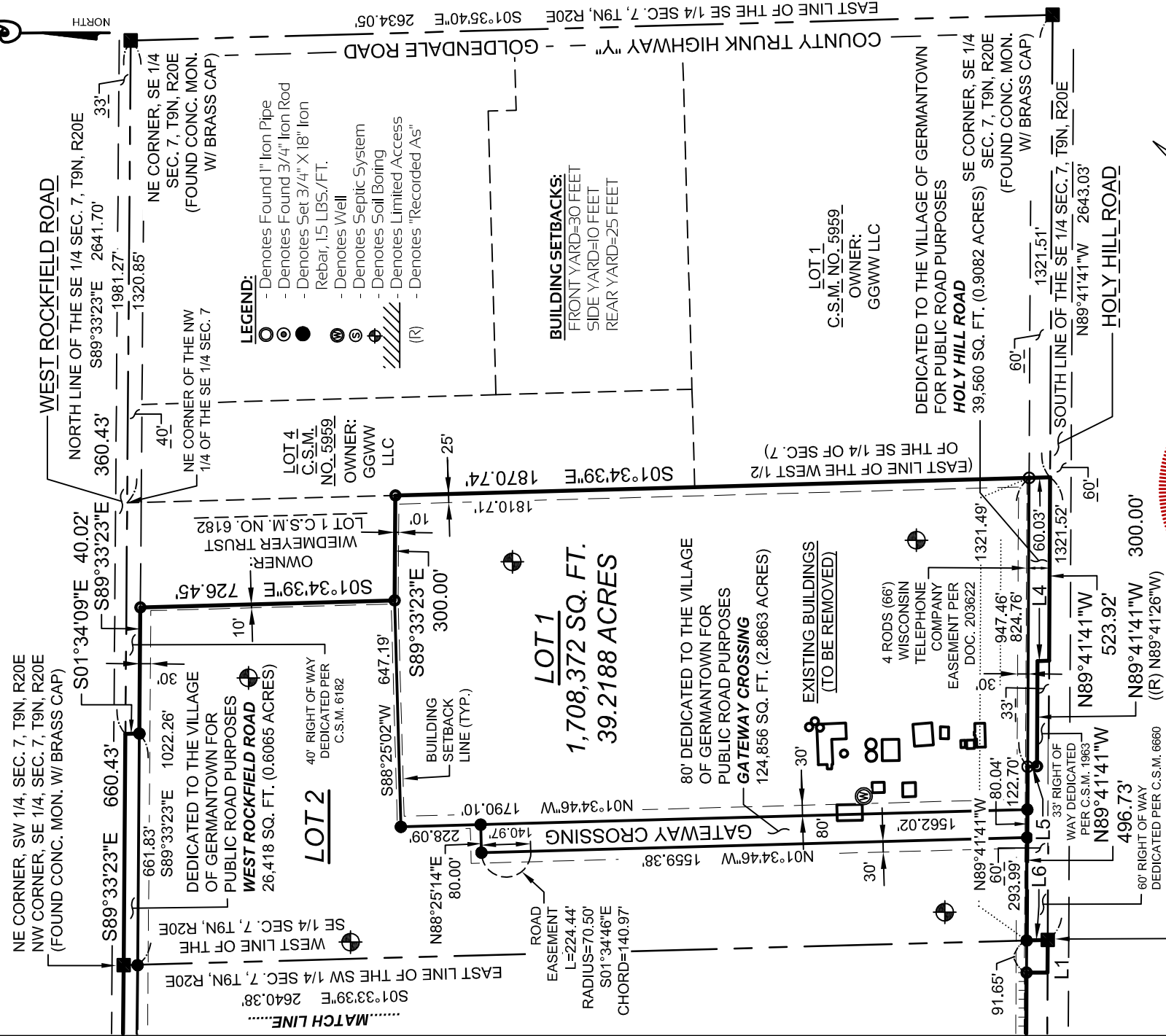
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#1296.00

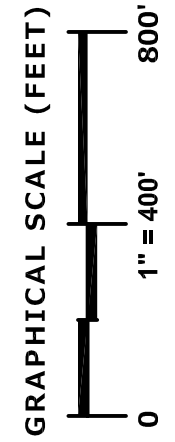
SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



AUGUST 2, 2018



GRAPHICAL SCALE (FEET)

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lot 1 of Certified Survey Map No. 51, as recorded in the Register of Deeds office for Washington County as Document No. 2800872, all of Lot 1 of Certified Survey Map No. 1963, as recorded in the Register of Deeds office for Washington County as Document No. 406961, all of Lot 2 of Certified Survey Map No. 6182, as recorded in the Register of Deeds office for Washington County as Document No. 1167237, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660, as recorded in the Register of Deeds office for Washington County as Document No. 1395752 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Beginning at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 89°48'24" West along the south line of said Southwest 1/4, 93.49 feet;
Thence North 00°11'36" East, 60.00 feet to the north right of way line of Holy Hill Road;
Thence North 89°48'24" West along said north right of way line, 485.00 feet;
Thence North 00°11'36" East along said right of way 20.00 feet;
Thence North 87°28'44" West along said right of way, 498.12 feet;
Thence North 14°41'01" West, 1694.54 feet to the south line of Lot 1 of Certified Survey Map No. 51;
Thence South 89°19'53" East along said south line, 346.27 feet to the east line of said Lot 1;
Thence North 00°49'53" West along said east line, 215.75 feet;
Thence North 89°32'53" West, 114.05 feet;
Thence North 00°49'53" West, 660.33 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'04" East along said south right of way line, 114.05 feet;
Thence North 00°49'53" West, 33.01 feet to the north line of the southwest 1/4 of said Section 7;
Thence South 89°33'04" East along said north line, 1100.45 feet to the Northeast corner of said Southwest 1/4;
Thence South 89°33'23" East along the north line of said Southeast 1/4, 660.43 feet;
Thence South 01°34'09" East, 40.02 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'23" East along said south right of way, 360.43 feet to the west line of Lot 1 of Certified Survey Map No. 6182;
Thence South 01°34'39" East along said west line, 726.45 feet to the south line of said Lot 1;
Thence South 89°33'23" East along said south line, 300.00 feet to the east line of the West 1/2 of the Southeast 1/4 of said Section 7;
Thence South 01°34'39" East along said east line, 1870.74 feet to the south line of said Southeast 1/4;
Thence North 89°41'41" West along said south line, 523.92 feet;
Thence North 02°21'50" West, 33.04 feet;
Thence North 89°41'41" West, 300.00 feet;
Thence North 02°21'50" West, 27.03 feet to the north right of way line of the aforesaid Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 496.73 feet to the west line of the Southeast 1/4 of said Section 7;
Thence South 01°33'39" East along said west line, 60.03 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

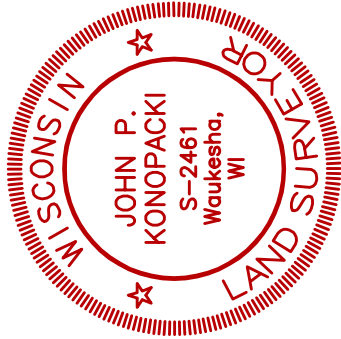
Containing 6,381,104 square feet (146.4900 acres) of land Gross and 6,139,890 square feet (140.9525 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: AUGUST 2, 2018




John P. Konopacki
Professional Land Surveyor S-2461



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: August 6, 2018

AGENDA ITEM: New Business (CERTIFIED SURVEY MAP)

ITEM TITLE: Chad Navis, Zilber Property Group, agent for Towne Realty Inc.,
Property Owner; 146.5 acres on Holy Hill Road east of US41; 2-lot
Certified Survey Map (CSM)

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Zilber Property Group is requesting approval of a 2-lot Certified Survey Map (CSM) to re-divide the parcels acquired by Towne Realty that comprise the 146.5-acre Germantown Gateway Corporate Park and to facilitate Phase I development (Lot 1) for the proposed 706,000 sqft Briggs & Stratton Corporation warehouse/distribution facility.

ATTACHMENTS:

- ◆ 7/23/18 Staff Report
- ◆ 7/23/18 Plan Commission Meeting Minutes
- ◆ Draft CSM

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the 2-lot Certified Survey Map (CSM) for the 146.5-acre Germantown Gateway Corporate Park property subject to the following condition:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 6, 2018 review memo prior to recording the CSM.

NOTE: Village staff is proposing that the new public street being constructed for Phase I development (Briggs & Stratton Distribution Facility) be named "Gateway Crossing" (and that the industrial/office area east of US41 to Goldendale Road be referred to as the "Germantown Gateway Corporate Park" or the "Gateway Corporate Park of Germantown").

Zilber Property Group, Agent for Towne Realty and Briggs & Stratton Corporation – 146.5 Acres north of Holy Hill Road, east of US41. Site Plan Review for a 706,044 sqft warehouse and distribution facility and 2-lot Certified Survey Map application. Planner Retzlaff summarized the proposal.

MOTION Nilles second Kimmler to Approve the site development and building plans for Phase I development of the 146.5-acre Germantown Corporate Park located on Holy Hill Road east of US41 including a 706,000 sqft distribution/warehouse facility for the Briggs & Stratton Corporation subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans dated July 16, 2018 unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:***
 - a. “Mass Grading and Storm Water Ponds Plans” as a component of the Germantown Corporate Park Bid Pack 1 dated July 16, 2018;***
 - b. “Public Roadway and infrastructure Plans” as a component of the Germantown Corporate Park Bid Pack 1 dated July 16, 2018;***
 - c. “Onsite Civil Engineering and Infrastructure Plans” as a component of the Germantown Corporate Park Bid Pack 2 dated July 16, 2018;***
 - d. Architectural plans labeled “Zilber Industrial I” dated July 16, 2018.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of commencing installation of the storm water management facilities and prior to issuance of a building permit for the B&S facility (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS):***
 - a. June 06, 2018 memo from Village Surveyor, Bob Beilfuss***
 - b. June 20, 2018 memo from Public Works Director, Larry Ratayczak***
 - c. June 28, 2018 memo from Public Works Director, Larry Ratayczak***
 - d. June 28, 2018 memo from Community Dev Director, Jeff Retzlaff***
- 5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 6. The following items shall be provided as required by the Village Fire Department:***
 - a. Water supply system to be built to VOG utility standards;***
 - b. If the building requires fire pump, the GFD requires direct access via man door to/from the building exterior;***

- c. ***Fire protection panels should be in any fire pump room;***
- d. ***Horn strobe required in place of riser bell at Fire Department Connection;***
- e. ***Secondary fire annunciator panel required at office or main employee entrance;***
- f. ***At least two (2) Knox boxes are required for GFD access; one in the fire pump room and the other at the main entrance or employee entrance. Gated areas shall be accessible to the GFD;***
- g. ***Building is stated to have design requirements of Class 1-4 ESR fire sprinklers with standpipes at each exterior door.***
- h. ***Approved water supply with fire protection loop around building shall not have Storz style hydrants;***

Discussion followed. Commissioner Kimmler said it looked like a lot of things were added to the landscaping plan but asked why street trees weren't placed on Holy Hill Road west of the entrance driveway. Planner Retzlaff explained street trees are only being required along public Road A and that segment of Holy Hill Road adjacent to the Briggs and Stratton site at this time. Street trees, if required, will be addressed as a part of subsequent development of the other properties on the west side of Road A as each one comes forward.

Chairman Wolter said he appreciated the visual presentation showing how the development will appear with the landscaping proposed. He liked the approach and how it will appear as you drive by. He commented that the building looks visually appealing with good color schemes and articulation and will set a precedent for future development.

Commissioner Laszewski commented on the proposed fencing and said a wrought iron fence would look better and be more visually appealing. Planner Retzlaff said that was discussed at staff level with the alternative to enhance the chain link fence with additional landscaping, which has been done.

MOTION to Amend Laszewski second Williams that a decorative wrought iron or similar material fence should be used at the main entrance, versus the chain link fence, between the last evergreen trees on each side.

Commissioner Williams asked if Briggs & Stratton will maintain the fencing and how long their lease is. Chad Navis, Zilber Group, confirmed Briggs would maintain the entire facility and had signed a 15-year lease.

Planner Retzlaff asked if some type of masonry type base should be used with the decorative fencing. Commissioner Laszewski agreed. Mr. Navis said they'd be happy to work with staff for that limited stretch of fence and come up with a solution.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

MOTION Nilles second Laszewski to Approve the 2-lot Certified survey Map (CSM) for the 146.5-acre Germantown Corporate Park property subject to the following conditions:

- 1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 6, 2018 review memo prior to recording the CSM.***

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said the Taste of Germantown is scheduled for Thursday, July 26th at Firemen's Park.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

DRAFT

**SITE PLAN &
CERTIFIED SURVEY MAP (CSM) APPLICATIONS**
7/23/18 Plan Commission Meeting

Zilber Property Group / Towne Realty Inc. / Briggs & Stratton Corp.
Village Planner Report **Germantown, Wisconsin**

Summary

Chad Navis, Zilber Property Group, agent for Towne Realty Inc., and the Briggs & Stratton Corporation, is requesting approval of a 2-lot Certified Survey Map (CSM), Site Development and Building Plans for Phase I development of the 146.5-acre Germantown Corporate Park located on Holy Hill Road east of US41 including a 706,000 sqft distribution/warehouse facility for the Briggs & Stratton Corporation.

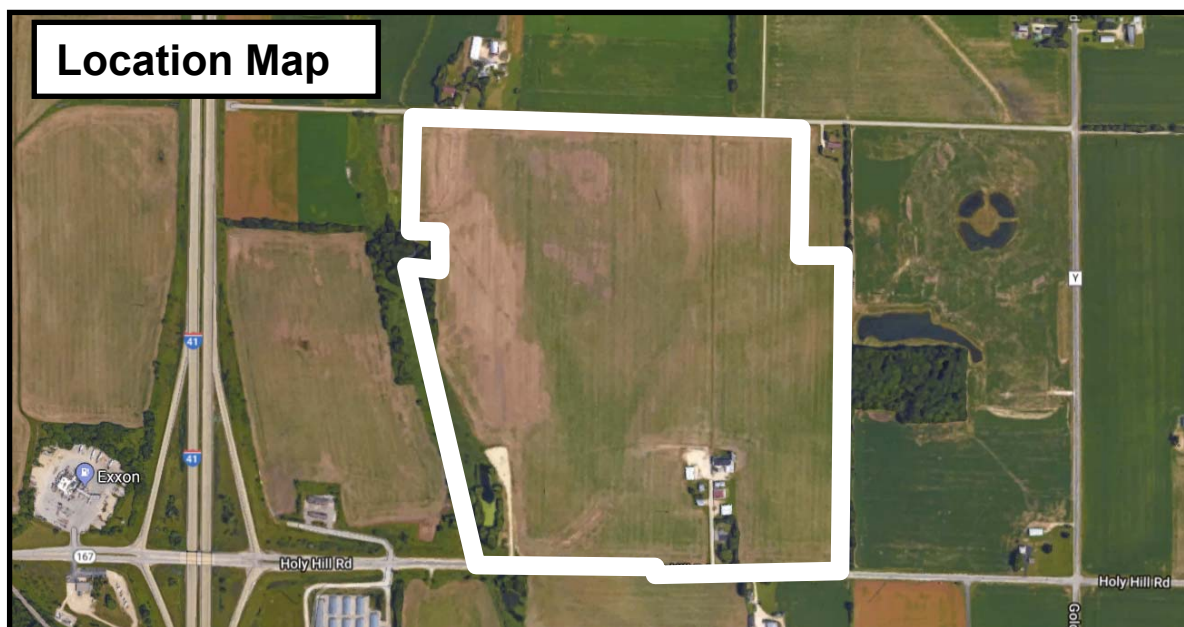
Location: Holy Hill Road ¼-mile east of US41

Agent/

Property Owners: Chad Navis, Zilber PG Towne Realty Inc. 9560 58 th PI Suite 350 Kenosha, WI	Brian & Kevin Kazmierczak Richard & Mary Stephan Frank & Mary Wiedmeyer Germantown, WI
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Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural	A-1
East	Agricultural	A-1
West	Agricultural	A-1



Background/Proposal

In June, the Plan Commission and Village Board approved amendments to the Village's 2020 Land Use Plan (LUP) Map and rezoning of the 146.5-acre area in support of the planned development of the Germantown Corporate Park located on Holy Hill Road east of US41. The concept plan that was approved as part of the rezoning (see attached Exhibits A & B) present the anticipated and approximate size, orientation, and phasing of the future industrial development expected to occur within the corporate park, including the location of a new north-south road between Holy Hill and Rockfield Road.

Also in June, the Village Board created Tax Incremental Financing District No. 8 (TID#8) for purposes of re-constructing Holy Hill Road from US41 to Goldendale Road, and, extending sanitary sewer and water utilities along Goldendale Road and Holy Hill Road to serve development within the 146.5-acre corporate park and potential development on other adjacent land. Currently, the Village is in the process of designing the road, sanitary sewer and water utilities expected to commence later this year.

At this time, the Zilber Property Group, agent for Towne Realty Inc., prospective property owner and developer of the Germantown Corporate Park, is requesting approval of the following:

1. a Certified Survey Map (CSM) to re-divide the parcels acquired by Towne Realty that comprise the 146.5-acre business park and to facilitate Phase I development (Lot 1);
2. Site development plans for the mass grading and storm water management facilities needed to serve Phase I development (Lot 1) and future phase development (Lot 2) in the business park;
3. Road and utility construction plans for the proposed public road north of and intersecting with Holy Hill Road through the corporate park (to be constructed incrementally with each phase of development including Phase I); and
4. Site development and building plans for the proposed 706,000 sqft Briggs & Stratton Corporation warehouse/distribution facility to be located on a proposed 39.2-acre parcel (Lot 1 in the proposed CSM) within the overall 146.5-acre corporate park.

Certified Survey Map

As discussed in June, Towne Realty is acquiring 146.5 acres of land in eight (8) contiguous parcels located between Holy Hill Road and Rockfield Road for purposes of developing a 146.5-acre corporate park. The proposed CSM re-divides these eight parcels into the following to facilitate phased development of the corporate park:

1. Lot 1: a 39.2 acre parcel to be developed with the 706,000 sqft Briggs & Stratton Corporation distribution/warehouse facility;
2. Lot 2: a 101.7 acre "placeholder" parcel that will be re-divided over time into additional parcels as necessary to accommodate future phases of development; and
3. an 80' wide x 1,562' long right-of-way to be dedicated to the Village for the yet-to-be named public road providing access to development within the corporate park.

As shown on Sheet 1 of the CSM, there is a small unnamed tributary to Cedar Creek located in the far western side of the property. This waterway flows from south to north

and has a small pond and wetland complex associated with it across the west side of the property. A wetland delineation has been conducted and a jurisdictional determination is pending. Except for restoration of a small area of pre-existing development associated with the former agricultural use of the property, all Phase I development activities are planned to occur outside the 25' wetland and 75' navigable waterway setbacks enforced by the Village. No alteration or impact to the existing wetland or waterway resulting from corporate park development is currently proposed or anticipated.

Mass Grading & Storm Water Management Facility Plans

Detailed grading, erosion control and storm water management facility plans for the entire 146.5-acre corporate park have been prepared (see separate plan set labeled "Mass Grading and Storm Water Pond Plans" as a component of the Germantown Corporate Park Bid Pack 1 package dated July 16, 2018).

As detailed on sheets C-8 through C-12, run-off from development within the entire corporate park will be directed and captured by a large water-quality wet pond located along the western edge of the park and an inter-connected dry pond along Holy Hill Road. On-site storm sewer, drain tile, ditching and swales will direct run-off from Phase I development (and all subsequent phases of development) to the proposed storm water facilities.

Road & Utility Plans

Detailed construction plans for the road and utility infrastructure (sanitary sewer, water, storm sewer & street trees) to be installed as part of Phase I development have been prepared (see separate plan set labeled "Public Roadway and infrastructure Plans" as a component of the Germantown Corporate Park Bid Pack 1 package dated July 16, 2018).

As detailed therein, all public road, sanitary sewer, water, storm sewer and street tree landscaping to be constructed in Phase I will be located within an 80' x 1,560' dedicated public right-of-way adjacent to and west of Lot 1 in the middle of the corporate park. As discussed previously, the public road (labeled Road "A") and utility infrastructure will be extended as part of each subsequent phase is developed. These "internal" public improvements are being constructed by the Developer with costs up to \$1.6M reimbursed through tax incremental financing (TID#8).

[NOTE: the phased re-construction of Holy Hill Road (initially from US41 to a point beyond the proposed Road "A" intersection @ Holy Hill Road) and extension of sanitary sewer and water utilities beyond the corporate park is a separate project to be completed by the Village of Germantown concurrently with Phase I development].

Site Development & Building Plans

Detailed site development and building plans have been prepared for the proposed 706,000 sqft Briggs & Stratton Corporation warehouse/distribution facility to be developed on a 39.2-acre parcel (Lot 1) as part of Phase I (see engineering plan set labeled “Onsite Civil Engineering and Infrastructure Plans” as a component of the Germantown Corporate Park Bid Pack 2 package dated July 16, 2018, and, the architectural plan set labeled “Zilber Industrial I” dated July 16, 2018).

As detailed in the plans, development of the 706,000 sqft Briggs & Stratton distribution facility will have the following characteristics:

Site Improvements

- Two (2) access driveways onto Road “A” (one main access driveway for employees and visitors and another for trucks) and one (1) access driveway directly onto Holy Hill Road for truck only access into the site (counter-clockwise circulation within the site is proposed);
- On-site sanitary sewer and water facilities with connections to the public utilities being extended to the site and installed in the Road “A” public right-of-way;
- Install on-site storm sewer, drain tile, ditches and swales with connections to the corporate park “regional” storm water ponds being constructed on the west side of the corporate park;
- One parking area along the west side of the site with a total of 44 employee/visitor stalls (9’x20’), 74 truck/trailer stalls (13’x54’) and 64 truck/trailer dock stalls adjacent to the building (with elevated dock bays). The parking and dock areas will be enclosed with a black, vinyl-coated 6’ high chain-link security fence w/ motorized controlled access;
- A separate 30’ wide perimeter circulation and emergency access driveway around the building connecting the parking area and access driveway onto Holy Hill Road and Road “A”;
- Perimeter and building foundation landscaping along the west and south sides of the site and building elevations (including street trees along Holy Hill Road and Road “A”).

Building Improvements (Briggs & Stratton Distribution/Warehouse Facility)

- 706,044 sqft industrial building w/ 32’ clear height (w/ potential 150,280 sqft building expansion)
- Painted 12’ wide pre-cast concrete wall panels with multiple reveals, white to gray painted accents and stepped to create shadow lines and reduce scale;
- Aluminum storefront window systems with clearstory windows
- (37) elevated loading dock bays & (2) at-grade overhead docks
- Roof-mounted mechanicals (max. 6’ height) to be installed a minimum of 70’ inside the roof edge along the east elevation and 50’ inside the roof edge on all other elevations.

As discussed in the “Operational Plan Summary”, the Briggs & Stratton Corporation is worlds’ largest producer of gasoline engines for outdoor power equipment and leading manufacturer and marketer of power generation, pressure washer, lawn, garden turf care and job site products under many brand names in over 100 countries throughout the world.

With respect to this facility, Briggs & Stratton intends to operate a distribution and warehousing operation on a daily basis from 6:00am to 12:00 am (midnight) with occasional weekday and weekend overtime. Thirty (3) full-time and eight (8) temporary employees will work in the facility in two shifts (19 FTE on 1st shift and 11 FTE on 2nd shift). A maximum of (40) employees are expected to be on the site at any one time of the day. Operations are expected to generate an average of (160) daily vehicle trips (80 trips to and 80 trips from the site), and, an average of (50) daily truck trips (25 to and 25 from the site) with a maximum of (80) daily truck trips (40 to and 40 from the site). As stated, nothing will be manufactured in this facility. Palletized products will be received, broken down, and shipped to retailers, manufacturers, other distribution centers, dealers, and end consumers. Equipment used in the facility will include electric fork lifts, pallet wrappers, jib cranes, racking, conveyors and carts. The facility is expected to be operational on April 1, 2019.

Access & Parking. Access to the B&S site will be provided by two (2) access driveways onto Road "A" (one main access driveway for employees and visitors and another for trucks) and one (1) access driveway directly onto Holy Hill Road for truck only access into the site (counter-clockwise circulation within the site is proposed). A 30' wide perimeter driveway for counter-clockwise circulation and emergency access is provided around the building connecting the parking area and access driveways to Holy Hill Road and Road "A". Parking is provided along the west side of the site with a total of 44 employee/visitor stalls (9'x20'), 74 truck/trailer stalls (13'x54') and 64 truck/trailer dock stalls adjacent to the building (with elevated dock bays).

Storm Water Management. A total of 1,108,915 sqft (25.46 acres) of impervious surfaces are proposed as part of the B&S facility development or 64.9% of the total 39.22-acre site leaving 35.1% in open/green space. No-onsite storm water basins are proposed for the B&S site; all on-site storm sewer, roof drains, ditches and swales are provided with connections to the corporate park "regional" storm water ponds being constructed on the west side of the corporate park.

Landscaping & Buffering. A significant amount of landscaping is proposed along the west and south sides of the site, particularly adjacent to the security-fenced portions of the site. Overall (see Sheet L-1), plantings consist of a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings and ornamental grasses. A total of 112 trees are proposed to be planted: 27 deciduous street and shade trees, 36 ornamental and 49 evergreen trees; and 349 deciduous and evergreen shrubs (see Sheet L-5).

[NOTE: A virtual "drive-by" view of the proposed landscaping from the public view along Road "A" and the Holy Hill Road intersection will be presented in a short video during the Plan Commission meeting].

Lighting. Exterior lighting of the B&S site and building include (see Option 2 on Sheet E-1b):

- (28) 163W LED cut-off style building-mounted fixtures at a height of 33' on all elevations;
- (11) 163 W LED cut-off style pole-mounted fixtures mounted on a 20' pole and 3' base (23' total fixture height) along the west side of the parking area and Holy Hill Road access driveway;

-
- Under canopy and ground-mounted directional spot lighting for the monument sign locations at Road “A” and Holy Hill Road.

Signage. A monument sign “placeholder” is shown in the southwest corner of the site, and, a directional sign “placeholder” at the Holy Hill Road access driveway. Both have landscaping, lighting (and flag features) proposed. Also, a wall-mounted sign on the west building elevation is shown in the “drive-by” virtual rendering of the site, but no specific details are included as part of these applications.

Staff Comments

Community Development: Planning & Zoning

The detailed site development and building plans for Phase I development are consistent with the concept plan that was presented and approved as part of the overall rezoning for the 146.5-acre corporate park.

As a result of Staff’s initial review of all the site development and building plans submitted, a number of items/issues were identified in a series of review memos (attached hereto) that the Developer has since addressed with additional information and revised plan sheets contained in the plan sets dated July 16, 2018. Although Staff reviewed these plan revisions and additional information with the Developer at a July 16 meeting, there has not been sufficient time for staff to thoroughly review all aspects of the revised plans and additional supporting information to definitively conclude that the plans are entirely code compliant and contain all of the necessary detail required. However, Staff has the opinion that all outstanding items or issues are relatively minor, will not alter the location, size, layout or other characteristics of the proposed site development or building, and, can easily be resolved through further consultation between Staff and the Developer. Consequently, Staff is recommending conditional approval of the site development and building plans subject to all of the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Village Staff for further review, comment and approval prior to issuance of commencing installation of the storm water management facilities and prior to issuance of a building permit for the B&S facility:

- June 28, 2018 memo from Community Development Director, Jeff Retzlaff

Staff acknowledges that, in the course of reviewing the Developer’s responses and revised plans intended to address staff’s initial items and issues, there may be additional questions, items or issues that are identified. The Developer is also responsible for addressing any additional items or issues that are identified.

Public Works & Engineering Department

As discussed above, the Village Engineer and Public Works Department staff have identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities and issuance of a building permit. Consequently, Staff is recommending conditional approval of the site development and building plans subject to all of the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of commencing installation of the storm water management facilities and prior to issuance of a building permit for the B&S facility:

- June 06, 2018 memo from Village Surveyor, Bob Beilfuss
- June 20, 2018 memo from Public Works Director, Larry Ratayczak (mass grading)
- June 28, 2018 memo from Public Works Director, Larry Ratayczak, (B&S Facility)

The Village Surveyor has also identified some technical items in his June 6, 2018 review memo (revised July 16) that will need to be corrected prior to recording the CSM.

Fire & Police Departments

The Fire Department is recommending approval of the B&S facility site plans subject to the following requirements:

1. Approved water supply with fire protection loop around building shall not have Storz style hydrants;
2. Water supply system to be built to VOG utility standards;
3. If the building requires fire pump, the GFD requires direct access via man door to/from the building exterior;
4. Fire protection panels should be in any fire pump room;
5. Horn strobe required in place of riser bell at Fire Department Connection;
6. Secondary fire annunciator panel required at office or main employee entrance;
7. At least two (2) Knox boxes are required for GFD access; one in the fire pump room and the other at the main entrance or employee entrance. Gated areas shall be accessible to the GFD;
8. Building is stated to have design requirements of Class 1-4 ESR fire sprinklers with standpipes at each exterior door.

All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

Community Development: Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

VILLAGE PLANNER RECOMMENDATION:

Site Development & Building Plans

APPROVE the site development and building plans for Phase I development of the 146.5-acre Germantown Corporate Park located on Holy Hill Road east of US41 including a 706,000 sqft distribution/warehouse facility for the Briggs & Stratton Corporation subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans dated July 16, 2018 unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *“Mass Grading and Storm Water Ponds Plans” as a component of the Germantown Corporate Park Bid Pack 1 dated July 16, 2018;*
 - b. *“Public Roadway and infrastructure Plans” as a component of the Germantown Corporate Park Bid Pack 1 dated July 16, 2018;*
 - c. *“Onsite Civil Engineering and Infrastructure Plans” as a component of the Germantown Corporate Park Bid Pack 2 dated July 16, 2018;*
 - d. *Architectural plans labeled “Zilber Industrial I” dated July 16, 2018.*
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. The following items shall be provided as required by the Village Fire Department:
 - (a) State approved fire sprinkler and fire alarm systems are required; and (b) Locations of all water distribution system and hydrants shall be determined in cooperation with the Germantown Fire Department and utility standards.
4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.
5. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of commencing installation of the storm water management facilities and prior to issuance of a building permit for the B&S facility (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS):
 - a. *June 06, 2018 memo from Village Surveyor, Bob Beilfuss*
 - b. *June 20, 2018 memo from Public Works Director, Larry Ratayczak*
 - c. *June 28, 2018 memo from Public Works Director, Larry Ratayczak*
 - d. *June 28, 2018 memo from Community Dev Director, Jeff Retzlaff*
6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.

VILLAGE PLANNER RECOMMENDATION *(continued)*:

Site Development & Building Plans

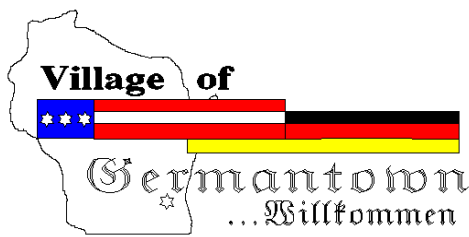
7. The following items shall be provided as required by the Village Fire Department:
- a. Water supply system to be built to VOG utility standards;
 - b. If the building requires fire pump, the GFD requires direct access via man door to/from the building exterior;
 - c. Fire protection panels should be in any fire pump room;
 - d. Horn strobe required in place of riser bell at Fire Department Connection;
 - e. Secondary fire annunciator panel required at office or main employee entrance;
 - f. At least two (2) Knox boxes are required for GFD access; one in the fire pump room and the other at the main entrance or employee entrance. Gated areas shall be accessible to the GFD;
 - g. Building is stated to have design requirements of Class 1-4 ESR fire sprinklers with standpipes at each exterior door.
 - h. Approved water supply with fire protection loop around building shall not have Storz style hydrants;

VILLAGE PLANNER RECOMMENDATION:

Certified Survey Map (CSM)

APPROVE the 2-lot Certified Survey Map (CSM) for the 146.5-acre Germantown Corporate Park property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 6, 2018 review memo prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: June 6, 2018

Re: Briggs Land Division

Jeff,

Here are my review comments for the CSM received 7-11-2018.

Certified Survey Map

Applicant or Owner ZPG Development

Land Surveyor/Firm: John Konopacki, PLS, Pinnacle Engineering Group

1. The 3"x3" clear space in the upper right-hand corner of sheet 1 missing. This area is reserved for the Washington County Register of Deeds office recording information.
2. 40' dedicated road right of way required for Rockfield Road. The portion of Rockfield Road located in the Southeast $\frac{1}{4}$ of Section 7 is showing a partial R/W dedication (the 660.43' portion), as shown by the double lines, but it is not denoted as a dedication to the public for road purposes.

The entire frontage of Lot 2 (1022.26') shall include a 40' R/W dedication to the public for road purposes.

3. Area in the dedication note will need to be updated to reflect the new 40' dedication. A note showing the R/W dedication in the Southeast $\frac{1}{4}$ of Section 7 needs to be added.
4. The area from the monument marking Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ corner of Section 7 to the east, across the frontage of Lot 1 appears to have been previously dedicated R/W, but there are no notes shown to be the source of the previous dedications. If these lands were not previously dedicated, then a new R/W dedication of 60' to the public needs to be added.
5. Associated boundary line dimensions need to be updated to reflect the new R/W lines as well as dimensions called out in the Surveyor's Certificate.
6. Total area of Lot 2 will need to be revised to reflect the 40' dedication.
7. Total area of Lot 1 will need to be revised to reflect the 60' dedication.
8. Building setbacks need to be shown and dimensioned on Lot 1 and 2.

9. The north arrow is overlapping text in the header on Sheet 1 and 2 and needs to be re-positioned.
10. Do the wetlands extend all the way to the west exterior line of proposed Lot 2 or is there another delineation line that defines the west limits of the wetland that is missing?
11. The corporate owner's certificate needs a place for 2 officers of the corporation to sign with their names and titles printed below the signature line and the same two people reflected in the notary's affidavit.
12. Add the following text to the Owner's certificate:

"As Owners, we hereby dedicate that part of (*street name*) to the Village of Germantown for public road purposes as represented on Sheet of ____ of this Certified Survey Map."

13. Revise the Village Board approval certificate

Village of Germantown Board Approval

This Certified Survey Map, being a division of (¼ ¼ Section __, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and (*the dedication of that part of (insert street name) for public road purposes as shown on Sheet __ of __ is hereby*) accepted by the Village Board of Trustees of the Village of Germantown on this __ day of _____, 2012.

Dean Wolter, Village President

Date

Deanna Boldrey, Village Clerk

Date

- ☐ Include text in red italics for Certified Survey Maps which require road right of way dedication to the Village.

No further review comments.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2016 on compact disk (CD) or via email to the Village Surveyor.

July 16, 2018

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.



Village of



Germantown

...Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

X \$1,960 no public improvements

Paid

Date

7-16-18

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1

APPLICANT OR AGENT

TOWNE REALTY, INC. d/b/a ZILBER PROPERTIES

ATTN: CHAD NAVIS

9560 58TH PLACE, SUITE 350

KENOSHA, WI 53144

Phone (414) 274-2640

Fax ()

E-Mail CHAD.NAVIS@ZILBER.COM

PROPERTY OWNER

ZPG DEVELOPMENT LLC

ATTN: CHAD NAVIS

9560 58TH PLACE, SUITE 350

KENOSHA, WI 53144

Phone (414) 274-2640

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

SEE ATTACHED PROJECT AREA MAP & CSM

SEE ATTACHED SUMMARY

3

PURPOSE OF LAND SPLIT

ACCOMMODATE THE LONG TERM DEVELOPMENT OF AN INDUSTRIAL BUSINESS PARK AND IMMEDIATE CONSTRUCTION OF A +/- 706,000 SF INDUSTRIAL

Will the land split require rezoning?

NO

From

To

4

READ AND INITIAL THE FOLLOWING:

X

I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

X

I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

X

I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

X

I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

07/06/2018

Applicant

Date

07/06/2018

Owner

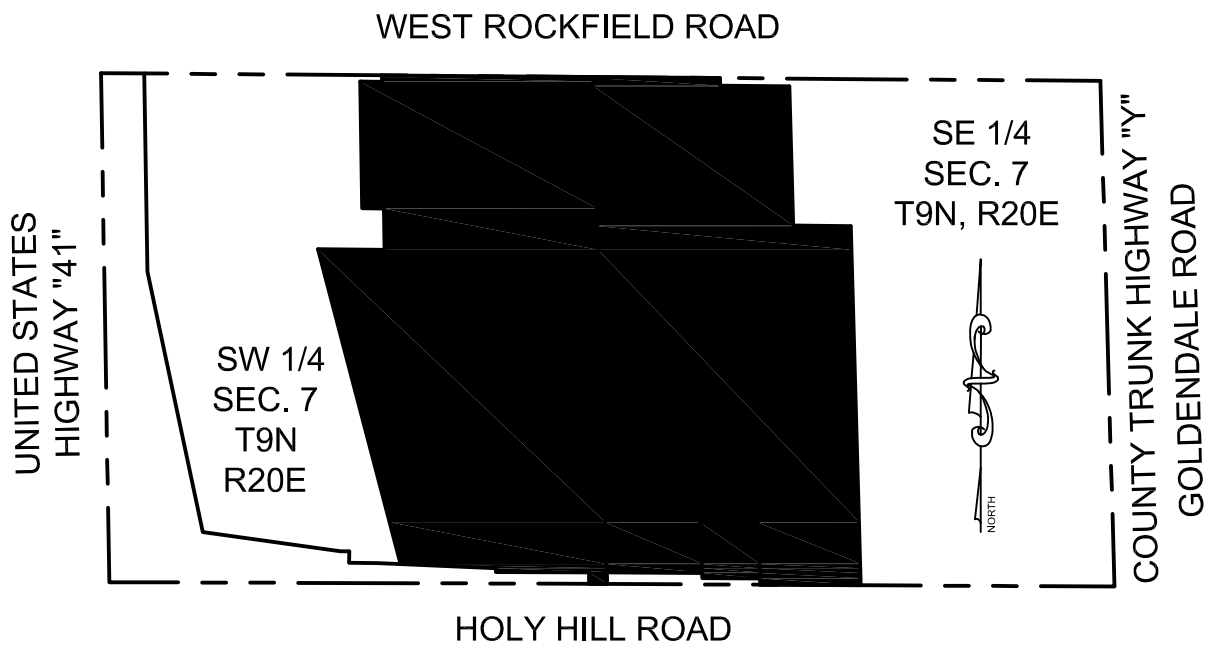
Date

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



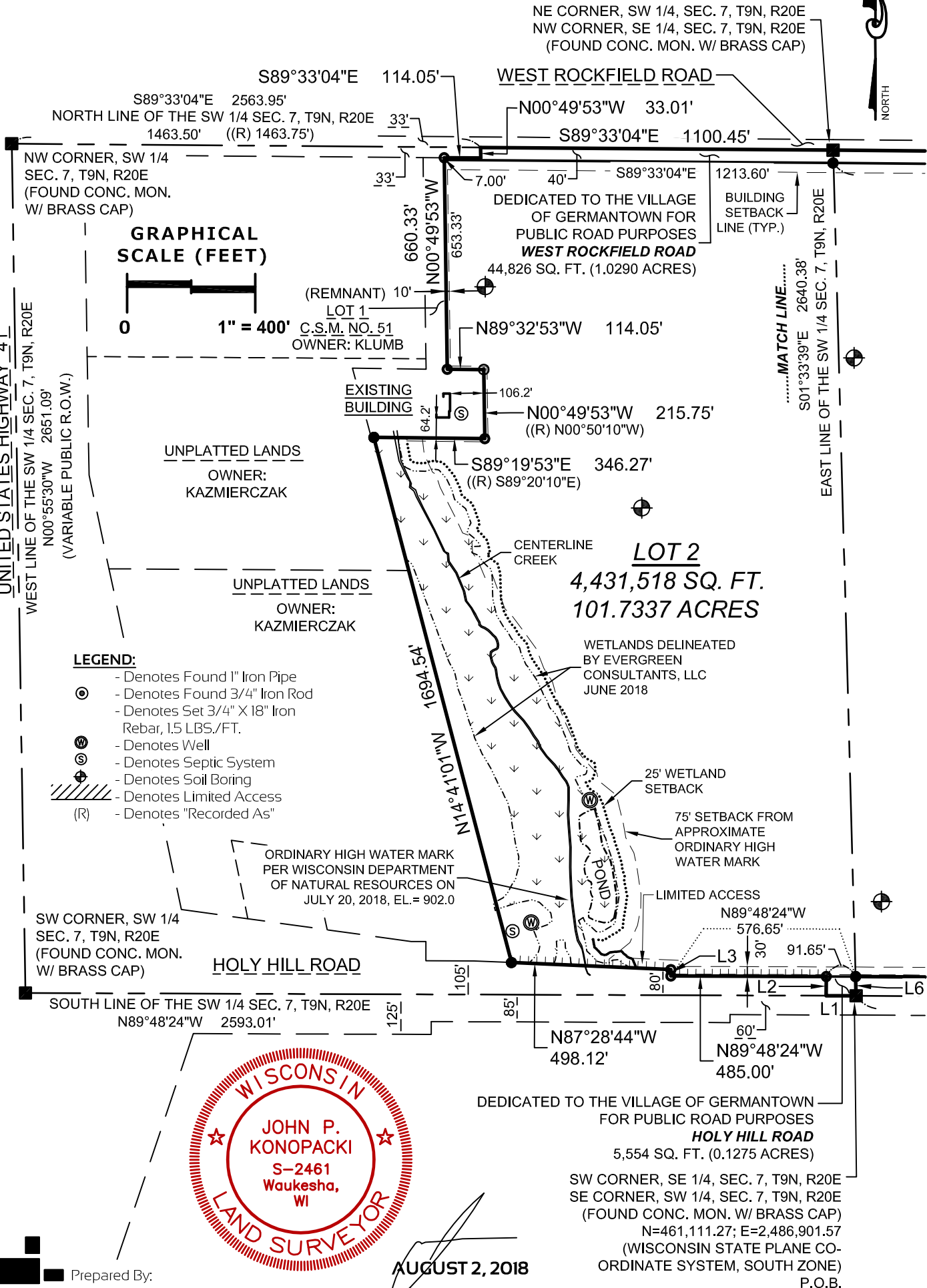
VICINITY MAP
SCALE 1"=1000'



- NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.
 - Right of Way widths and locations are based on Certified Survey Map No. 51, Certified Survey Map No. 6182, Certified Survey Map No. 6182, Certified Survey Map No. 6660 and State of Wisconsin Department of Transportation Plat of Right of Way Project T03-1(65) dated September 27, 1982.
 - The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
 - Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488
 - Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

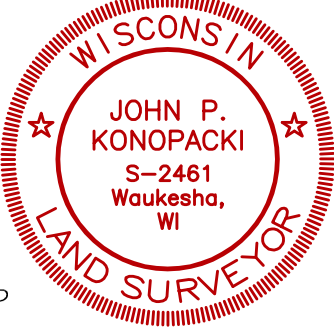
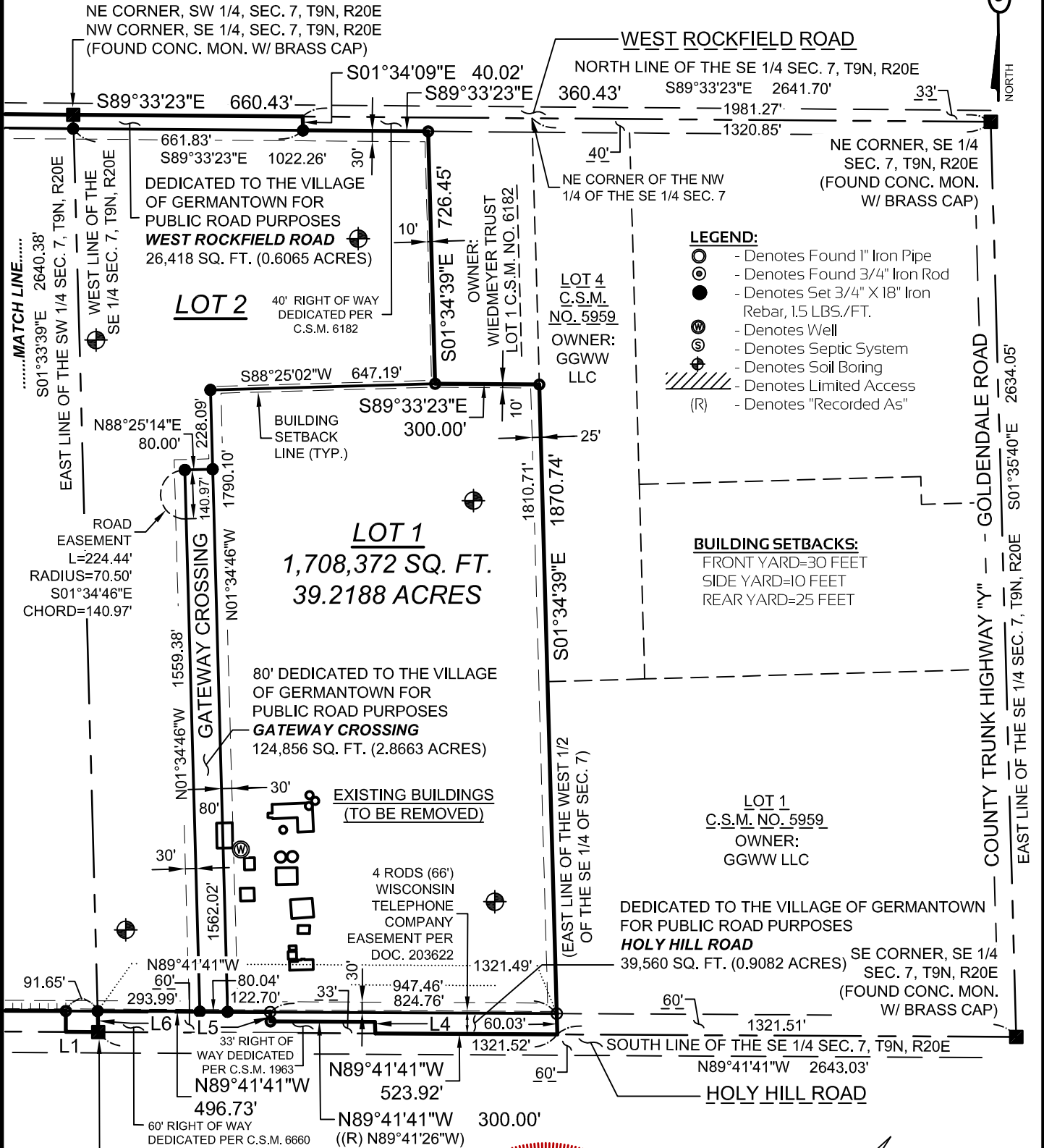
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00

SHEET 2 OF 6

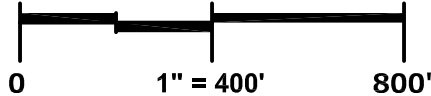
CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



AUGUST 2, 2018

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lot 1 of Certified Survey Map No. 51, as recorded in the Register of Deeds office for Washington County as Document No. 2800872, all of Lot 1 of Certified Survey Map No. 1963, as recorded in the Register of Deeds office for Washington County as Document No. 406961, all of Lot 2 of Certified Survey Map No. 6182, as recorded in the Register of Deeds office for Washington County as Document No. 1167237, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660, as recorded in the Register of Deeds office for Washington County as Document No. 1395752 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°48'24"W	93.49'
L2	N00°11'36"E	60.00'
L3	N00°11'36"E	20.00'
L4	N02°21'50"W	33.04'
L5	N02°21'50"W	27.03'
L6	S01°33'39"E	60.03'

Beginning at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 89°48'24" West along the south line of said Southwest 1/4, 93.49 feet;
Thence North 00°11'36" East, 60.00 feet to the north right of way line of Holy Hill Road;
Thence North 89°48'24" West along said north right of way line, 485.00 feet;
Thence North 00°11'36" East along said right of way 20.00 feet;
Thence North 87°28'44" West along said right of way, 498.12 feet;
Thence North 14°41'01" West, 1694.54 feet to the south line of Lot 1 of Certified Survey Map No. 51;
Thence South 89°19'53" East along said south line, 346.27 feet to the east line of said Lot 1;
Thence North 00°49'53" West along said east line, 215.75 feet;
Thence North 89°32'53" West, 114.05 feet;
Thence North 00°49'53" West, 660.33 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'04" East along said south right of way line, 114.05 feet;
Thence North 00°49'53" West, 33.01 feet to the north line of the southwest 1/4 of said Section 7;
Thence South 89°33'04" East along said north line, 1100.45 feet to the Northeast corner of said Southwest 1/4;
Thence South 89°33'23" East along the north line of said Southeast 1/4, 660.43 feet;
Thence South 01°34'09" East, 40.02 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'23" East along said south right of way, 360.43 feet to the west line of Lot 1 of Certified Survey Map No. 6182;
Thence South 01°34'39" East along said west line, 726.45 feet to the south line of said Lot 1;
Thence South 89°33'23" East along said south line, 300.00 feet to the east line of the West 1/2 of the Southeast 1/4 of said Section 7;
Thence South 01°34'39" East along said east line, 1870.74 feet to the south line of said Southeast 1/4;
Thence North 89°41'41" West along said south line, 523.92 feet;
Thence North 02°21'50" West, 33.04 feet;
Thence North 89°41'41" West, 300.00 feet;
Thence North 02°21'50" West, 27.03 feet to the north right of way line of the aforesaid Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 496.73 feet to the west line of the Southeast 1/4 of said Section 7;
Thence South 01°33'39" East along said west line, 60.03 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

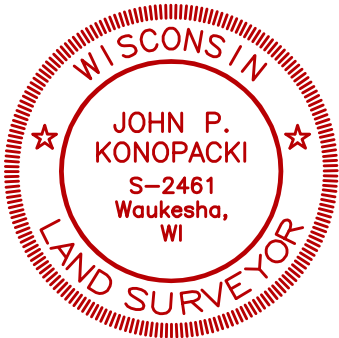
Containing 6,381,104 square feet (146.4900 acres) of land Gross and 6,139,890 square feet (140.9525 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: AUGUST 2, 2018





John P. Konopacki
Professional Land Surveyor S-2461



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ZPG Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ZPG Development LLC, as owner, hereby dedicates that part of West Rockfield Road, Holy Hill Road and Gateway Crossing to the Village of Germantown for public road purposes as represented on Sheet 2 and Sheet 3 of this Certified Survey Map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by (name - print) _____, (title - print) _____, AND (name - print) _____, (title - print) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2018.

In the presence of: ZPG Development LLC

Name - Title (signature)

Name - Title (signature)

STATE OF WISCONSIN)
_____ COUNTY) SS

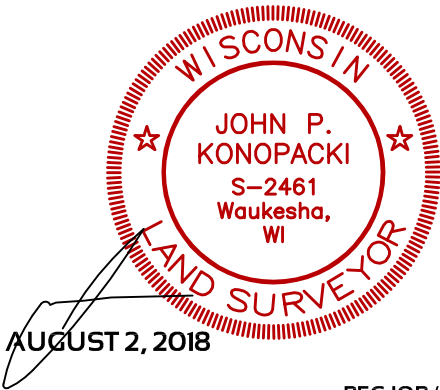
Personally came before me this _____ day of _____, 2018, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____, 2018.

Date Dean Wolter, Village President

Date Laura Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of West Rockfield Road, Holy Hill Road and Gateway Crossing for public road purposes as shown on Sheet 2 and Sheet 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2018.

Date Dean Wolter, Village President

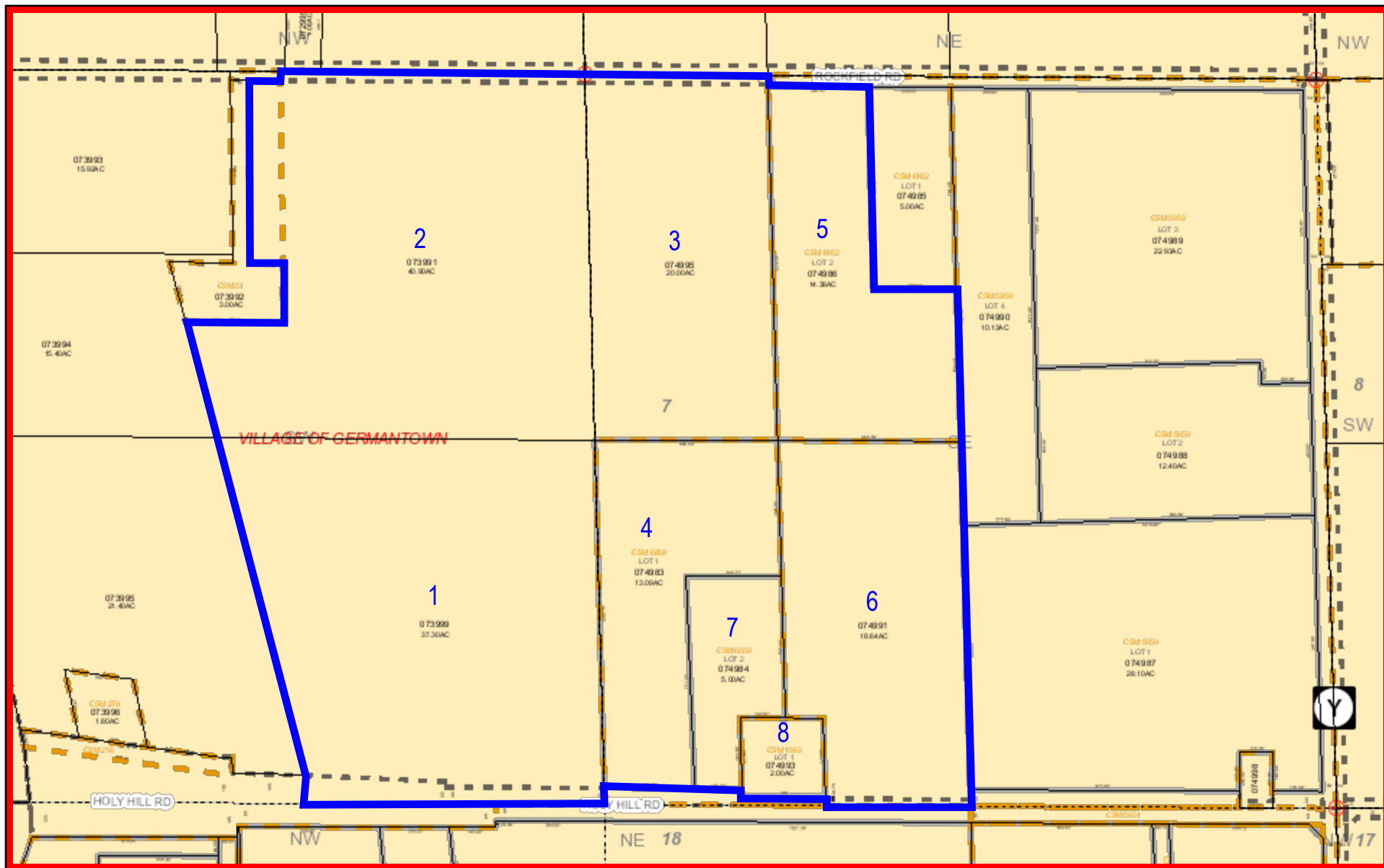
Date Deanna Boldrey, Village Clerk



AUGUST 2, 2018

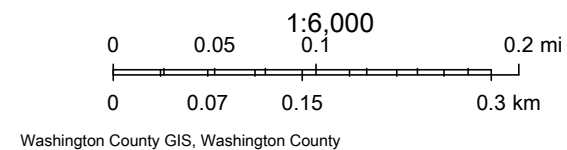
PROJECT AREA MAP

ATTACHMENT TO CERTIFIED SURVEY MAP APPLICATION - DATED 07/06/2018



May 8, 2018

- | | | | |
|----------------------------|-----------------------------|--------------------|---------------|
| CountyBoundary | Washington County Landmarks | Public Open Spaces | Meander Line |
| City, Village or Town Hall | Airports | Current Parcel | PLSS Monument |
| Libraries | Trails | Landhook | PLSS Boundary |



July 6, 2018

Village of Germantown
Certified Survey Map Application

Applicant:

Towne Realty, Inc. D/B/A Zilber Property Group
9560 58th Place, Suite 650
Kenosha, WI 53144
Contact: Chad Navis
Phone: 414-274-2640
Email: chad.navis@zilber.com

1. Property Owner(s) Summary:

PARCEL		CONTACT	DESCRIPTION	ACRES
1	GTNV_073999	BRIAN A KAZMIERCZAK, KEVIN J KAZMIERCZAK W202N11420 MERKEL DR GERMANTOWN WI 53022	PT SE SW DOC 1308664 SEC 7-9- 20	37.30 AC
2	GTNV_073991	BRIAN A KAZMIERCZAK, KEVIN J KAZMIERCZAK W202N11420 MERKEL DR GERMANTOWN WI 53022	PT N1/2 SW+PT CSM 51 DOC 1308664 SEC 7-9- 20	40.90 AC
3	GTNV_074995	BRIAN A KAZMIERCZAK, KEVIN J KAZMIERCZAK W202N11420 MERKEL DR GERMANTOWN WI 53022	W1/2 NW SE DOC 1308664 SEC 7-9- 20	20.00 AC
4	GTNV_074983	BRIAN A KAZMIERCZAK, KEVIN J KAZMIERCZAK W202N11420 MERKEL DR GERMANTOWN WI 53022	W 1/2 SW SE CSM 6660 LOT 1 DOC 1308664	13.09 AC
5	GTNV_074986	BRIAN A KAZMIERCZAK, KEVIN J KAZMIERCZAK W202N11420 MERKEL DR GERMANTOWN WI 53022	PT OF NW SE CSM 6182 LOT 2 DOC 1308664	14.38 AC
6	GTNV_074991	BRIAN A KAZMIERCZAK, KEVIN J KAZMIERCZAK W202N11420 MERKEL DR GERMANTOWN WI 53022	E1/2 SW SE (EXC CSM 1963) DOC 1308664	18.64 AC
7	GTNV_074984	RICHARD A STEPHAN, MARY K STEPHAN N128W21030 HOLY HILL RD RICHFIELD WI 53076	W 1/2 SW SE CSM 6660 LOT2 DOC 1396801	05.00 AC
8	GTNV_074993	FRANK E WIEDMEYER, MARY J WIEDMEYER W204N13164 GOLDENDALE RD RICHFIELD WI 53076	CSM 1963 PT SW SE DOC 1271133+1391655	02.00 AC
TOTAL PROJECT AREA ACRES:				151.31 AC

June 28, 2018

The Honorable Village President
and Members of the Village Board
Germantown, WI, 53022

Dear Village President and Members of the Village Board:

We are the owner of the property listed below. Towne Realty, Inc., ("Towne"), has certain contract rights to purchase the property. We consent to Towne's Certified Survey Map application for the property located at Parcel Numbers: GTNV 073991, GTNV 073999, GTNV 074995, GTNV 074991, GTNV 074986 and GTNV 074983, provided that no certified survey map is finalized until Towne or its assigns has taken title to the Property.

The purpose of the certified survey map is to accommodate the long term development of an industrial business park and immediate construction of a +/- 700,000 SF industrial building.

Towne has attached, in their submittal, its certified survey map, as required by Section 18.06 of the Village of Germantown Zoning Ordinance, and a receipt of the application fee.

Please inform me and Towne Realty, Inc., of the date this item will be reviewed by the City Plan Commission and the Village Board. The meeting notice should be sent to *W202 N1420 Merkel Drive, Germantown, WI 53022* and to *TOWNE REALTY, INC., ATTN: CHAD NAVIS, 710 N. PLANKINTON AVE., MILWAUKEE, WI, 53203.*

If you any questions regarding the certified survey map application please contact Chad Navis at 414-274-2642.

Sincerely,



Brian A. Kazmierczak



Kevin J. Kazmierczak

June 28, 2018

The Honorable Village President
and Members of the Village Board
Germantown, WI, 53022

Dear Village President and Members of the Village Board:

We are the owner of the property listed below. Towne Realty, Inc., ("Towne"), has an interest in pursuing certain contract rights to purchase the property. We consent to Towne's Certified Survey Map application for the property located at Parcel Numbers: GTNV 074984, provided that no certified survey map is final until Towne or its assigns has taken title to the Property.

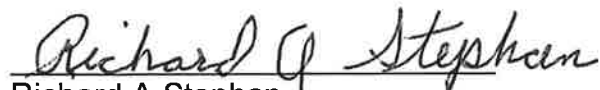
The purpose of the certified survey map is to accommodate the long term development of an industrial business park and immediate construction of a +/- 700,000 SF industrial building.

Towne has attached, in their submittal, its certified survey map, as required by Section 18.06 of the Village of Germantown Zoning Ordinance, and a receipt of the application fee.

Please inform me and Towne Realty, Inc., of the date this item will be reviewed by the City Plan Commission and the Village Board. The meeting notice should be sent to *N128W21030 Holy Hill Rd, Richfield, WI 53076* and to *TOWNE REALTY, INC., ATTN: CHAD NAVIS, 710 N. PLANKINTON AVE., MILWAUKEE, WI, 53203*.

If you any questions regarding the certified survey map application please contact Chad Navis at 414-274-2642.

Sincerely,


Richard A Stephan

June 28, 2018

The Honorable Village President
and Members of the Village Board
Germantown, WI, 53022

Dear Village President and Members of the Village Board:

We are the owner of the property listed below. Towne Realty, Inc., ("Towne"), has an interest in pursuing certain contract rights to purchase the property. We consent to Towne's Certified Survey Map application for the property located at Parcel Numbers: GTNV 074993, provided that no certified survey map is finalized until Towne or its assigns has taken title to the Property.

The purpose of the certified survey map is to accommodate the long term development of an industrial business park and immediate construction of a +/- 700,000 SF industrial building.

Towne has attached, in their submittal, its certified survey map, as required by Section 18.06 of the Village of Germantown Zoning Ordinance, and a receipt of the application fee.

Please inform me and Towne Realty, Inc., of the date this item will be reviewed by the City Plan Commission and the Village Board. The meeting notice should be sent to *W204 N13164 Goldendale Rd, Richfield, WI* and to *TOWNE REALTY, INC., ATTN: CHAD NAVIS, 710 N. PLANKINTON AVE., MILWAUKEE, WI, 53203.*

If you any questions regarding the certified survey map application please contact Chad Navis at 414-274-2642.

Sincerely,


Frank E Wiedmeyer Jr

CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ZPG Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ZPG Development LLC, as owner, hereby dedicates that part of West Rockfield Road, Holy Hill Road and Gateway Crossing to the Village of Germantown for public road purposes as represented on Sheet 2 and Sheet 3 of this Certified Survey Map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by _____, (name - print) _____, (title - print) _____, AND (name - print) _____, (title - print) _____ at _____, _____ County, Wisconsin, on this _____ day of _____, 2018.

In the presence of: ZPG Development LLC

Name - Title (signature) _____

Name - Title (signature) _____

STATE OF WISCONSIN) _____ COUNTY) SS

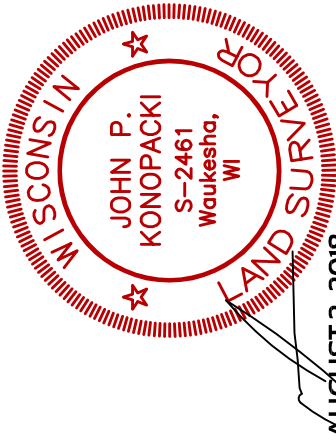
Personally came before me this _____ day of _____, 2018, (name) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public _____
Name: _____
State of Wisconsin _____
My Commission Expires: _____

STATE OF WISCONSIN) _____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, (name) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public _____
Name: _____
State of Wisconsin _____
My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

Being part of Lot 1 of Certified Survey Map No. 51, all of Lot 1 of Certified Survey Map No. 1963, all of Lot 2 of Certified Survey Map No. 6182, all of Lot 1 and Lot 2 of Certified Survey Map No. 6660 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

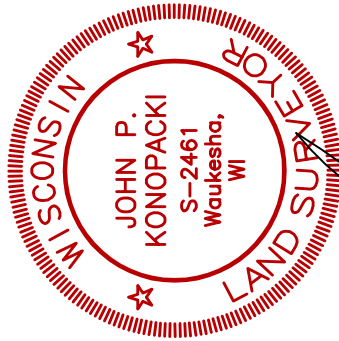
Approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____, 2018.

Date _____	_____
	Dean Wolter, Village President
Date _____	_____
	Laura Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of West Rockfield Road, Holy Hill Road and Gateway Crossing for public road purposes as shown on Sheet 2 and Sheet 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2018.

Date _____	_____
	Dean Wolter, Village President
Date _____	_____
	Deanna Boldrey, Village Clerk




AUGUST 2, 2018

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: August 6, 2018

AGENDA ITEM: New Business [Preliminary Subdivision Plat]

ITEM TITLE: Carity Land Corporation, agent for Briscoe Development & Management Inc., Property Owner, 145-acres south of Freistadt Road, north of Mequon Road & west of Country Aire Drive; Preliminary Subdivision Plat for a 142 Single-Family Lot and 60 Multi-Family Unit Condominium Residential Development

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Bill Carity, agent for Briscoe Development property owner, is requesting approval of a preliminary subdivision plat for “Wrenwood” a 145-acre residential development with 142 single-family lots and 60 multi-family condominium units located south of Freistadt Road, north of Mequon Road and west of Country Aire Drive.

As discussed at the time the Wrenwood PDD and concept plan was approved in April, the development will be completed in multiple phases beginning with the single-family area south of the “central park” (Lot Nos. 2 through 48) with street access to Country Aire Drive. All roads, water & sewer utilities, landscaping and storm water management facilities for the south development area will be completed in Phase I, including extension of the sanitary sewer to the site along Mequon Road and Country Aire Drive and construction of a replacement lift station within the development.

Phase II will likely include the single-family area north of the “central park” (Lot Nos. 49 through 144). It should be noted that the final lot and street layout for the north development area (Phase II) may change because of a yet-to-be resolved Freistadt Road access issue with Washington County (see staff report for more details). Minor changes will be shown in the final plat; significant changes may necessitate a revised preliminary plat.

Finally, the 13-acre multi-family area (Lot 1) is intended to be developed in Phase II or III. There is a PDD limitation of not more than sixty (60) units in condominium-style, 4-unit buildings. Development of the multi-family area will require separate Site Plan and Condominium Plat approvals from the Village.

ATTACHMENTS:

- ♦ July 23, 2018 Staff Report
- ♦ July 23, 2018 Plan Commission Meeting Minutes
- ♦ Preliminary Plat

PLAN COMMISSION RECOMMENDATION:

APPROVE the Wrenwood preliminary subdivision plat subject to the following

conditions:

1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
2. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
3. If the WisDNR does not approve the proposed wetland fills in the Phase I (south) development area in vicinity of Lot No. 39 and in the Phase II (north) development area near Lot 83, and, as a consequence the proposed road and lot layouts need to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layouts, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).
4. If Washington County approves only one (1) road connection onto Freistadt Road/CTH F and the proposed road and lot layout needs to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layout, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).
5. All WisDOT requirements listed in the May 24, 2018 review letter shall be met and reflected on the final plat in compliance with all applicable provisions in Wis. Admin. Code TRANS 233.
6. All of the Village Surveyor comments, issues and plat corrections listed in the June 6, 2018 review memo, 2018 memo shall be addressed and reflected in a revised preliminary plat prior to final approval by the Village Board.
7. The temporary road closures at the end of proposed Road "C", Road "D" and Road "E" shall be designed to accommodate emergency vehicles with a minimum cul-de-sac type turn-around with a min. 65' radius.
8. The Developer shall install sidewalk along the west side of Country Aire Drive north from Mequon Road to provide a pedestrian path connection to the planned path/sidewalk along the north side of Mequon Road.
9. The Developer shall install a sidewalk or off-road bicycle path along the south side of Freistadt Road as part of an overall future pedestrian path connection to the west consistent with the Washington County Bike & Pedestrian Plan.

PLAN COMMISSION MINUTES
July 23, 2018

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Dean Wolter, Commissioners Tony Laszewski, Bob Williams, Peter Nilles and Matt Kimmler were present. Trustee Rep David Baum was absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Laszewski second Kimmler to Approve the minutes from 7-9-18. MOTION carried unanimously.*

Carity Land Corporation, Agent for Briscoe Development & Management Inc., - 146.5-acres south of Freistadt Road, north of Mequon Road and west of Country Aire Drive. Preliminary Subdivision Plat for "Wrenwood" a 142-lot single family and 60-unit multi-family residential development. Planner Retzlaff summarized the proposal.

MOTION Laszewski second Nilles to Approve the Wrenwood preliminary subdivision plat subject to the following conditions:

- 1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).***
- 2. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).***
- 3. If the WisDNR does not approve the proposed wetland fills in the Phase I (south) development area in vicinity of Lot No. 39 and in the Phase II (north) development area near Lot 83 and, as a consequence the proposed road and lot layouts need to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layouts, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).***
- 4. If Washington County approves only one (1) road connection onto Freistadt Road/CTH F and the proposed road and lot layout needs to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layout, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).***
- 5. All WisDOT requirements listed in the May 24, 2018 review letter shall be met and***

reflected on the final plat in compliance with all applicable provisions in Wis. Admin. Code TRANS 233.

- 6. All of the Village Surveyor comments, issues and plat corrections listed in the June 6, 2018 review memo, 2018 memo shall be addressed and reflected in a revised preliminary plat prior to final approval by the Village Board.***
- 7. The temporary road closures at the end of proposed Road "C", Road "D" and Road "E" shall be designed to accommodate emergency vehicles with a minimum cul-de-sac type turn-around with a min. 65' radius (Fire Department).***
- 8. The Developer shall install sidewalk along the west side of Country Aire Drive north from Mequon Road to provide a pedestrian path connection to the planned path/sidewalk along the north side of Mequon Road (Park Commission).***
- 9. The Developer shall install a sidewalk or off-road bicycle path along the south side of Freistadt Road as part of an overall future pedestrian path connection to the west consistent with the Washington County Bike & Pedestrian Plan (Park Commission).***

Discussion followed. Chairman Wolter asked if the developer will cover the cost to extend the utilities for access to Friedenfeld Park or will it be a shared cost and how will it be worked out. He said normally a developer is only required to extend utilities to the edge of their property. Planner Retzlaff said he had discussed this with the Park & Rec Director and understood they will encourage the developer to make that extension. He added the Public works Director indicated he will attempt to create whatever opportunities he can as part of the project, to more easily accommodate the extension of water and sewer north to the park, which could be 300 to 400 feet.

Discussion continued regarding installation of sidewalks. Planner Retzlaff said the Public Works Committee did not recommend sidewalks be installed along Country Aire Drive or Freistadt Road, but the Park & Rec Commission recommended sidewalks along the west side of Country Aire Drive north from Mequon Road to connect Wrenwood and Friedenfeld Park. The Planners recommendation is to require sidewalks. Bill Carity, Carity Land Corp., said he would be open to installing sidewalks.

MOTION carried unanimously.

PRELIMINARY SUBDIVISION PLAT

7/23/18 Plan Commission Meeting

Carity Land Corp / Briscoe Development & Management Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Bill Carity, Carity Land Corporation, agent for Briscoe Development & Management Inc., property owner, is requesting approval of a preliminary subdivision plat for "Wrenwood", a 145-acre residential development with 142 single-family lots and 60 multi-family condominium units located south of Freistadt Road, north of Mequon Road and west of Country Aire Drive.

Property Location: Freistadt Road, Mequon Road and Country Aire Drive

Applicant/

Property Owner: Bill Carity
12720 W. North Ave
Brookfield, WI

Briscoe Development
250 Executive Drive Ste 301
Brookfield, WI

Current Zoning: Rs-5: Single-Family & Rm-2: Multi-Family w/ Planned Development District (PDD) Overlay ("Wrenwood PDD")

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Residential/Industrial	Rs-2/M-1
East	Residential/Agricultural	A-1/Rs-2
West	Residential/Agricultural/Industrial	Rs-5/A-1/M-2



Proposal/Background

Bill Carity, Carity Land Corporation, agent for Briscoe Development & Management Inc., property owner, is requesting approval of a preliminary subdivision plat for “Wrenwood”, a 145-acre residential development with 142 single-family lots and 60 multi-family condominium units located south of Freistadt Road, north of Mequon Road and west of Country Aire Drive.

Consistent with the Wrenwood Planned Development District (PDD) and General Development Plan approved in March, development shown in the preliminary plat and summarized in Table 1 below will have the following characteristics:

TABLE 1.
Wrenwood Summary Statistics

Gross Area (Ac)	145.36
Wetland Area (Ac)	20.69
Right-of-Way (Ac)	18.04
Net Density Area (Total Ac)	106.63
Net Density Area (SF Ac)	92.77
Net Density Area (MF Ac)	13.86
# Single-Family Lots/DU's	142
# Multi-Family Lots/DU's	60
SF Net Density (SF DU/Acre)	1.53
MF Net Density (MF DU/Acre)	4.33
Open Space (Outlot Total Ac)	59.88
SF Avg Lot Size (ac)	17,779 sqft
SF Lot Size Range (Ac)	15,005 to 26,507 sqft

As noted in Table 1, the proposed density for the single-family area will only be 1.53 DU/ net acre (vs. the maximum 2.9 DU/net acre allowed in the underlying Rs-5 District), and, only 4.33 DU/net acre in the multi-family area (vs. the maximum 8.0 DU/net acre allowed in the underlying Rm-2 District).

As discussed at the time the Wrenwood PDD and concept plan was approved, the 13-acre multi-family area (Lot 1) is intended to be developed at a later date with a PDD-required limit of not more than sixty (60) units in condominium-style, 4-unit buildings. Development of the multi-family area will require separate Site Plan and Condominium Plat approvals from the Village.

Also, the Developer intends to complete development in multiple phases beginning with the single-family area south of the “central park” Primary Environmental Corridor (PEC) as Phase I (Lot Nos. 2 through 48 with a single street access to Country Aire Drive). All roads, water & sewer utilities, landscaping and storm water management facilities for the south development area will be completed in Phase I.

Phase II will likely include the single-family area north of the central park PEC (Lot Nos. 49 through 144). It should be noted that the final lot and street layout for the north development area (Phase II) may change because of a yet-to-be resolved Freistadt Road access issue with Washington County (discussed further under Staff Comments below).

Staff Comments

Village Planner/Zoning Administrator

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the preliminary plat application and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies" (i.e. Department of Administration, WisDOT and Washington County), as well as, all other review agencies to whom the plat has been submitted (e.g. Southeastern Wisconsin Regional Planning Commission/SEWRPC, Germantown School District, all utility companies, etc).

Once the preliminary plat is approved by the Village Board, a Development Agreement with the Village will be required and detailed construction plans for all road, utility, landscaping, lighting and storm water management facilities will be prepared and submitted to Village staff for review and approval for each separate phase of development.

At the time the Wrenwood PDD was approved, the Developer provided preliminary landscaping plans for the road entrances onto Country Aire Drive and Freistadt Road and adjacent common areas. These landscaping plans will need to be included with the required street tree plans and detailed plans for the open space trail system approved in concept as part of the PDD. Also, the Development Agreement should include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

Development is proposed in a manner that permanently protects and preserves 59+ acres of Primary Environmental Corridor (PEC) and almost all of the 20+ acres of wetland on the property. However, there are two small areas of isolated wetland proposed to be filled: one located between the two existing wetland ponds near Lot 39 in the Phase I (south) development area, and the second located near Lot 83 in the Phase II (north) development area. Proposed Road "A" traverses the wetland area in the Phase I (south) development area and Road "D" traverse the wetland area in the Phase II (north) development area. The Developer intends fill these two small, narrow wetland projections and, in so doing, reduce and remove the 25' wetland setback from the proposed road right-of-way. However, the Developer has yet to submit wetland fill permit applications to the DNR, and, the "jurisdictional determination" needed from the Army Corp of Engineers (ACE) is pending. For these reasons, preliminary plat approval should be conditioned subject to DNR approval of these proposed wetland fills. If fill permits for either one or both are not approved and the proposed road and lot layouts need to be significantly altered from the proposed preliminary plat, the Developer should

be required to re-submit a revised preliminary plat. If only minor changes are required to the road and/or lot layout, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).

Parks & Recreation

In a June 29 email from Park & Recreation Director Mark Schroeder, the Village's Park & Recreation Commission is on record as being in favor of the proposed Wrenwood subdivision subject to the following recommendations:

1. All open space and the "central park" PEC area should be privately owned and maintained;
2. The Developer should extend water utilities further north along Country Aire Drive to a point at the southern property line of Friedenfeld Park (approximately 150 feet from the assumed closest point on the Wrenwood property);
3. The Developer should install sidewalk along the west side of Country Aire Drive north from Mequon Road to connect to both Wrenwood and Friedenfeld Park; and
4. The Developer should install an off-road bicycle path along the south side of Freistadt Road to connect to future pedestrian facilities to the west consistent with the Washington County Bike & Pedestrian Plan.

NOTE: The Public Works Director has indicated that the Village will likely include a northerly extension of both water and sanitary sewer beyond the Wrenwood property to a point adjacent to Friedenfeld Park as part of the Village's project to extend such services to the Wrenwood development]

Village Engineer/Public Works

The developer has not submitted detailed grading, erosion control, road, utility, landscaping, lighting or storm water management construction plans for the proposed development. However, the Village Surveyor has identified in a June 6, 2018 memo a series of issues and required corrections that will need to be addressed/corrected prior to approval of the preliminary plat by the Village Board.

One issue identified is the possible need to dedicate a total of up to 60' of right-of-way along Country Aire Drive (as shown on the Village's "ultimate" Right-of-Way Map). The preliminary plat currently shows a dedication of only 30' of ROW. According to the Village Engineer, the necessary amount of ROW for Country Aire in this vicinity will be dictated, in part, by the need for by-pass/acceleration/deceleration lanes and final design of the Road "A" intersection onto Country Aire Drive. Until the road construction plans are prepared and approved, the Developer is put on notice that the shape and size of the proposed lots and outlot at the Road "A" intersection, including Lot 2, Lot 48 and Outlot 7 may need to be altered to accommodate the dedication of additional ROW.

Similarly, the Surveyor has identified the possible need to dedicate a total of up to 60' of ROW along Freistadt Road. The preliminary plat currently shows a total of 55' of existing ROW for Freistadt Road/CTH F. The necessary amount of ROW for Freistadt Road/CTH F will be dictated by Washington County as part of their approval of the final

design for the two proposed road intersections and possible need for by-pass/acceleration/deceleration lanes on Freistadt Road/CTH F. Until the road construction plans are prepared and approved by the County, the Developer is put on notice that the shape and size of the proposed lots along Freistadt Road, including Lot 49, 63, 64 and 126, may need to be altered to accommodate the dedication of additional ROW.

Fire Department

The Fire Department has reviewed the preliminary plat and is recommending approval provided the temporary road closures at the end of proposed Road "C", Road "D" and Road "E" are designed to accommodate emergency vehicles. The Department recommends a minimum cul-de-sac type turn-around with a min. 65' radius if possible.

Washington County

On May 25, 2018, the Washington Land Use & Planning Committee went on record stating their objection to the preliminary plat (copy attached) for the following reasons:

1. Approval for access to County Highway F (Freistadt Road) has not been granted by the County Highway Department;
2. The Primary Environmental Corridor (PEC) boundary has not been mapped and identified on the preliminary plat; and
3. The WisDNR should be contacted to verify whether permits or approvals are required regarding the wetlands shown on the preliminary plat.

Washington County is an "objecting agency" (vs. an "approving agency") for subdivision plats proposed in the Village. The Village Plan Commission and Village Board are not obligated, but encouraged, to consider Washington County's objections. With regard to the County's three objections, only the first objection remains an outstanding issue. The PEC is, in fact, mapped and presented on the preliminary plat, and, the DNR has been/will be involved in the permitting process as development proceeds (ex: pending wetland fill application, required Notice of Intent, and any other Chapter 30 related permits or approvals required).

With regard to the County's objection regarding access to Freistadt Road/CTH F, the County Highway Commissioner, Scott Schmidt, indicated to the Village in an email that:

"... the locations of the [two] driveways had some concerns regarding separation distances, site distances, possibly design issues with respect to right-of-way and drainage issues for the by-pass, turning, and accelerations lanes. The accesses will need to go to the [County] Public Works Committee for approval, since the development is requesting two accesses, and the separation distance may not be met. In short, we need plans (maybe not final, but close enough to know they work within the existing right of way, or if more right of way is needed) for the right of way of CTH F... "

Because the Developer does not intend to develop the north development area (Phase II) for some time, the detailed plans required by the County Highway Commissioner

have not yet been prepared. Consequently, the potential issues cited above cannot be resolved at this time. Staff would point out that, when the same Wrenwood development was presented to the County Highway Commission back in 2008 with the same two access roads proposed onto Freistadt Road/CTH F, the County did not object to the preliminary plat for any reason (but did specify certain intersection design, detailed construction and right-of-way requirements that would need to be met by the Developer). However, after Washington County's "approval" back in March, 2008, the County's access standards and requirements for proposed intersections along County highways has changed. One current County Highway requirement that may affect the proposed lot and road layout is a restriction that only one (1) access to a County highway is allowed per property. Wrenwood has two (2) proposed road intersection onto Freistadt Road/CTH F. Staff continues to support the two access road proposal given the number of proposed lots (95) that would otherwise have to be served by one road connection to Freistadt Road/CTH F, and, the resulting cul-de-sac length. If Washington County approves only one (1) road connection onto Freistadt Road/CTH F and the proposed road and lot layout needs to be significantly altered from the proposed preliminary plat, the Developer should be required to re-submit a revised preliminary plat. If only minor changes are required to the road and/or lot layout, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).

Wisconsin Dept of Administration

In a June 13, 2018 letter (copy attached), the Department of Administration (DOA) indicates that they are withholding certification of the preliminary plat due to the objections filed by Washington County. DOA also identifies a series of minor corrections that will need to be made to the final plat to comply with the platting requirements under Wis. Stats. Chapter 236. *[NOTE: The DOA does not require re-submittal of a preliminary plat, but looks for any objections to be addressed and reflected in the final plat prior to DOA certification]*

Wisconsin Dept of Transportation

In a May 24, 2018 letter, the Department of Transportation (DOT) indicates that they do NOT object to the preliminary plat provided that the final plat comply with applicable provisions in the Wis. Admin. Code and TRANS 233 pertaining to the division of land adjacent to a state highway (copy attached).

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

No comments have been received.

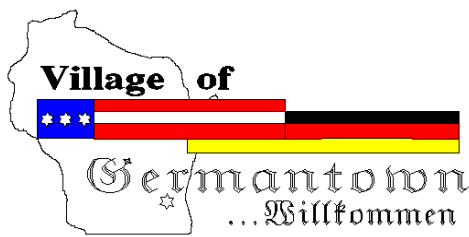
Germantown School District

No comments have been received.

Village Staff Recommendation

APPROVE the Wrenwood preliminary subdivision plat subject to the following conditions:

1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
2. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
3. If the WisDNR does not approve the proposed wetland fills in the Phase I (south) development area in vicinity of Lot No. 39 and in the Phase II (north) development area near Lot 83 and, as a consequence the proposed road and lot layouts need to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layouts, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).
4. If Washington County approves only one (1) road connection onto Freistadt Road/CTH F and the proposed road and lot layout needs to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layout, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).
5. All WisDOT requirements listed in the May 24, 2018 review letter shall be met and reflected on the final plat in compliance with all applicable provisions in Wis. Admin. Code TRANS 233.
6. All of the Village Surveyor comments, issues and plat corrections listed in the June 6, 2018 review memo, 2018 memo shall be addressed and reflected in a revised preliminary plat prior to final approval by the Village Board.
7. The temporary road closures at the end of proposed Road "C", Road "D" and Road "E" shall be designed to accommodate emergency vehicles with a minimum cul-de-sac type turn-around with a min. 65' radius (*Fire Department*).
8. The Developer shall install sidewalk along the west side of Country Aire Drive north from Mequon Road to provide a pedestrian path connection to the planned path/sidewalk along the north side of Mequon Road (*Park Commission*).
9. The Developer shall install a sidewalk or off-road bicycle path along the south side of Freistadt Road as part of an overall future pedestrian path connection to the west consistent with the Washington County Bike & Pedestrian Plan (*Park Commission*).



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner
CC:
From: Bob Beilfuss, PLS, Village Surveyor
Date: June 6, 2018
Re: Wrenwood Subdivision-Preliminary Plat Review

Jeff,

Here are my review comments for the CSM received 3-29-2018.

Wrenwood Subdivision-Preliminary Plat Review

Applicant or Owner: Bill Carity

Land Surveyor/Firm: Calvin Klimeck, PLS, Pioneer Engineering and Surveying

1. There will be a minimum 60' road right of way dedication to the public along the Freistadt Road-CTH F frontage or whatever the Washington County Highway Commission requires. Whichever one is greater. Adjoining lots will need to be adjusted in size or relocated.
2. There will be a minimum 60' road right of way dedication to the public for road purposes along Country Aire Road. Adjoining lots will need to be adjusted in size or relocated.
3. While not a village requirement, we recommend the preliminary plat be placed on the same sheet size as the final subdivision plat.
4. There are existing buildings located on the property that need to be mapped and shown as well as the location of any wells and septic tanks or fields serving these buildings.
5. There are hatched areas that need to be defined as either wetlands or water bodies with either different hatching or text label in each area.
6. The wetland delineation shown on the plat was performed in June of 2003 and is no longer valid. A new delineation will be required.
7. There is a 25' wetland setback that needs to be labeled on all sheets. No earthmoving activities are to be done within the 25' setback.
8. There are some wetlands located within the proposed road R/W for Road A. Either the road needs to be relocated around the wetland or the developer needs to obtain a letter from the DNR allowing the wetland to be removed and this letter needs to be provided to the Engineering Department prior to the start of construction.

9. A minimum 100' tangent section is required between road curves and there is a curve on Road A and D that is missing this tangent section. The Village does not allow reverse curves for roadways. These two roads need to be re-aligned.
10. Provide curve data tables for all curves shown on the plat..
11. For cul-de-sac bulbs label the radius of the bulb. If an offset bulb is being used, label the bulb offset.
12. Identify lines on the plat by either labeling the line or thru the use of a legend.
13. Existing and proposed contours at vertical intervals of not more than 2 feet where the slope of the ground surface is less than 10% and of not more than 4 feet where the slope of the ground surface is 10% or more. Elevations shall be marked on such contours based on National Geodetic Datum of 1929 (mean sea level).
14. Water elevations of adjoining lakes, ponds and streams at the date of the survey and approximate high and low water elevations, all referred to mean sea level (1929) datum.
15. Add right-of-way width and names of all existing and proposed streets.
16. Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto together with any legally established centerline elevations, all to mean sea level (1929) datum.
17. Location and names of any adjacent subdivision, parks and cemeteries and owners of record of abutting unplatted lands.
18. Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
19. Existing zoning on and adjacent to the proposed plat.
20. The surveyor preparing the preliminary plat shall certify on the face of the plat that it is a correct representation of all existing land divisions and features and that he has fully complied with the provisions of this chapter and Chapter 236 of the Wisconsin Statute.
21. The final plat will not be present to the Village Board for final approval until all proposed improvements have been installed and accepted by the Village Public Works Committee. This includes all required easements and agreements. The final plat must meet all the requirements of Chapter 236 of the Wisconsin Statutes.
22. Any requirements as described by the Washington County Highway Commissioner.

No further review comments.

Document Submittals and Data Conversion

June 6, 2018

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map or subdivision plat. the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.



Division of Transportation
System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

Scott Walker, Governor
Dave Ross, Secretary
Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662
E-Mail: waukesha.dtd@dot.wi.gov

May 24, 2018

Renee Powers – Plat Review
Department of Administration
101 E. Wilson Street FL 6
P.O. Box 1645
Madison, WI 53701-1645

Subject: Wrenwood, Village of Germantown, Washington County

Dear Ms. Powers – Plat Review

The subject preliminary plat was transmitted to the Wisconsin Department of Transportation by the Department of Administration on 5/15/2018 under the provisions of Section 236.12, Wisconsin Statutes.

The Wisconsin Department of Transportation has considered this map in the light of the Rules and Regulations Governing Division of Land Abutting a State Trunk Highway or Connecting Highway, Chapter Trans 233, Wisconsin Administrative Code, promulgated under authority of Section 236.13(1)(e) and 86.07(2), Wisconsin Statutes.

The Department of Transportation certifies this preliminary plat as nonobjectionable, with the condition that the final plat comply with TRANS 233.02, 233.04, 233.05 and 233.08 Wis. Admin. Code, noted below. Full compliance with this and other pertinent requirements as set forth in the Department Rules will be required before we can certify the final plat.

Section 233.02 relates to the effect that a land division has on the adjacent highway by generating traffic, reducing sight distance, impairing safety, impeding traffic movements and impacting the public's investment in the highway. It is required that:

- The individual lots do not require direct access to a state trunk highway.
- The land division consider access requirements of adjacent and contiguous lands.
- Chapter Trans 233 be applied to all lands that are owned by or under option or contract or lease to the land divider.
- Storm drainage be addressed as it relates to Trans 233.
- Vision corners be added as it relates to Trans 233.
- Setbacks be provided. (See 233.08 below).

Section 233.04 (1) Identify the owners of all properties abutting/surrounding the divider's land as "owned by Others" or "Owned by Divider" is sufficient for Identification.

Paragraph 1 of Section 233.05 relates to access restriction between a state trunk highway and abutting lots of a land division. It is required that "no access" be shown graphically along the frontage of the land division and the state trunk highway or connecting highway. (Remove note, as shown on plat) It is also required that an access restriction clause, in the form as is stated below, be added to the face of the map when submitted for final review.

233.05(1) As owner I hereby restrict all lots and blocks (except Lot Block _), in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with (STH or USH) _____ or _____ Street, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to 236.293, Stats., and shall be enforceable by the Department of Transportation.

Section 233.08 of the above-mentioned Rules relates to the highway setback line which must appear on the face of the plat. This highway setback line should be shown at a distance as required by this section from the outside or nearer right-of-way line or centerline, whichever is more restrictive. No improvements are allowed in the setback which includes but not limited to: easements, signs, parking, driveways, wells, septic, drainage facilities, buildings, retaining walls, landscaping, grading and berms. A note stating the following is required to be added to the sheet containing the graphic showing the setback.

233.08 There shall be no improvements or structures placed between the highway and the setback line.

If space is limited on the sheet of the land division map with the graphic, the following note may be used with the above note placed on a subsequent page.

"CAUTION - Highway Setback Restrictions Prohibit Improvements. See sheet _____."

As it relates to Trans 233: drainage and vision corners.

It is required that a vision corner of be added on each side of Country Aire Drive along STH 167. (Vision triangle dimensioned per FDM 11-10 Attachment 5.13) Also, the following note shall be added to the face of the map.

"No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

As it relates to Trans 233, the discharge of storm water directly or indirectly upon a state trunk highway. The land division layout shall include provisions for surface drainage in such a manner that the existing highway drainage system is not adversely affected. It is required that the developer provide our district office with a final plan for the subject plat. (Fill out form FDM-7-50-5 Attachment 5)

It is requested that the land divider comply with Section 233.03 of the Rules by consulting with me regarding this matter. I may be reached at (262) 548-6704.

The final land division map, incorporating the appropriate revision, corrections or additions in compliance with the above-referenced Sections of the Rules, must be submitted in order that the objections noted herein may be removed.

Anyone has the right to appeal the region's decision. Anyone wishing to do so must send the request for the appeal along with a copy of this letter describing the decision, and reasons for the request to Mike Roach, WisDOT – DTSD Real Estate, 4822 Madison Yards Way, 5th Floor South, P.O. Box 7986 – Room 501, Madison, WI 53707-7986. Said information must be mailed within 20 days of the date of this letter. Notification of receipt of the request for the appeal will be sent to the appellant, submitter (if different than appellant), owner, the municipality, county and the district. The Department will then review the decision with any new information and

inform all the above-mentioned parties of the final decision within 60 days of receipt of the appeal.

We wish to thank you for your cooperation in these matters of mutual interest.

Sincerely,

A handwritten signature in cursive script, reading "Patricia Reikowski".

Patricia A. Reikowski
Wisconsin Department of Transportation
SE Region - Land Division Coordinator
262-548-6704
patricia.reikowski@dot.wi.gov



SCOTT WALKER
GOVERNOR
ELLEN E. NOWAK
SECRETARY

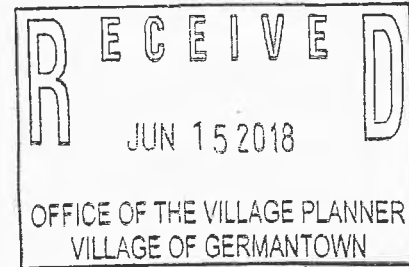
Plat Review

101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

June 13, 2018

0075
PERMANENT FILE NO. 26624

KALVIN K. KLIMECK
PIONEER ENGINEERING
W3902 CTH B
JOHNSON CREEK WI 43256



Subject: WRENWOOD
NW1/4, NE1/4, SE1/4 & SW1/4
S23 T9N R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY

Dear Mr. Klimeck:

You have submitted the preliminary plat of WRENWOOD for review. The Department of Administration must withhold certification of this preliminary plat due to objections filed by the Washington County Planning & Parks Department.

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

- s. 236.20 (3) (a) The subdivision location must be described by 1/4-1/4 Section, Section, Town, Range and County in the location descriptions under the plat name and in the Surveyor's certificate on the final plat.
- s. 236.20 (4) (b) All lands being dedicated to the public, including streets, must be marked "dedicated to the public" on the final plat.
- s. 236.20 (5) (b) All watercourses and ponds within the subdivision must be identified on the final plat. If any watercourse or pond is navigable or waters of the public, then the provisions of s. 236.16 (3), s. 236.20 (5) (c), and s. 236.20 (6) apply.

DEPARTMENT OF TRANSPORTATION:

The Department of Transportation is an objecting agency on this plat. On May 15, 2018 we transmitted the plat to them for review. On May 24, 2018 we received a copy of the plat certifying no objection.

COUNTY PLANNING AGENCY:

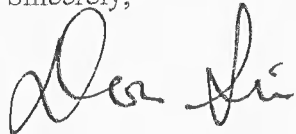
The Washington County Planning & Parks Department is an objecting agency on this plat. On May 15, 2018 we transmitted copies to them for review. On May 30, 2018 we were notified that they object to the plat.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office, at the number listed below.

Sincerely,



Don Sime, PLS
Plat Review
Phone: (608) 266-3200

Enc: Original, Print

cc: Carity Land Corps, Owner
Clerk, Village of Germantown
Washington County Planning & Parks Department
Department of Transportation

ORIGINAL RECEIVED FROM SURVEYOR ON 05/15/2018; REVIEWED ON 06/13/2018



SCOTT WALKER
GOVERNOR
ELLEN E. NOWAK
SECRETARY

Plat Review
101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

May 15, 2018

0075

PERMANENT FILE NO. 26624

CLERK, VILLAGE OF GERMANTOWN
PO BOX 337
GERMANTOWN WI, 53022-0337

Subject: WRENWOOD
NW1/4, NE1/4, SE1/4 & SW1/4
S23 T9N R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY

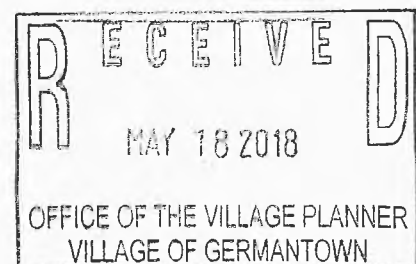
Dear Clerk, VILLAGE OF GERMANTOWN:

This plat has been submitted for review. One of the purposes of the review process is to ensure that provisions have been made for wastewater treatment. The surveyor indicated on the plat submittal form that public sewer will be made available to all of the lots in this subdivision.

If private on-site wastewater treatment systems will be used instead of public sewer, the systems must comply with the requirements of the local ordinance and the rules of the Department of Safety and Professional Services.

There is no need to respond to this letter. If you have any questions regarding this review, please contact our office at the number listed below. If you have any questions regarding private on-site wastewater treatment systems, please contact Mark Finger, Department of Safety and Professional Services, at (608) 574-1189 or mark.finger@wi.gov.

Plat Review
Phone (608) 266-3200
plat.review@wi.gov
<http://doa.wi.gov/platreview>





Washington County

Planning and Parks Department

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

05/25/18

Department of Administration
Plat Review Unit
P O Box 1645
Madison WI 53701-1645

To Whom it May Concern:

This letter is to inform you that the Washington County Land Use & Planning Committee have considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: 05/24/2018

Subdivision Name: WRENWOOD SUBDIVISION

// Pre-Preliminary Plat /X/ Preliminary Plat // Final Plat

Location: NW ¼, NE ¼, SE ¼ & SW ¼ OF SECTION, 23
Municipality: VILLAGE OF GERMANTOWN
Subdivider: CARITY LAND CORP
Surveyor: PIONEERING ENGINEERING AND SURVEYING, LLC

Action taken:

Land Use Staff Recommendation was that the committee indicate objection to the Preliminary Plat for Wrenwood Subdivision due to the following reasons:

- 1) Approval has not been obtained for access to County Hwy F from the County Highway Department.
- 2) The Primary Environmental Corridor should be mapped and identified on the plat.
- 3) The Wisconsin Department of Natural Resources (DNR) should be contacted to verify no permits or approvals are needed regarding the wetlands on the plat.

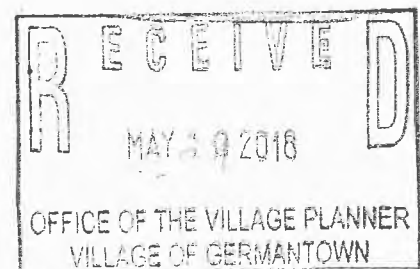
If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

Jamie Ludovic, Central Services Director

JL:PG:ff

cc: Municipal Clerk
Subdivider
Surveyor
Land & Water Conservation Division



Lori Johnson

To: Mark Schroeder
Subject: RE: Wrenwood Subdivision Preliminary Plat

From: Mark Schroeder
Sent: Friday, June 29, 2018 8:40 AM
To: Lori Johnson <ljohnson@village.germantown.wi.us>; Jeff Retzlaff <jretzlaff@village.germantown.wi.us>
Cc: Subject: RE: Wrenwood Subdivision Preliminary Plat

Good morning Jeff,

In response to the May 17th letter from Planning Assistant Lori Johnson, the Park & Recreation Commission reviewed the preliminary plate for the Wrenwood Subdivision at the June 27th commission meeting. Per the meeting discussion, the commission affirmed the recommendation that the park and open space/environmental corridor areas within the development be privately owned and maintained. In regard to water service, the commission made a recommendation that the developer extend water service approximately 150' further north along Country Aire Drive to the southern boundary of Friedenfeld Park to serve future park and recreation needs. Lastly, the commission discussed access/connectivity for future residents of the Wrenwood Development and the community, and are recommending the developer construct the following pedestrian improvements, 1) installation of sidewalk from Mequon Road north along Country Aire Drive to connect to both the Wrenwood development and Friedenfeld Park, and 2) installation of off-road bike path along Freistadt Road on the north side of the development to connect to future pedestrian facilities per the Washington County Bike & Pedestrian Plan.

If you have questions, please let me know.

Thanks,

Mark Schroeder, CPRP
Park & Recreation Director
Germantown Park & Recreation Department
Ph: (262) 250-4710 Fax: (262) 255-2920



Visit Us on Facebook

Discover. Play. Grow



Village of

Germantown
...Willkommen

Fee must accompany application
Preliminary & Final Plat Fees Combined
Under 10 lots \$4,575
11-25 lots \$5,600
26-50 lots \$6,625
Over 51 lots \$7,650



PAID 5/15/18

[Signature]

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1	APPLICANT OR AGENT <u>BILL CARITY</u> <u>CARITY LAND CORP.</u> <u>12720 W. NORTH AVE.</u> <u>BROOKFIELD WI 53005</u> Phone (414) <u>861-1967</u> Fax (262) <u>785-1949</u> E-Mail <u>carityland@global.net</u>	PROPERTY OWNER <u>MICHAEL BOISCOE</u> <u>250 S. EXECUTIVE DR. #300</u> <u>BROOKFIELD WI 53005</u> Phone (414) <u>861-1988</u>
----------	--	--

2	PROPERTY ADDRESS OR GENERAL LOCATION GTNV 232989, GTNV 232998, GTNV 231998m GTNV 233981, GTNV 234993, and GTNV 234997 <u>SEE ATTACHED EXHIBIT</u>	TAX KEY NUMBER(S)
----------	---	--------------------------

3 READ AND INITIAL THE FOLLOWING:

☒ I understand that the Subdivision Plat is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

☒ If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

☒ I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

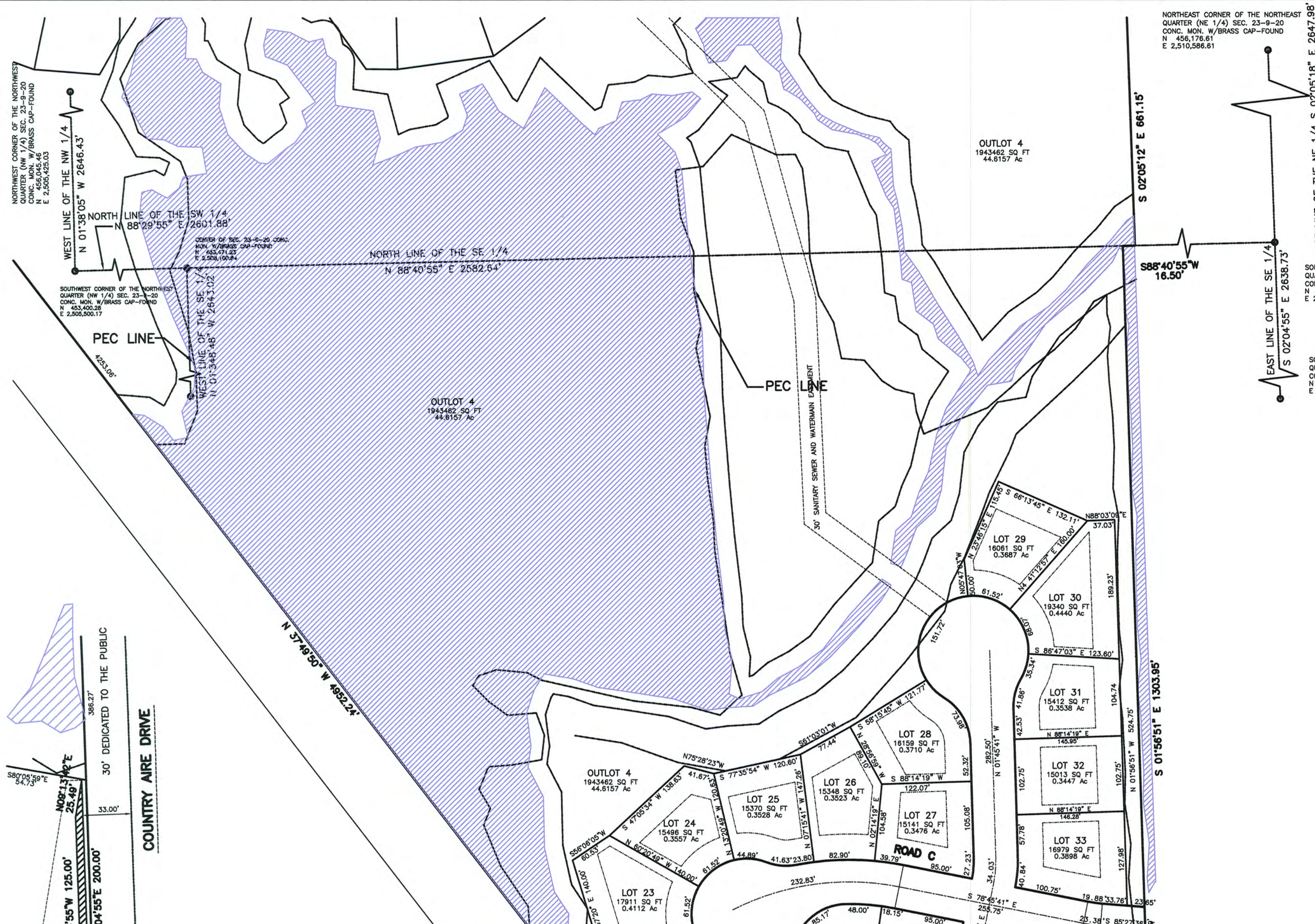
☒ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

☒ I understand that a Developer's Agreement will be required prior to recording of the plat.

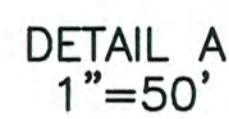
4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

W. Carity 5-13-18
Applicant Date

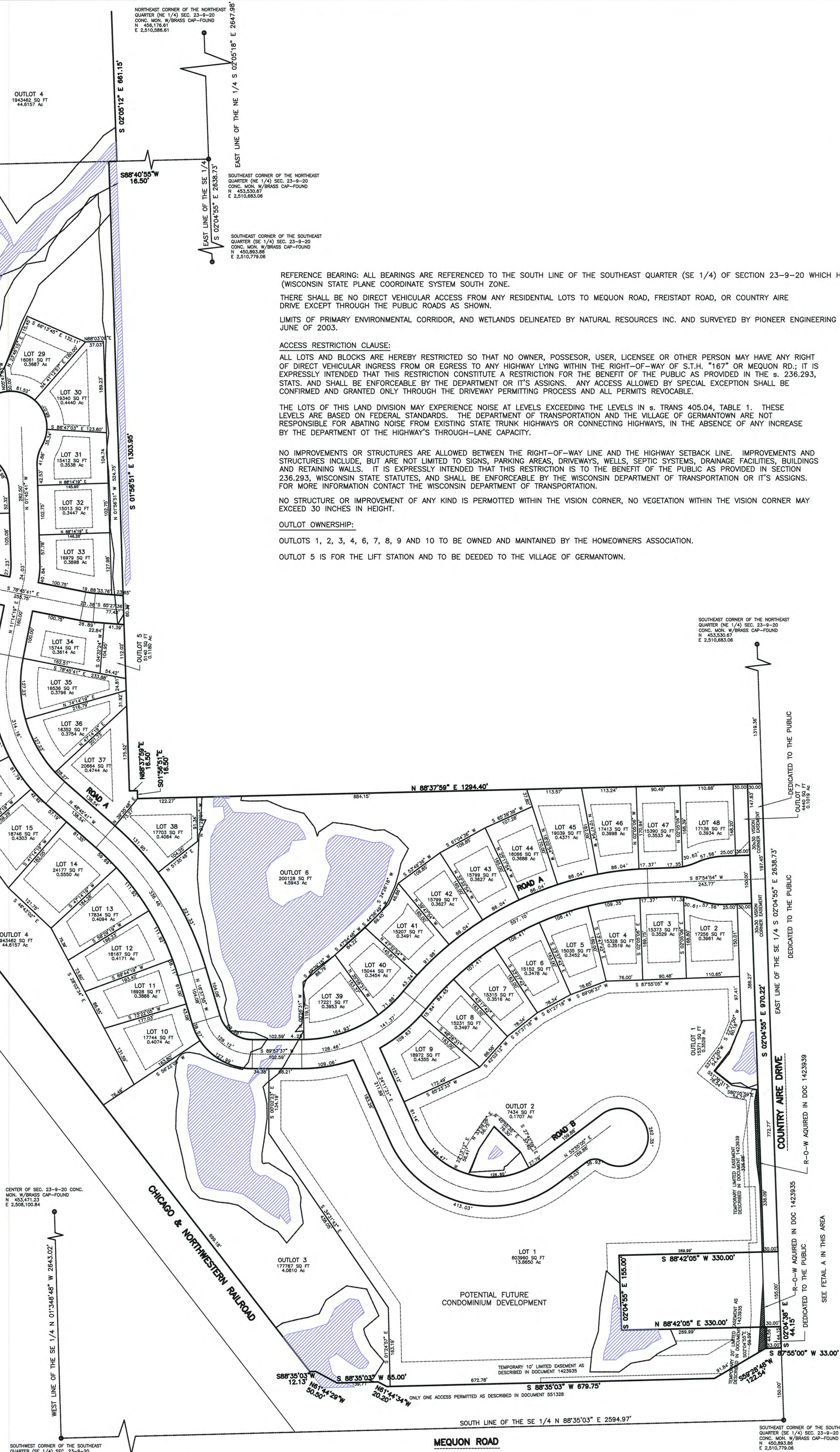
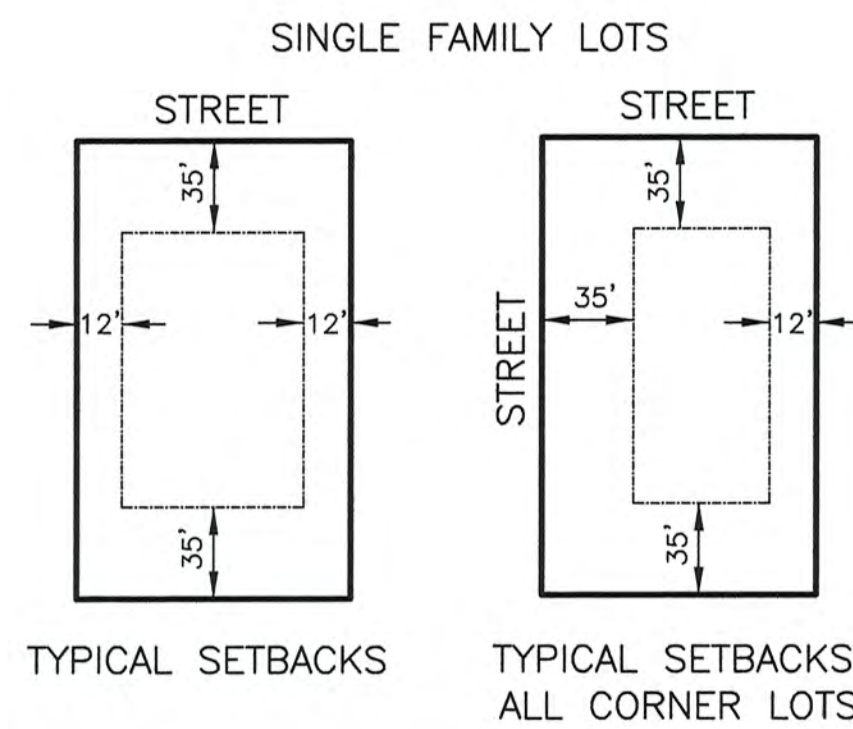
[Signature] 5/14/2018
Owner Date



OUTLOT 5 IS FOR THE LIFT STATION AND TO BE DEEDED TO THE VILLAGE OF GERMANTOWN.

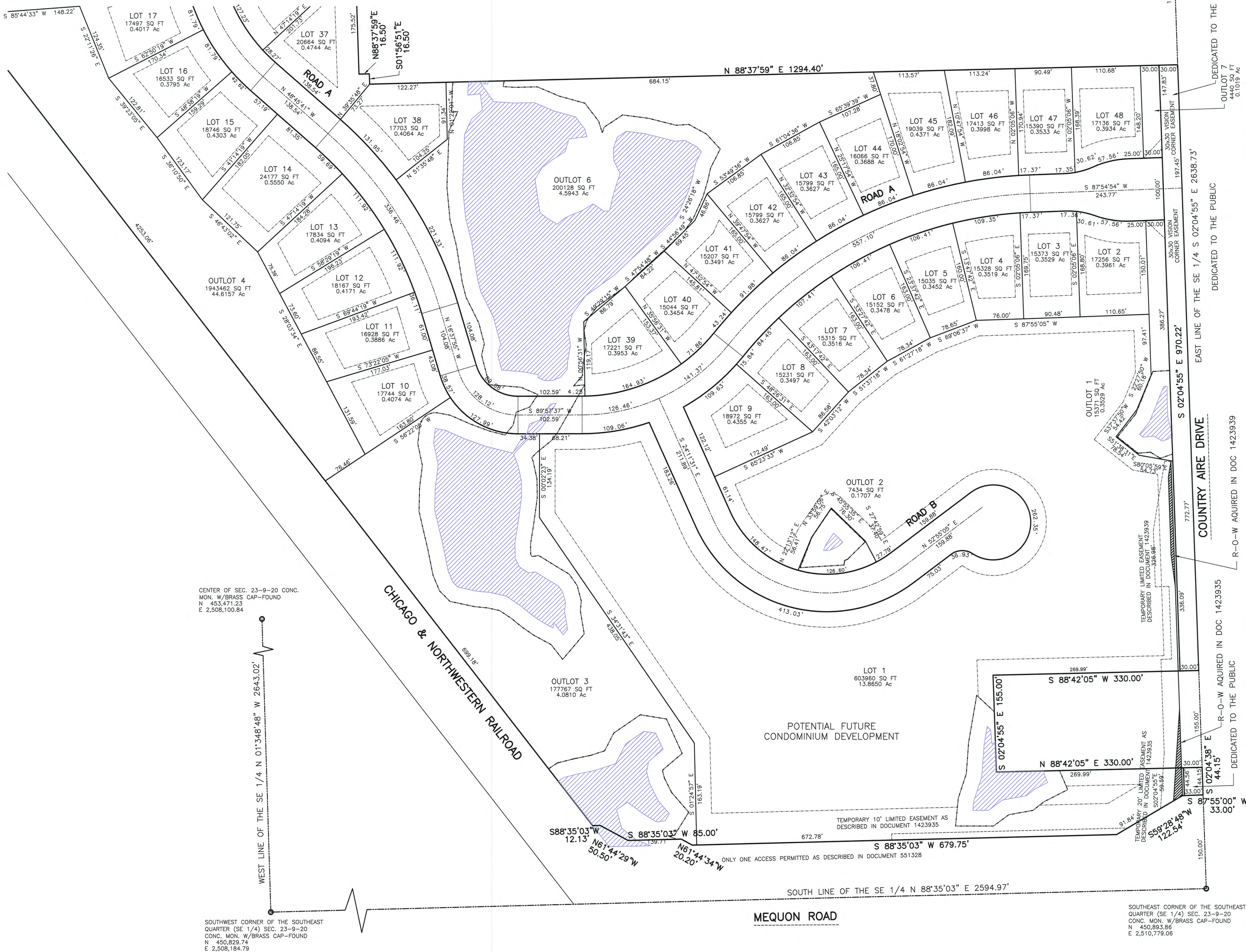
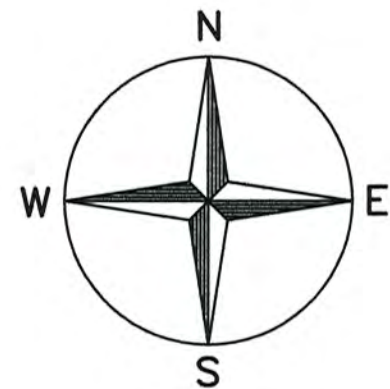


CONTAINING 6.332.003 SQUARE FEET OR 145.3628 ACRES OF LAND.



NO.	REVISIONS	BY	DATE	DESIGNED BY:	SCALE:	  PIONEER ENGINEERING AND SURVEYING, LLC. CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS 3902 C.T.H. "B" JOHNSON CREEK, WI. 53038 E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490 	WRENWOOD PRELIMINARY PLAT	MUNIC. PROJ. NO.	PIONEER PROJ. NO.	  PIONEER ENGINEERING AND SURVEYING, LLC. CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS 3902 C.T.H. "B" JOHNSON CREEK, WI. 53038 E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490 
				K. K. KLIMECK	1" = 100' HORIZ.			MUNIC. PROJ. NO.	PIONEER PROJ. NO.	
				DRAWN BY:				VILLAGE OF GERMANTOWN	PIONEER SHT. NO.	
				K. K. KLIMECK				APPROVED BY:	PAGE 1 OF 3	
				CHECKED BY:	DATE:			PIONEER FILE NO.		
				K. K. KLIMECK	MAY 18, 2018			17-01		

SOUTHEAST CORNER OF THE NORTHEAST
QUARTER (NE 1/4) SEC. 23-9-20
CONC. MON. W/BRASS CAP-FOUND
N 453,530.67
E 2,510,683.06



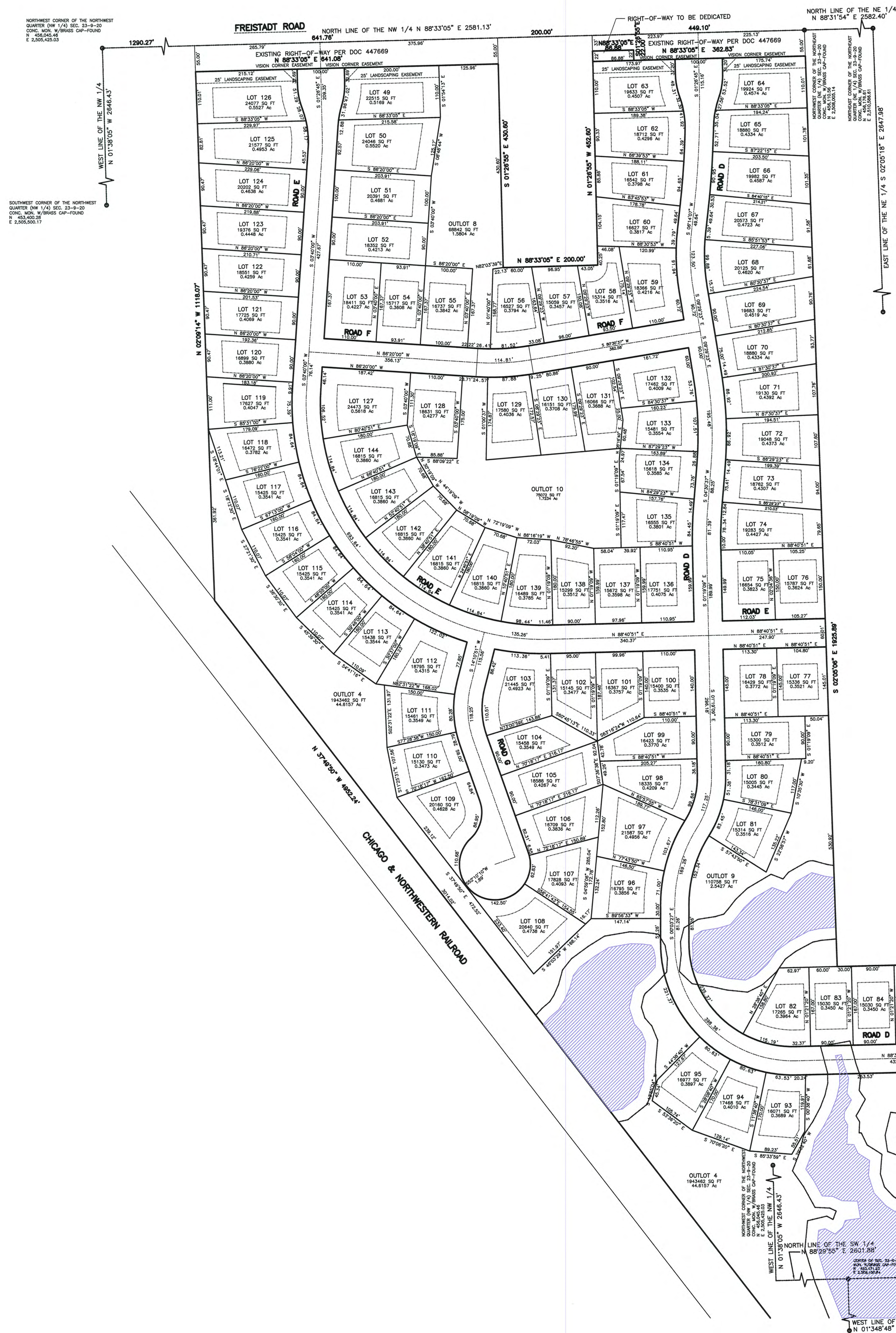
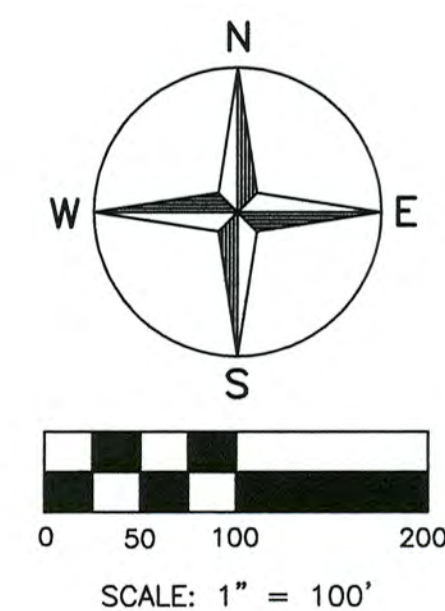
NO.	REVISIONS	BY	DATE	DESIGNED BY:	SCALE:		PIONEER ENGINEERING AND SURVEYING, LLC. CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS 3902 C.T.H. "B" JOHNSON CREEK, WI. 53038 E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490		WRENWOOD PRELIMINARY PLAT	MUNIC. PROJ. NO.	PIONEER PROJ. NO.
				K. K. KLIMECK	1" = 60' HORIZ.					VILLAGE OF GERMANTOWN	PIONEER PROJ. NO. 17-01
				DRAWN BY:	DATE:					APPROVED BY:	PIONEER SHT. NO. PAGE 2 OF 3
				CHECKED BY:	MAY 18, 2018						PIONEER FILE NO. 17-01
				K. K. KLIMECK						VILLAGE ENGINEER DATE	

PRELIMINARY PLAT



NO.	REVISIONS	BY	DATE	DESIGNED BY:	SCALE:			PIONEER ENGINEERING AND SURVEYING, LLC. CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS 3902 C.T.H. "B" JOHNSON CREEK, WI. 53038 E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490	WRENWOOD PRELIMINARY PLAT	MUNIC. PROJ. NO.	PIONEER PROJ. NO.
				K. K. KLIMECK	1" = 60' HORIZ.					VILLAGE OF GERMANTOWN	17-01
				DRAWN BY:	DATE:					APPROVED BY	PIONEER SHT. NO.
				K. K. KLIMECK	MAY 18, 2018						PAGE 3 OF 3
				CHECKED BY:				PIONEER FILE NO.			17-01
				K. K. KLIMECK						VILLAGE ENGINEER DATE	

PREPLAT200

[illegible]

DESIGNED BY:
K. K. KLIMECK
DRAWN BY:
K. K. KLIMECK
CHECKED BY:
K. K. KLIMECK

SCALE:
1" = 100' HORIZ.

DATE:
MAY 14, 2018



PIONEER ENGINEERING
AND SURVEYING, LLC.

CONSULTANTS IN SUBDIVISIONS
AND COMMERCIAL DEVELOPMENTS

3902 C.T.H. "B"

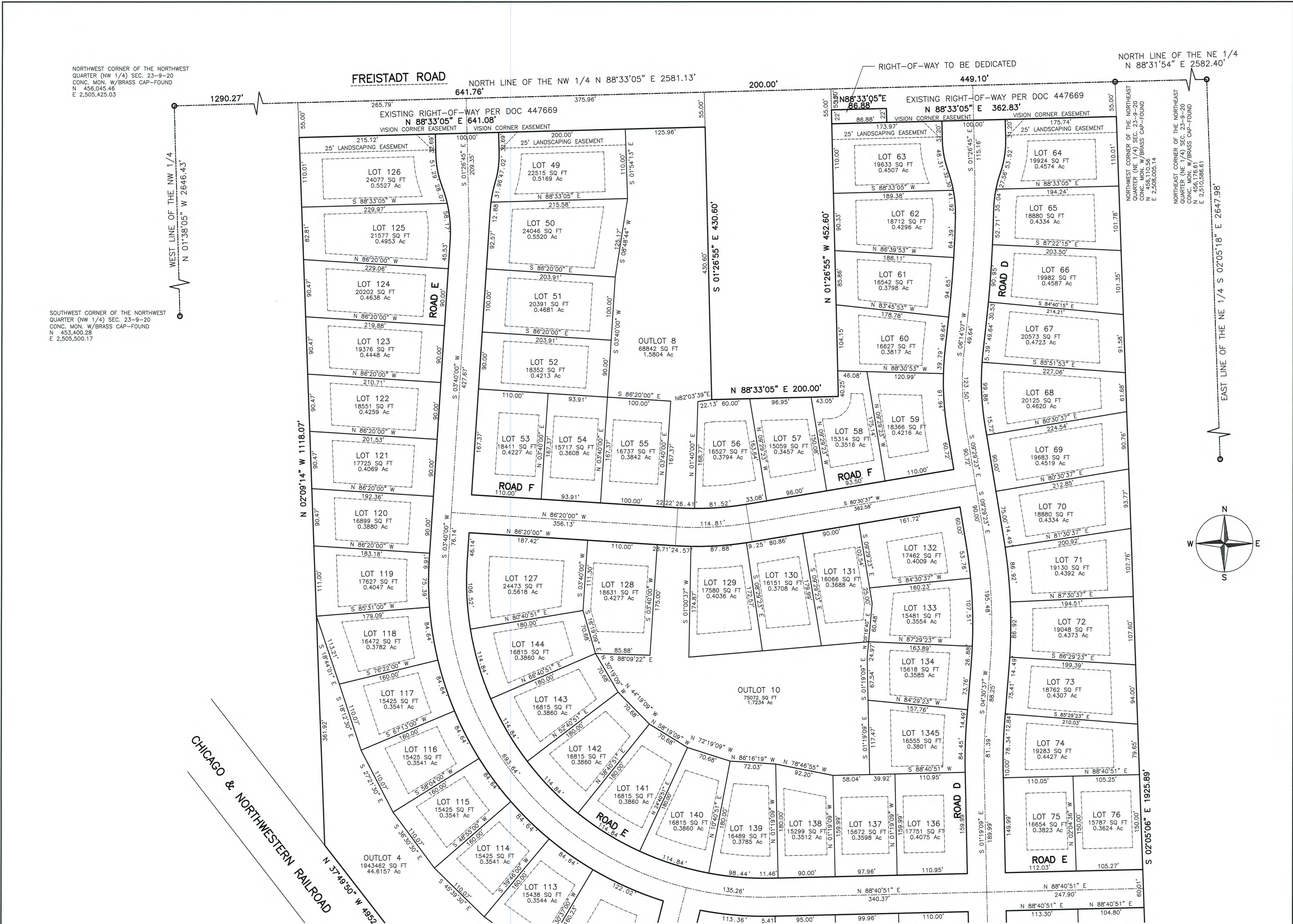
JOHNSON CREEK, WI. 53038
pioneereng@tds.net CELL: 414-221-1111



MUNIC. PROJ. NO.	
VILLAGE OF GERMANTOWN	
APPROVED	BY
VILLAGE ENGINEER	DATE

PIONEER PROJ. NO. 17-01
PIONEER SHT. NO. PAGE 1 OF 3
PIONEER FILE NO. 17-01

REPLAT201



**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY
RESOLUTION NO. 28-2018**

**ADOPTING CONDITIONS AND RESTRICTIONS
FOR THE WRENWOOD PLANNED DEVELOPMENT DISTRICT
("WRENWOOD PDD")**

WHEREAS, Briscoe Development & Management Inc., property owner (hereinafter the "Developer") has applied for an Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family Planned Development District (Rs-5/Rm-2/PDD) to be applied to the property located in the Village of Germantown as described in Exhibit A attached hereto; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on February 26, 2018, reviewed the Rs-5/Rm-2/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board;

NOW, THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Exhibit B dated March 2, 2018) establishes the basic parameters for development within the Wrenwood PDD including the approximate size and orientation of lots, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering and recreational trails. While all development within the Wrenwood PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to a subdivision plat and condominium plat.
2. **PERMITTED LAND USES**. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Wrenwood PDD shall be as set forth in Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family Zoning Districts Section 17.30 of the Zoning Code.
3. **ACCESS**. Access to all development within the Wrenwood PDD shall be limited to/from Freistadt Road and Country Aire Drive as shown on GDP.

4. **Residential Density, Unit Size and Type** — The project shall include a maximum of one-hundred forty-two (142) single-family dwelling units on individual platted lots no smaller than 15,000 square feet, and, no more than sixty (60) multi-family dwelling condominium units in residential buildings containing no more than four (4) condominium dwelling units per building. Development of the single-family residential area(s) shall be approved consistent with and pursuant to the Village's subdivision platting procedures. Development of the multi-family condominium area shall be consistent with and pursuant to the Village's Site Plan and Condominium Plat procedures.
5. **Open Space Ownership and Maintenance** — All open space shown on the General Development Plan shall be owned and maintained by a Homeowners Association in perpetuity. Maintenance guarantees shall be included in the Developer's Agreement.
6. **Street Improvements, Interior Road Construction and Ownership** — All internal roadways intended for dedication shall be approved by the Plan Commission and constructed to standards deemed acceptable to the Department of Public Works. Detailed cross sections shall be approved by the Public Works Committee. Pavement width shall not exceed 36 feet, curb face to curb face, but may be designed to a minimum dimension of 24 feet.
7. **Pedestrian Circulation** — The developer shall install a paved pedestrian path located within the central park/open space area between and connection the north and south residential areas as shown on the GDP. All other pedestrian trails within the development may be gravel or other material deemed acceptable by the Village. The construction of sidewalks along Country Aire Drive, Mequon Road and/or Freistadt Road shall be required as directed by the Village's Public Works Committee consistent with the Village's sidewalk plan.
8. **Specific Lighting and Landscaping Plans** — The developer shall submit specific lighting and landscaping plans and specifications to the Village for final approval prior to final plat approval. Lighting and landscaping including the installation of street trees shall comply with Village guidelines. The General Development Plan shall be used as a guide for the general location and character of landscaping, including location of buffers and street trees. Street lighting shall be installed at all access entrances/intersections along Freistadt Road and Country Aire Drive, and, at all internal road intersections within the development unless otherwise approved by the Village's Public Works Committee. Individual lot and lighting of the condominium area shall be installed as required under the Village's Subdivision Code (or as part of site plan approval by the Plan Commission for the condominium area).

9. **Expiration** — The developer shall obtain appropriate subdivision plat, developer agreement and other Village approvals and permits in a timely manner. If preliminary plat approval for any single-family area, or, a site development plan for the condominium area, whichever comes first, has not been submitted to and approved by the Village of Germantown within two (2) years from the date this PDD amendment has been approved by the Village Board, approval shall be deemed to have expired. If this requirement is not satisfied, the Wrenwood PDD and General Development Plan (GDP) shall become null and void and the property shall revert back to the previous A-1: Agricultural Zoning District.

10. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**

Unless otherwise modified as set forth below, all development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the applicable underlying Rs-5: Single-Family or Rm-2: Multi-Family Zoning Districts and other applicable Zoning Code regulations:

Modifications to the Rs-5: Single-Family District

a. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Width (minimum) 90 feet
- ii. Principal Building Setbacks (minimum)
 - 1. Side Yard 12 feet

Modifications to the Rm-2: Multi-Family District

b. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Size (minimum) None (allow condominium development of entire area provided total number of units does not exceed sixty (60) units; maximum number of buildings does not exceed fifteen (15) and maximum number of units per building does not exceed four (4) units per building

11. **APPLICABILITY OF MUNICIPAL CODE.**

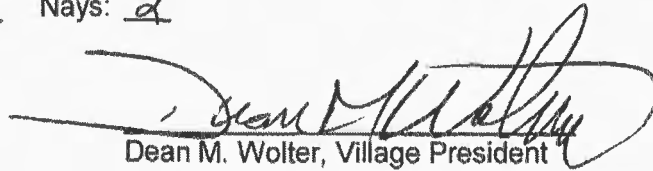
Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

Wrenwood Planned Development District (PDD)
Resolution No. 28-2018
Adopted April 16, 2018
Page 4 of 6

Introduced by: Trustee Baum

Adopted: April 16, 2018

Vote: Ayes: 5 Nays: 2


Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey
Deanna L. Boldrey, WCMC/ZMC
Village Clerk

EXHIBIT A

Wrenwood Planned Development District (PDD)
Boundary Description

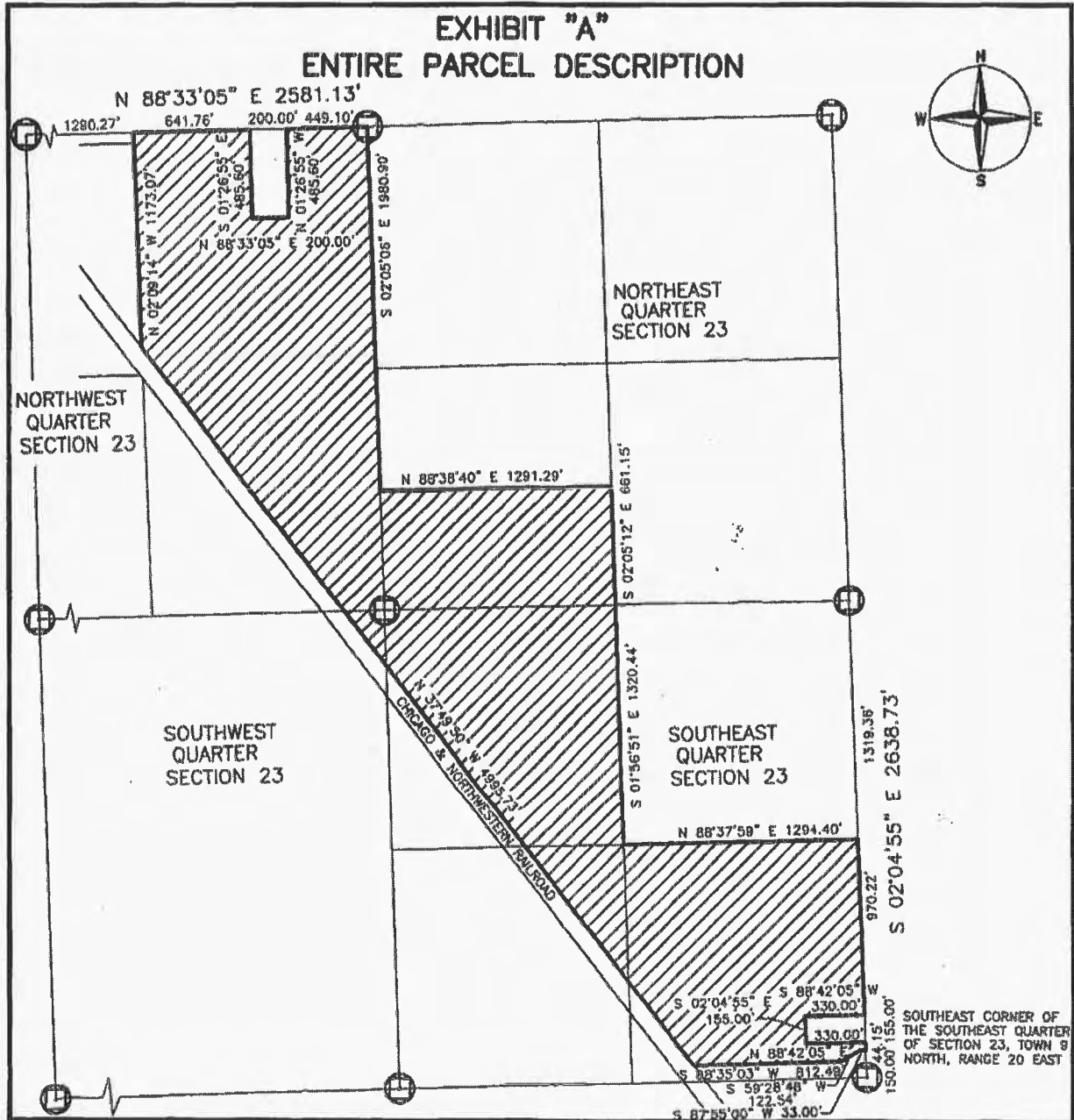
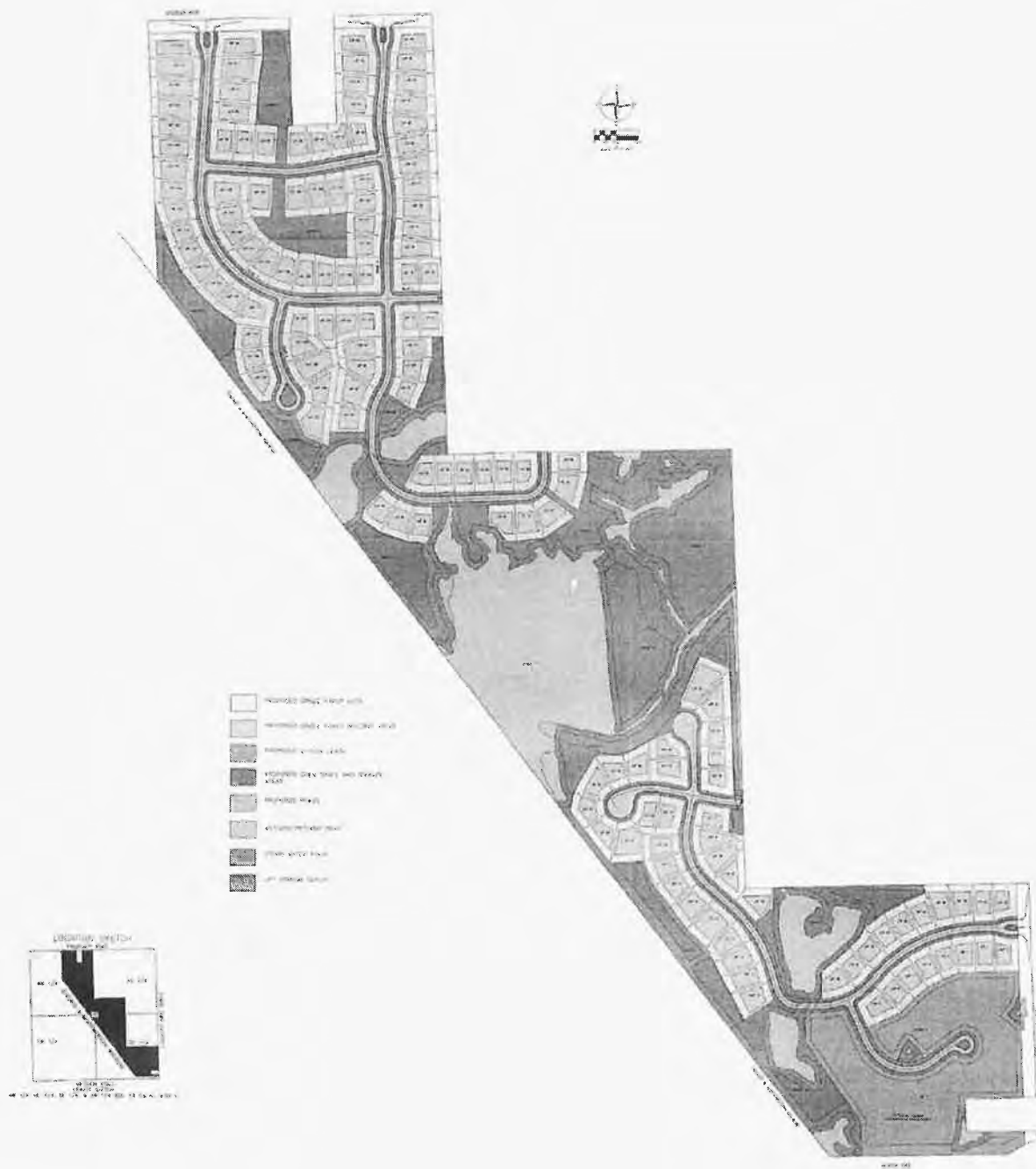


EXHIBIT B

**Wrenwood Planned Development District (PDD)
General Development Plan**
{See Attach General Development Plan Dated March 2, 2018}



Wetland and Waterway Investigation Report

Wrenwood Development Site
Village of Germantown,
Washington County, Wisconsin
Stantec Project #: 193705634
Lead Investigator: Eric C. Parker



Prepared for:

Carity Land Corporation
12720 West North Avenue
Brookfield, WI 53005

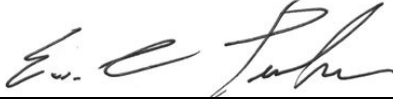
Prepared by:

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

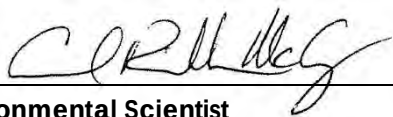
October 4, 2017

Sign-off Sheet

This document entitled Wetland and Waterway Investigation Report was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Carity Land Corporation (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment considering the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not consider any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party because of decisions made or actions taken based on this document.

Prepared by: 
(signature)
Eric C. Parker, PWS, Senior Scientist

Reviewed by 
(signature)
Brian S. Lennie, CWS, Associate

Independent Review by: 
Carol R. McCoy, Senior Environmental Scientist

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
INTRODUCTION
October 4, 2017

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WETLAND AND WATERWAY INVESTIGATION REPORT

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1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) performed an investigation of wetlands and waterways within the Wrenwood Development Site (the "Property"), totaling approximately 149.17 acres in size. Eric C. Parker of Stantec, assisted by Jacob S. Eeling (also of Stantec) completed the field work on September 15th and 18th, 2017.

The Property is located in Section 23, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. Specifically, the Property is located between Country Aire Drive on the east, and the Canadian National Railroad on the west; and between State Trunk Highway (STH) 167 (Mequon Road) on the south, and County Trunk Highway (CTH) F (Freistadt Road) on the north (Figures 1-5).

The purpose and objective of this wetland and waterway investigation was to identify the extent and spatial arrangement of wetlands and waterways within the Property that may require local, state, or federal permitting, if impacted by development. Ten (10) wetland areas and two waterways were identified and mapped in the Property. In addition, two ponds were present within two of the wetlands.

In 2003, Natural Resources Consulting (NRC), acquired by Stantec in 2010, completed a wetland delineation on the Property. The resulting report (dated October 14, 2003) was submitted to the U.S. Army Corps of Engineers (USACE), and their concurrence was obtained. Stantec reviewed this report prior to the September 2017 field work.

The wetlands and waterways identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the Wisconsin Department of Natural Resources (WDNR), and local authority under the Village of Germantown. Stantec recommends this report be submitted to the Village, WDNR, and USACE for final jurisdictional review and concurrence.

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
METHODS
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2.0 METHODS

2.1 WETLANDS

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

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

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

As recent weather patterns influence the visibility and presence of some wetland hydrology indicators, the antecedent precipitation in the months leading up to the field investigation was reviewed. The current year's precipitation data was compared to long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using a WETS analysis as developed by the NRCS.

A review of U.S. Department of Agriculture Farm Service Agency (FSA) annual aerial slides and other available aerial imagery was conducted for the Property to assist in the wetland determination because farmed areas with mapped poorly drained or somewhat poorly drained soils are present within the Property. The aerial imagery was reviewed for the appearance of wetland signatures. A wetland signature is field evidence, recorded by aerial imagery, of ponding, flooding, or impacts of saturation for sufficient duration, which meets wetland hydrology and possibly wetland vegetation criteria. Wetland signatures may vary based on the type and seasonal date of the aerial imagery. Signatures visible on FSA annual aerial slides in cropland for Wisconsin have been categorized as follows (USDA, NRCS 1998):

1. Hydrophytic vegetation (seen as a different color of green)
2. Surface water (usually black or white)
3. Drowned-out crops (bare soil or mud flats)
4. Differences in color due to different planting dates or isolated areas not farmed with the rest of the field
5. Inclusions of wet areas in set-aside program
6. Patches of greener color in "dry" years
7. Crop stress (yellow) or sparse canopy (light green)
8. Saturated soil visible on infrared (IR) slides or photos

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The antecedent precipitation in the months leading up to each aerial image was reviewed and compared to long-term (30-year) precipitation averages and standard deviation to determine if each year was normal, wet, or dry using a WETS analysis (Appendix D).

Mapped poorly and somewhat poorly drained soils were identified within the Property and available aerial imagery was analyzed for signatures of wetness consistency in these areas (Off-Site Aerial Imagery Analysis in Appendix E). Areas within agricultural fields are typically identified as wetland if they contain hydric soils and 50% or more of the aerial images taken in the five (or more) most recent normal precipitation years show any of the wetland signatures listed above. However, while the focus of the analysis is on wetland signatures visible in normal precipitation years, years considered wet or dry for received precipitation were also analyzed. Wetland determinations and wetland boundaries are identified based on the aerial image having the largest wetland boundary during a “normal” rainfall year if signatures were apparent in at least 50% of the years (USDA, NRCS 1998).

The wetland boundary and sample points were surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information Systems (GIS) software. Unless located in an active farm field, the wetland boundaries were flagged on the ground with pink wetland delineation wire flags.

2.2 WATERWAYS

Waterways (e.g. streams, rivers) and waterbodies (e.g. ponds, lakes) within the Property that may be under federal, state, or local zoning authority, were identified and mapped in this investigation based on NRC’s previous investigation and Stantec’s September 2017 investigation, and features previously identified by the WDNR and U.S. Geological Survey, as depicted on Figures 1-4. Culverts associated with ditches and waterways were also identified and located with GPS.

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3.0 RESULTS

3.1 SITE DESCRIPTION

The Property is approximately 149.17 acres and is comprised of upland agricultural lands with scattered depressional wetlands in its southern half. In addition, an area of floodplain and mesic forest bisects the Property near its center, near an unnamed, intermittent tributary that flows northeasterly off the Property, and eventually to the Menomonee River to the west of the Property. The Property is generally bounded on the west by the railroad embankment, on the south by STH 167 (Mequon Road), on the north by CTH F (Freistadt Road), and in the southeast by Country Aire Drive. The remainder of the Property is bounded on the east by other agricultural land and woodlands. Other surrounding land uses include rural residential properties, residential subdivisions, and commercial/retail uses.

Soils mapped by NRCS within the Property and their hydric status are summarized in Table 1, below, and mapped on Figure 2, Appendix A. Wetlands identified in the field are located primarily within areas mapped as potentially possessing hydric soils (Figure 3, Appendix A).

Table 1. Summary of Soils Mapped within the Property

Soil Symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric Status
CeB2: Casco loam, 2 to 6 percent slopes, eroded	Casco-Eroded	80-90	Outwash plains	No
	Fox	5-11	Outwash plains	No
	Casco-Severely eroded	5-9	Outwash plains	No
DdB: Dodge silt loam, 2 to 6 percent slopes	Dodge	80-95	Drumlins	No
	St. Charles	3-10	Drumlins	No
	Mayville	2-7	Drumlins	No
	Lamartine	0-3	Drumlins	No
Hu: Houghton mucky peat, 0 to 2 percent slopes	Houghton-Mucky peat	85-95	Depressions	Yes
	Houghton-Ponded	3-7	Depressions	Yes
	Adrian	1-5	Lakebeds (relict)	Yes
	Palms-Mucky peat	1-3	Interdrumlins	Yes
KIA: Kendall silt loam, 1 to 3 percent slopes	Kendall	90	Till plains	No
	Wetter soils	10	Depressions	Yes
MgA: Martinton silt loam, 1 to 3 percent slopes	Martinton	90	Lake plains	No
	Wetter soils	10	Depressions on lake plains	Yes
MoB: Mayville silt loam, 2 to 6 percent slopes	Mayville	80-95	Drumlins	No
	Dodge	5-17	Drumlins	No

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Soil Symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric Status
	Lamartine	0-3	Drumlins	No
MtA: Mequon silt loam, 1 to 3 percent slopes	Mequon	90	Till plains	No
	Wetter soils	10	Depressions on till plains	Yes
Mzb: Montgomery silty clay loam	Montgomery	100	Depressions on lakebeds (relict), drainageways on lakebeds (relict)	Yes
OuB: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	Ozaukee-High carbonate substratum	92-100	End moraines, ground moraines	No
	Ashkum-Drained	0-5	End moraines, ground moraines	Yes
	Urban land	0-3	Ground moraines	No
	Orthents, clayey	0-3	Ground moraines	No
OuB2: Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	Ozaukee-High carbonate substratum, eroded	92-100	End moraines, ground moraines	No
	Ashkum-Drained	0-5	End moraines, ground moraines	Yes
	Urban land	0-3	Ground moraines	No
	Orthents, clayey	0-3	Ground moraines	No
OuC2: Ozaukee silt loam, high carbonate substratum, 6 to 12 percent slopes, eroded	Ozaukee-High carbonate substratum, eroded	88-100	End moraines, ground moraines	No
	Urban land	0-5	Ground moraines	No
	Mequon	0-5	Ground moraines	No
	Ozaukee-Severely eroded	0-5	End moraines, ground moraines	No
ShB: Saylesville silt loam, 2 to 6 percent slopes	Saylesville	100	Lakebeds (relict)	No
ThB2: Theresa silt loam, 2 to 6 percent slopes, eroded	Theresa-Eroded	80-90	Drumlins	No
	Hochheim-Eroded	8-15	Drumlins	No
	Lamartine	2-5	Drumlins	No
ThC2: Theresa silt loam, 6 to 12 percent slopes, eroded	Theresa-Eroded	80-95	Drumlins	No
	Hochheim-Eroded	4-15	Drumlins	No
	Lamartine	1-5	Drumlins	No
VsA: Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	Virgil	90	Outwash plains	No
	Wetter soils	10	Depressions	Yes
W: Water	Water	100	—	Unranked

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The Wisconsin Wetland Inventory (WWI) map identifies wetland areas within the Property in the approximate locations of wetlands observed during this investigation, with certain differences (Figure 4). The WWI wetlands are larger than what was determined in the wooded portions; however, in the farmed areas the WWI does not depict any wetlands. (Figure 5).

Average precipitation for the investigation area was obtained from the Germantown weather station (NWS station #USC00473058) and used for the WETS analysis. A total of 12.89 inches of precipitation occurred in June through August compared to the average of 11.86 inches. Based on the WETS analysis, conditions were in the normal range (Appendix D). However, conditions were dry at the time of the field work because there was only 0.34 inches of rain in September prior to the field work. September is typically a dry time of year.

3.2 WETLANDS

Ten (10) wetlands were determined and delineated within the Property. Data forms for each determination are provided in Appendix B. Site photographs are included in Appendix C. In non-farmed areas, the wetland boundaries were flagged with pink wetland delineation wire flags and mapped with a GPS. The transition from wetland to upland characteristics generally correlated with a poorly to well-defined topographic break. Wetland boundary limits are shown on Figure 5. These wetlands are summarized in Table 2 below.

Table 2. Summary of Wetlands Identified within the Property

Wetland	Wetland Type	Adjacent Surface Waters	Acreage (on-site)
Wetland 1 (W-1)	Farmed Wet Meadow (F0Kf)	Unnamed Tributary southerly to Menomonee River	0.37
Wetland 2 (W-2)	Shrub Carr (S3K) Perimeter to Excavated Pond (W0Hx)	Unnamed Tributary northerly to Menomonee River	0.25
Wetland 3 (W-3)	Potential Farmed Wet Meadow (F0Kf)	Potentially isolated Non-Federal Wetland	0.01
Wetland 4 (W-4)	Wet Meadow (E2K)	Potentially isolated Non-Federal Wetland	0.05
Wetland 5 (W-5)	Shrub Carr (S3K) Perimeter to Excavated Pond (W0Hx)	Unnamed Tributary northerly to Menomonee River	0.59
Wetland 6 (W-6)	Hardwood Swamp (T3K); Shrub Carr (S3K); Wet Meadow (E2K)	Unnamed Tributary northerly to Menomonee River	15.24
Wetland 7 (W-7)	Hardwood Swamp (T3K)	Unnamed Tributary northerly to Menomonee River	0.18
Wetland 8 (W-8)	Hardwood Swamp (T3K)	Potentially isolated Non-Federal Wetland	0.03
Wetland 9 (W-9)	Hardwood Swamp (T3K); Shrub Carr (S3K); Wet Meadow (E2K)	Unnamed Tributary northerly to Menomonee River	0.84
Wetland 10 (W-10)	Wet Meadow (E2K); Shrub Carr (S3K)	Potentially isolated Non-Federal Wetland	1.13
Total			18.68

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3.2.1 Wetland 1

Wetland 1 (W-1) is a farmed wetland, and therefore the vegetation was significantly disturbed and normal circumstances were not present. Given the active farming, an off-site aerial imagery analysis was completed to identify potential farmed wetlands on the Property (Appendix E). Signatures of moisture or ponding were consistently present in normal years in an area of soils mapped as Virgil silt loam in the southwestern portion of the Property. Virgil soils, which potentially have hydric soils in depressions, were identified as farmed wetland at the location of W-1. No other areas on the Property had such consistent signatures.

Vegetation

W-1 was dominated by green amaranth (*Amaranthus retroflexus*, FACU). Although there were two other non-dominant weeds present, indicative of wetlands, the dominant plants were not comprised of hydrophytic (FAC, FACW, and OBL) species. Therefore, the wetland vegetation criterion was not met.

Hydrology

W-1 appears to have a seasonally flooded-saturated hydroperiod based on consistent signatures in normal precipitation years per the Off-Site Aerial Imagery Analysis. A primary indicator was observed at sample point P1: Sparsely Vegetated Concave Surface (B8). Additionally, three secondary indicators were observed: Surface Soil Cracks (B6), Saturation Visible on Aerial Imagery (C9), and Geomorphic Position (D2). Therefore, the wetland hydrology criterion was met.

Soils

Soils within W-1 are partially mapped by the NRCS as Virgil silt loam (VsA) (Figure 2), which is typically non-hydric. However, Virgil soils have hydric inclusions in depressions such as in W-1 as documented at P1. The NRCS field indicators of hydric soils identified at P1 were F3- Depleted Matrix. Therefore, the hydric soil criterion was satisfied within W-1.

Wetland Boundary

The wetland boundary for W-1 was determined based on distinct differences in hydrology indicators, hydric soils, topography, and best professional judgment. The boundary was an extrapolation of the following: (1) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; (2) Transition from soils exhibiting hydric characteristics to non-hydric soils; and (3) transition from lower areas where the soybean crop was drowned out or stressed to adjacent areas where the crop was not stressed. The boundary of W-1 was further identified by signatures on recent aerial imagery in normal precipitation years per the off-site analysis (Appendix E). The transition from wetland to upland characteristics generally correlated with a faint to distinct topographic break.

3.2.2 Wetlands 2 and 5

Wetland 2 (W-2) which is 0.25 acre in size, and Wetland 5 (W-5), which is 0.59 acre in size, are comprised of shrub carr perimeters around two ponds (Pond 1 and Pond 2, respectively), that were created by excavation in 1988 (based on reviewing historic aerial imagery). These wetlands and ponds may be connected to an unnamed tributary to Menomonee River (to the north) via underground drain tiles and/or drain by surface water to off-site wetlands to the north.

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Vegetation

W-2 and W-5 were dominated by shrubs including sandbar willow (*Salix interior*, FACW) and common buckthorn (*Rhamnus cathartica*, FAC). Saplings and trees of green ash (*Fraxinus pennsylvanica*, FACW) were also dominant. Dominant herbaceous species included reed canary grass (*Phalaris arundinacea*, FACW) and narrow-leaved cattail (*Typha angustifolia*, OBL). As the dominant plants were comprised mostly of hydrophytic (FAC, FACW, and OBL) species, the wetland vegetation criterion was met within W-2 and W-5.

Hydrology

W-2 and W-5 are contiguous with open water and are the zones of Ponds 1 and 2 where water fluctuates and groundwater is near the surface. These wetlands appear to have a seasonally flooded-saturated hydroperiod. Primary indicators observed at sample point P4 within W-2 were Saturation (A3), Water Marks (B1), Sparsely Vegetated Concave Surface (B8), Water-Stained Leaves (B9), and Adventitious Roots. No primary indicators were observed at sample point P10 completed within W-5. Secondary indicators observed at sample points P4 and P10 within W-2 and W-5 included both Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). At sample point P4, Crayfish Burrows (C8) were noted, while at sample point P10, a Dry-Season Water Table (C2) was observed. Therefore, the wetland hydrology criterion was met within W-2 and W-5.

Soils

Soils within W-2 and W-5 are partially mapped by the NRCS (Figure 2) as somewhat poorly drained soils, Virgil and Ozaukee silt loams (VsA and OuB2), which are typically non-hydric. However, these wetlands were excavated in the late 1980s, which altered their drainage status. A portion of W-5 was also excavated in Casco loam (CeB2), which is typically well drained. The NRCS field indicator of hydric soils identified within W-2, and W-5 evidenced the NRC field indicator of F3- Depleted Matrix. Therefore, the hydric soil criterion was satisfied within these wetlands.

Wetland Boundary

The wetland boundaries for W-2 and W-5 were determined based on distinct differences in vegetation, hydrology, and topography, consisting of the following: (1) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; (2) Transition from soils exhibiting hydric characteristics to non-hydric soils; (3) transition from areas dominated by hydrophytic vegetation to adjacent areas dominated by non-hydrophytic vegetation. The transition from wetland to upland characteristics generally correlated with a moderately distinct to distinct topographic break.

3.2.3 Wetland 3

Wetland W-3 is a wetland that was identified in the field based on a combination of crop stress and hydric soils. It is a very small area (0.01 acre) that does not appear to have an inlet, but does have an eroded channel for an outlet. W-1 was located in a swale, and observed to be slightly lower in elevation than surrounding farmed areas to the north, east, and south. Given the significantly disturbed vegetation, normal circumstances were not present.

Vegetation

Crop remnants in W-3 consisted of stressed soybeans (*Glycine max*, UPL) on the edges, however, no crop was present in most of the area, likely due to saturated ground during early crop growth. In addition to the significant disturbance from continuous plowing and planting due to agriculture,

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the field appeared to be treated with herbicide since planting in the spring, so weedy vegetation was not present.

Hydrology

W-3 appeared to have a seasonally flooded-saturated hydroperiod in 2017, however 2017 was a very wet spring, and crop signatures were present in only 40% of normal precipitation years in the off-site aerial imagery analysis (Appendix E). One primary indicator was observed at sample point P5: Sparsely Vegetated Concave Surface (B8). The secondary indicators observed were Surface Soil Cracks (B6) and Geomorphic Position (D2). Therefore, the wetland hydrology criterion was met.

Soils

Soils within W-3 are mapped as Ozaukee silt loam (OuB), which is typically non-hydric, however small areas of Ashkum hydric soils may be found in end or ground moraines within the OuB mapping unit. The NRCS field indicator of hydric soil identified at sample point P5 was F3- Depleted Matrix. Therefore, the hydric soil criterion was satisfied.

Wetland Boundary

The wetland boundary for W-3 was determined using best professional judgment based on differences in crop stress, hydrology indicators, and topography, consisting of the following: (1) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; (2) Transition from soils exhibiting hydric characteristics to non-hydric soils; (3) location of crop stress signatures in 40 percent of normal years per the off-site aerial imagery analysis; and (4) landscape position. The transition from wetland to upland characteristics generally correlated with a faint topographic break.

3.2.4 Wetland 4

Wetland 4 (W-4) is an isolated wet meadow wetland, potentially associated with a seasonally high water table. There were no observed inlets or outlets.

Vegetation

W-4 was dominated by reed canary grass and common horsetail (*Equisetum arvense*, FAC). As the dominant plants were comprised mostly of hydrophytic (FAC, FACW, and OBL) species, the wetland vegetation criterion was met.

Hydrology

W-4 appears to have a seasonally flooded-saturated hydroperiod. Old and partially functional drain tiles may be present. No primary hydrology indicators were observed at sample point P7 within W-4; however, the secondary indicators included Surface Soil Cracks (B6), Crayfish Burrows (C8), and a positive FAC-Neutral Text (D5). Therefore, the wetland hydrology criterion was met.

Soils

Soils within W-4 are mapped by the NRCS as Martinton silt loam (MgA) (Figure 2), which is typically non-hydric. However, inclusions of wetter soils in depressions may be found. The NRCS field indicator of hydric soils identified at P7 was F3- Depleted Matrix. Therefore, the hydric soil criterion was satisfied within W-4.

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Wetland Boundary

The wetland boundary for W-4 was determined based primarily on distinct differences in vegetation, hydrology indicators, and soils, consisting of the following: (1) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; (2) Transition from soils exhibiting hydric characteristics to non-hydric soils; (3) transition from areas dominated by hydrophytic vegetation to adjacent areas dominated by non-hydrophytic vegetation. The transition from wetland to upland characteristics at times correlated with a faint topographic break.

3.2.5 Wetland 6

Wetland 6 (W-6) is associated with an unnamed tributary to the Menomonee River (WW-1) and is comprised mostly of hardwood swamp, with smaller areas of shrub carr and wet meadow. W-6 is 15.24 acres in size within the Property, and continues off-site to the east. Most of W-6 is a somewhat disturbed hardwood swamp that may have been pastured several decades ago. However, portions of W-6 within the easterly woodland on the Property are relatively undisturbed, comprised of basins and drainageways. One of the drainageways was identified as WW-2, which is located along the east side of the Property entirely within W-6 (see Photo 22 in Appendix C).

Vegetation

The hardwood swamp portions of W-6 are represented by sample points P14, P17, and P21 and were dominated by trees including green ash, American elm (*Ulmus americana*, FACW), and swamp white oak (*Quercus bicolor*, FACW). The basins were mostly open and free of shrubs however saplings of the trees listed above and common buckthorn were present on the perimeter. Dominant herbaceous species within the hardwood swamp portions were beggar's ticks (*Bidens connata*, FACW), water parsnip (*Sium suave*, OBL), water hemlock (*Cicuta maculata*, OBL), reed canary grass, lake sedge (*Carex lacustris*, OBL), hop sedge (*Carex lupulina*, OBL), and fowl manna grass (*Glyceria striata*, OBL). In the shrub carr portions of W-6, such as at sample points P20 and P23, Eastern cottonwood (*Populus deltoides*, FAC), sandbar willow (*Salix interior*, FACW), pussy willow (*Salix discolor*, FACW), and numerous herbaceous species were dominant. Finally, in the wet meadow portions of W-6 along the unnamed tributary WW-1 and on the western side of W-6, reed canary grass was dominant. As the dominant plants were comprised mostly of hydrophytic (FAC, FACW, and OBL) species, the wetland vegetation criterion was met.

Hydrology

W-6 appears to have a seasonally flooded-saturated hydroperiod throughout most of its extent. Primary indicators observed at the sample points completed within W-6 were Sediment Deposits (B2), Sparsely Vegetated Concave Surface (B8), and Water-Stained Leaves (B9). Secondary indicators observed at sample points within W-6 typically included both Geomorphic Position (D2) and a positive FAC-Neutral Text (D5), with dry-season water table (C2) and Crayfish Burrows (C8) also observed. Therefore, the wetland hydrology criterion was met throughout wetland W-6.

Soils

Soils within W-6 are largely mapped by the NRCS (Figure 2) as Houghton Muck (Hu) and Montgomery silty clay loam (MzB), which are typically hydric; and Martinton silt loam (MgA), a soil type that is typically non-hydric and somewhat poorly drained, but also has inclusions of hydric soils. The NRCS field indicators of hydric soils identified within W-6 included A11- Depleted Below Dark Surface, A12- Thick Dark Surface, and F3- Depleted Matrix. Therefore, the hydric soil criterion was satisfied within W-6.

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
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October 4, 2017

Wetland Boundary

The wetland boundaries for W-6 were determined based on distinct differences in vegetation, hydrology, and topography. The eastern side of the southern-most lobe of W-6 was poorly defined within the agricultural field based on the off-site aerial imagery analysis and observed hydrology indicators such as crop stress, sediment deposits, and algal mat. The boundary was defined throughout most of W-6 based on the following: (1) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; (2) Transition from soils exhibiting hydric characteristics to non-hydric soils; (3) transition from areas dominated by hydrophytic vegetation to adjacent areas dominated by non-hydrophytic vegetation. The transition from wetland to upland characteristics generally correlated with a moderately distinct topographic break.

3.2.6 Wetlands 7 and 8

Wetlands 7 and 8 (W-7 and W-8) are hardwood swamp wetlands associated with wooded depressions surrounded by upland woods. The portion of W-7 on the Property is 0.18 acre in size, and based on the WWI, W-7 drains off-site northerly and easterly through a large wetland complex to the unnamed tributary to the Menomonee River. W-8 appears to be an isolated depression that is 0.03 acre in size, and entirely within the Property.

Vegetation

W-7 and W-8 are depressional hardwood swamp wetlands that were sparsely vegetated or devoid of vegetation. Trees on the perimeter, most of which were entirely outside the wetland boundaries, provided the shade in the wetlands via their overhang. Sample point P15 was located within W-7 and was dominated by green ash and silver maple (*Acer saccharinum*, FACW); and sample point P18 within W-8 was dominated by green ash and seven herbaceous species that were only very sparsely present. As the dominant plants were comprised mostly of hydrophytic (FAC, FACW, and OBL) species, the wetland vegetation criterion was met within both wetlands.

Hydrology

W-7 and W-8 appear to have a seasonally flooded-saturated hydroperiod. Primary indicators observed at sample point P15 completed within W-7 were Saturation (A3), Sparsely Vegetated Concave Surface (B8) and Hydrogen Sulfide Odor (C1). At sample point P18 within W-8, only primary indicator B8 was observed. Secondary indicators observed at both sample points included Geomorphic Position (D2) and a positive FAC-Neutral Text (D5); and dry-season water table (C2) was also observed at P15. Therefore, the wetland hydrology criterion was met throughout wetlands W-7 and W-8.

Soils

Soils within W-7 are mapped by the NRCS (Figure 2) as Montgomery silty clay loam (MzB), which are typically hydric. Soils within W-8 are mapped as Ozaukee silt loam (OuB), a soil type that is typically non-hydric and somewhat poorly drained, but also has inclusions of hydric Ashkum soils. The NRCS field indicators of hydric soils identified within W-7 included A4-Hydrogen Sulfide, A11- Depleted Below Dark Surface, F3- Depleted Matrix, and F6-Redox Dark Surface. At sample point P18 within wetland W-8, the same indicators were observed except for A4. Therefore, the hydric soil criterion was satisfied within W-7 and W-8.

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Wrenwood Development Site
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October 4, 2017

Wetland Boundary

The wetland boundaries for W-7 and W-8 were determined based on distinct differences in vegetation, hydrology, and topography, consisting of the following: (1) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; (2) Transition from soils exhibiting hydric characteristics to non-hydric soils; (3) transition from areas dominated by hydrophytic vegetation to adjacent areas dominated by non-hydrophytic vegetation. The transition from wetland to upland characteristics generally correlated with a distinct topographic break.

3.2.7 Wetlands 9 and 10

Wetlands 9 and 10 (W-9 and W-10) have cover types of wet meadow, shrub carr, and hardwood swamp. The portion of W-9 on the Property is 0.84 acre in size, and based on the WWI, W-9 drains off-site easterly and eventually into a large mostly wooded wetland complex that is associated with the same unnamed tributary to the Menomonee River as W-6. W-10 appears to be an isolated depression that is 1.13 acre in size, and extends into the railroad right-of-way on the west side of the Property. Potentially W-9 and W-10 are connected via a drain tile under the agricultural field that separates them.

Vegetation

W-9 and W-10 are depressional wetlands that were mostly densely vegetated. Hardwood swamp comprised most of W-9, while shrub carr dominated W-10. Sample points P25 and P27 were located within W-9 and W-10, respectively, and were both dominated by reed canary grass. As the dominant plants were comprised mostly of hydrophytic (FAC, FACW, and OBL) species, the wetland vegetation criterion was met within both wetlands.

Hydrology

W-9 and W-10 appear to have a seasonally flooded-saturated hydroperiod. Two secondary indicators were observed at the sample points completed within these wetlands: Geomorphic Position (D2) and a positive FAC-Neutral Text (D5). Therefore, the wetland hydrology criterion was met in wetlands W-7 and W-8.

Soils

Soils within wetlands W-9 and W-10 are mapped by the NRCS (Figure 2) as Mequon silt loam (MtA), which is typically non-hydric. However, wetter soils in depressions such as in W-9 and W-10 are hydric. The NRCS field indicator of hydric soils, identified within both wetlands, was F3- Depleted Matrix. At sample point P27 in wetland W-10, A11- Depleted Below Dark Surface and F6-Redox Dark Surface were also present. Therefore, the hydric soil criterion was satisfied within wetlands W-9 and W-10.

Wetland Boundary

The wetland boundaries for W-9 and W-10 were determined based on distinct differences in vegetation, hydrology, and topography, consisting of the following: (1) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; (2) Transition from soils exhibiting hydric characteristics to non-hydric soils; (3) transition from areas dominated by hydrophytic vegetation to adjacent areas dominated by non-hydrophytic vegetation. The transition from wetland to upland characteristics generally correlated with a subtle to distinct topographic break.

WETLAND AND WATERWAY INVESTIGATION REPORT

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RESULTS
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3.3 WATERWAYS

Waterway WW-1 traverses the central portion of the Property (Figure 5) and was found to have the characteristics and dimensions of an intermittent state navigable waterway. However, there are no known determinations of state navigability by the WDNR for WW-1. Although WW-1's channel did not have water in it at the time of the field work in September 2017, it was a dry time of the year. Photo No. 21 (Appendix C), taken on September 15th, shows a typical reach of WW-1 within wetland W-6. The average width of the channel was approximately 10 feet; the banks were steep and approximately 3-4 feet in height with an ordinary high water mark (OHWM) that appeared to be near the channel's top of bank. WW-1 is an unnamed tributary to the Menomonee River, and the WDNR has assigned it with Water Body Identification Code 5033705.

Waterway WW-2, which is along the east edge of the Property, is part of wetland W-6 and tributary to WW-1. WW-2, which was also dry during Stantec's field work in September 2017, is thought to be a non-navigable waterway based on its width of approximately three feet, and a lack of defined banks. This waterway appears to serve as an outlet to off-site wetlands to the southeast of WW-2. These same off-site wetlands, and WW-2 by extension, may also serve as an outlet to W-2/Pond 1 and W-5/Pond 2.

As described earlier in Section 3.2.2 of this report, Ponds 1 and 2 were excavated in 1988. This coincided with the construction of the existing residence to the west of Pond 2. Pond 2 is a local water body identified by the WDNR as a priority navigable waterway (PNW) Lake Less than 50 Acres and provided a water body identification code of 5572846. These ponds outlet to off-site wetlands to the north. These off-site wetlands are thought to eventually flow into WW-1 and are therefore tributary to the Menomonee River.

3.4 UPLANDS

Uplands on the Property were comprised of farm fields that are higher in elevation than adjacent farmed wetlands. Uplands in the east-central portion of the Property were also comprised of woodlands dominated by sugar maple (*Acer saccharum*, FACU), basswood (*Tilia americana*, FACU), black walnut (*Juglans nigra*, FACU), hybrid bush honeysuckle (*Lonicera x bella*, FACU), and common buckthorn. The upland woodlands were also somewhat higher in elevation than the adjacent hardwood swamp portions of wetland W-6.

The agricultural fields of the Property were mostly upland and planted in soybeans (*Glycine max*, UPL) in 2017. The soybean crop was fully mature at the time of field work and about 2-3 feet tall. The seven agricultural fields on the Property are identified on the 2015 aerial image in the off-site aerial imagery analysis (Appendix E). All the fields appeared to have herbicide applied earlier in 2017 to control weeds in the weeks leading up to the field work, with good to moderate success.

Given the ongoing agricultural use on the Property and the mapped hydric soils and soils which may include small areas of hydric soils, an off-site aerial imagery analysis was completed (Appendix E). Uplands outside the wetlands delineated by Stantec on the Property generally lacked consistent signatures of wetness in normal precipitation years, and lacked hydric soils and wetland hydrology indicators. This condition was found to be the case at sample points P2, P6, P9, P19, and P26, which were determined to be uplands. At sample point P3, a wetland (W-3) was identified; however, W-3 was not consistently present on aerial imagery and was thought to potentially be upland, subject to WDNR review at the time of the field confirmation. At the other farmed upland sample points,

WETLAND AND WATERWAY INVESTIGATION REPORT

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signatures were even more inconsistently present on aerial imagery per the off-site analysis, but nevertheless checked as to whether they were farmed wetlands.

Sample points P11 and P12 were completed in an area previously identified by NRC as wetland 8 in 2003. Although both sample points were dominated by wetland vegetation, upland vegetation was also present, and the soils were non-hydric. Therefore, this area was determined to be uplands. Sample point P3 was also determined to be upland, although it was dominated by reed canary grass. All three of these sample points determined to be uplands were located in soils derived from excavated dredge spoils from Ponds 1 and 2.

Sample point P13 was completed in a tree-line on the edge of the Property adjacent to wetlands that are identified on the WWI. P13 was determined to be upland. Sample point P28 was also completed in a tree-line on the edge of the Property because a signature was observed in recent years in the adjacent farm field. The sample point was approximately at the same elevation of the adjacent farm field and was selected because normal circumstances were present and all three parameters could be more easily investigated.

Sample points P16, P22, and P24 were completed adjacent to wetland W-6 to represent wooded and old field uplands that partially define the boundary of W-6.

3.5 OTHER ENVIRONMENTAL CONSIDERATIONS

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

Specifically, in the State of Wisconsin, Wis. Adm. Code NR 151.12 requires that a “protective area” or buffer be determined from the top of the channel of lakes, streams, and rivers, or at the delineated boundary of wetlands. In accordance with NR 151.12, the width of the “protective area” for less susceptible wetlands is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. Moderately susceptible wetlands, lakes, and perennial and intermittent streams identified on USGS topographic maps or NRCS county soil survey maps (whichever is more current) require a protective buffer of 50 feet, and outstanding or exceptional resource waters, highly susceptible wetlands, and wetlands in areas of special natural resource interest require protective buffers of 75 feet.

Wetlands W-6, W-7, and W-8 on the Property have been identified as primary environmental corridor as established by Southeastern Wisconsin Regional Planning Commission (SEWRPC). Therefore, based on the “protective buffer” standards provided by NR 151.12, it is Stantec’s professional opinion that these wetlands may qualify as highly susceptible wetlands and therefore have a buffer per NR 151 of 75 feet. However, wetlands W-2, W-4, W-5, W-9, and W-10 may qualify as moderately susceptible. The farmed wetlands on the Property are expected to qualify as less susceptible wetlands. The jurisdictional authority on wetland buffers rests with the WDNR. Local zoning authorities may also impose more restrictive buffers than that of NR 151.

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
CONCLUSION
October 4, 2017

4.0 CONCLUSION

Stantec performed an investigation of wetlands and waterways within the Wrenwood Development Site totaling approximately 149.17 acres. Eric C. Parker of Stantec, assisted by Jacob S. Eeling (also of Stantec) completed the field work on September 15th and 18th, 2017. The qualifications of Eric Parker are provided in Appendix G.

The Property is located in Section 23, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. Specifically, the Property is located between Country Aire Drive on the east and the Canadian National Railroad on the west; and between Mequon Road on the south and Freistadt Road on the north (Figures 1-5).

The purpose and objective of this wetland and waterway investigation was to identify the extent and spatial arrangement of wetlands and waterways within the Property that may require local, state or federal permitting if impacted by development. Ten (10) wetland areas and two waterways were identified and mapped in the Property. In addition, two ponds were present within two of the wetlands.

The wetlands and waterways identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the WDNR, and local authority under the City of New Berlin. Stantec recommends this report be submitted to local authorities, the WDNR and USACE for final jurisdictional review and concurrence.

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

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

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
REFERENCES
October 4, 2017

5.0 REFERENCES

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WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
Appendix A– Figures
October 4, 2017

Appendix A – Figures

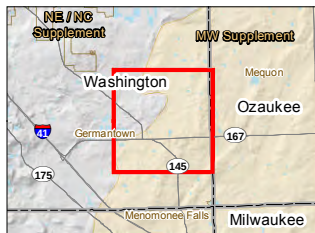
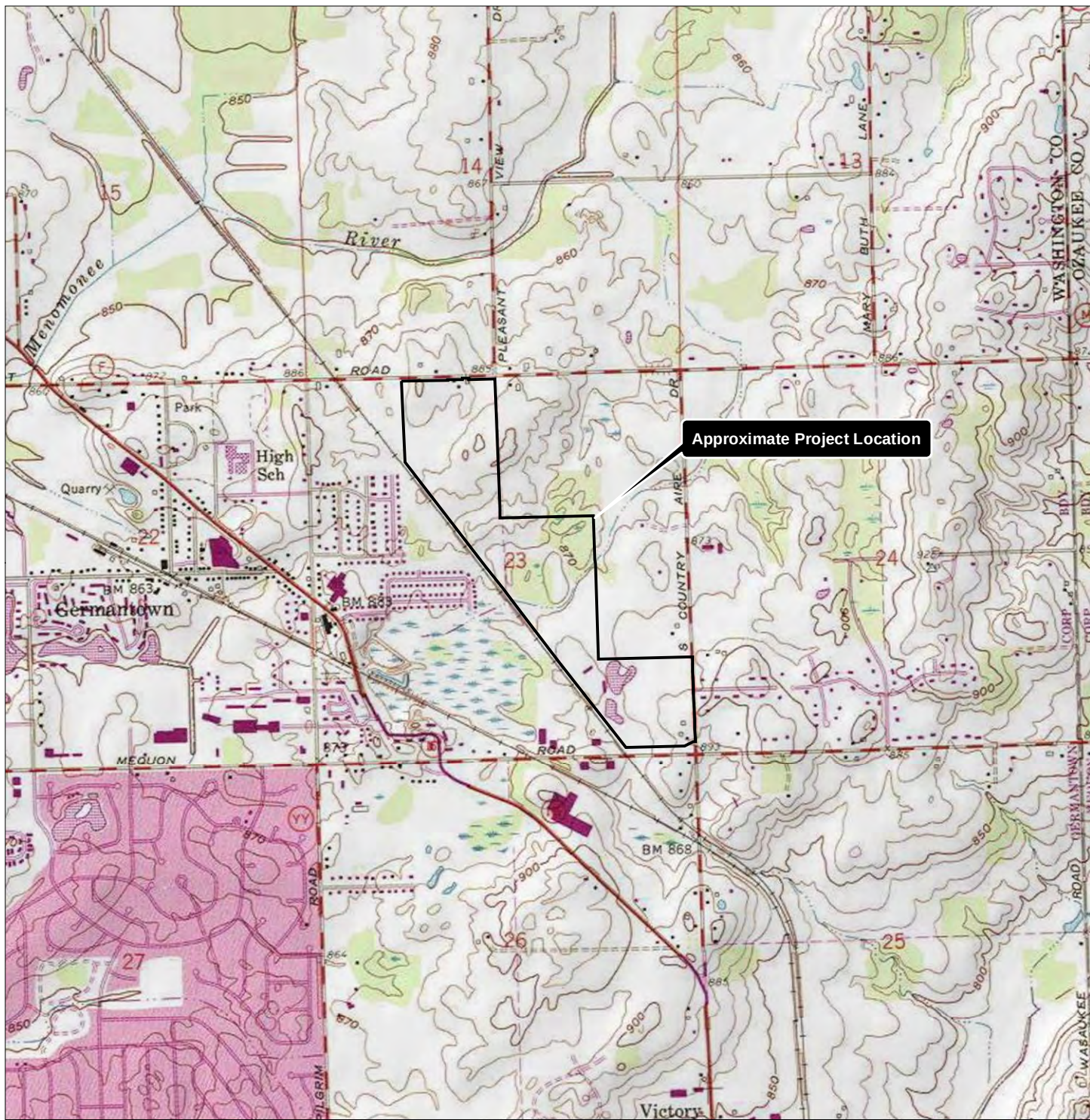
Figure 1. Project Location and Topography

Figure 2. NRCS Soil Survey Data – Hydric Ratings

Figure 3. NRCS Soil Survey Data – Wetland Indicator Soils

Figure 4. Wisconsin Wetland Inventory

Figure 5. Field Collected Data



Legend

Approximate Project Boundary

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR
 3. Background: USGS 7.5' Topographic Quadrangles

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Figure No.

1

Title

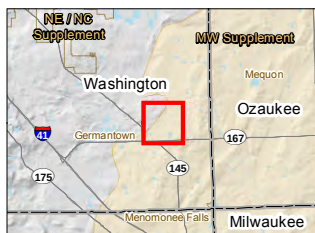
Project Location and Topography

Client/Project
Carity Land Corporation
Wrenwood Site
Wetland Delineation

Project Location 193705634
19N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

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1:24,000 (at original document size of 8.5x11)





 Approximate Project Boundary
 NRCS Soil Survey Data
 Hydric Ratings
 Predominantly Hydric Soil
 Partially Hydric Soil
 Non-Hydric Soil

DNR 24k Hydrography

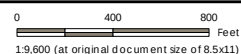
-  Perennial Stream
-  Intermittent Stream
-  Waterbody

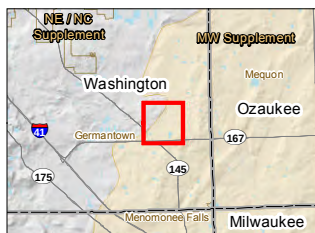
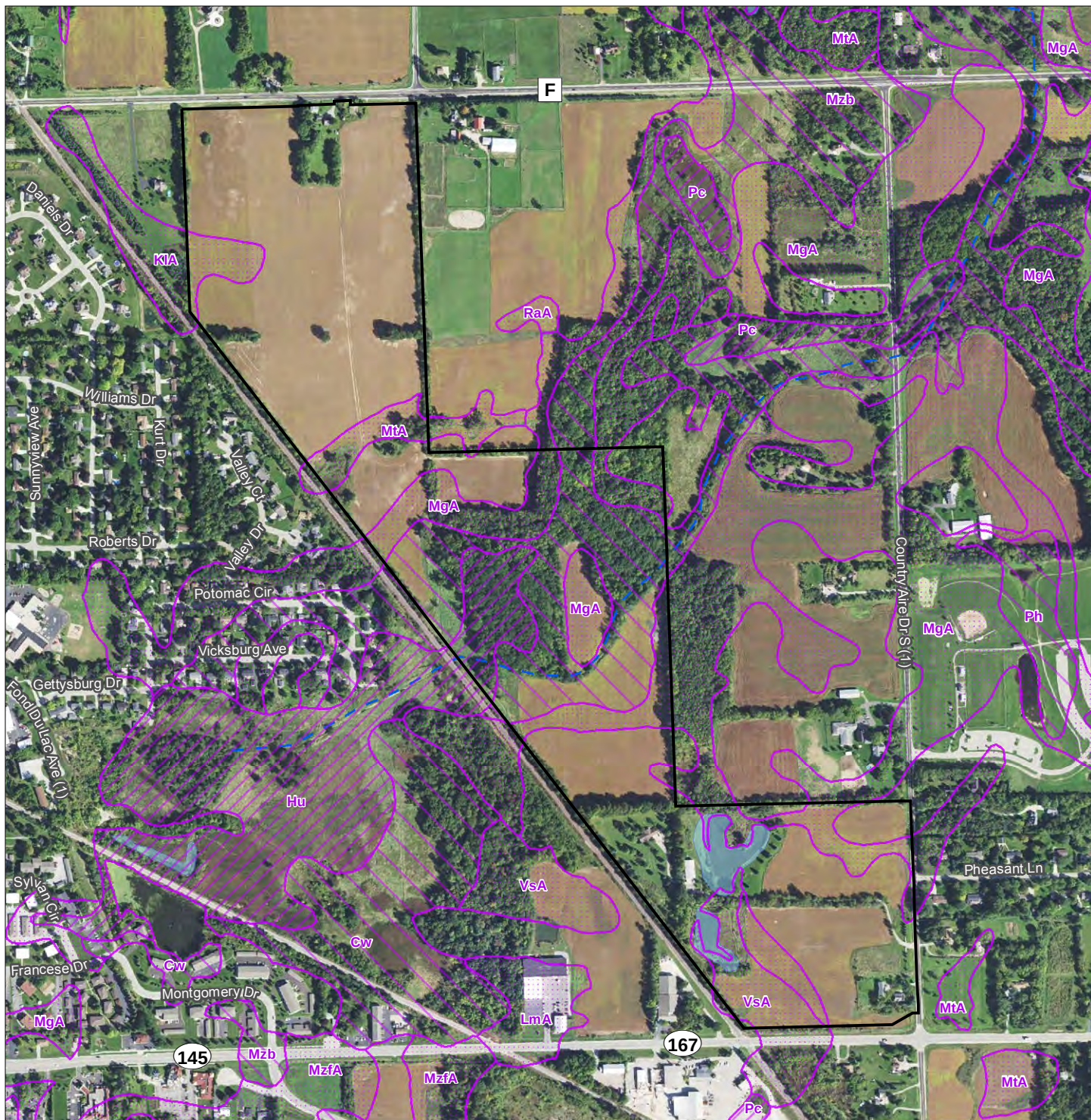
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Title
NRCS Soil Survey Data
Hydric Ratings

Client/Project
 Carity Land Corporation
 Wrenwood Site
 Wetland Delineation

Project Location	193705634
T9N, R20E, S23,	Prepared by JM on 2017-09-14
V. of Germantown,	Technical Review by DG on 2017-09-14
Washington Co., WI	Ind Review by EP on 2017-09-25





Legend

- Approximate Project Boundary
- NRCS Soil Survey Data
- Wetland Indicator Soils
- Very Poorly Drained
- Poorly Drained
- Somewhat Poorly Drained

- ~ DNR 24k Hydrography
- ~ Perennial Stream
- ~ Intermittent Stream
- ~ Waterbody

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR, NRCS
 3. Orthophotography: 2015 NAIP

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Figure No.
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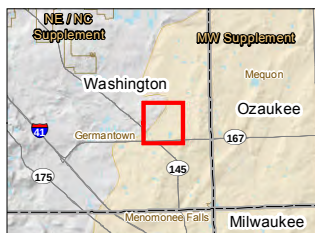
Title
NRCS Soil Survey Data
Wetland Indicator Soils

Client/Project
Carity Land Corporation
Wrenwood Site
Wetland Delineation

Project Location 193705634
T9N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

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 Approximate Project Boundary
WWI Wetland Class Points

-  Filled Points
-  Filled/Drained Wetland
-  Wetland Too Small To Delineate

 Wetland

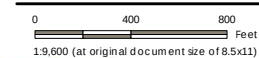
- DNR 24k Hydrography
-  Perennial Stream
 -  Intermittent Stream
 -  Waterbody

4

Wisconsin Wetland Inventory

Client/Project
 Carity Land Corporation
 Wrenwood Site
 Wetland Delineation

Project Location	193705634
T9N, R20E, S23,	Prepared by JM on 2017-09-14
V. of Germantown,	Technical Review by DG on 2017-09-14
Washington Co., WI	Ind Review by EP on 2017-09-25

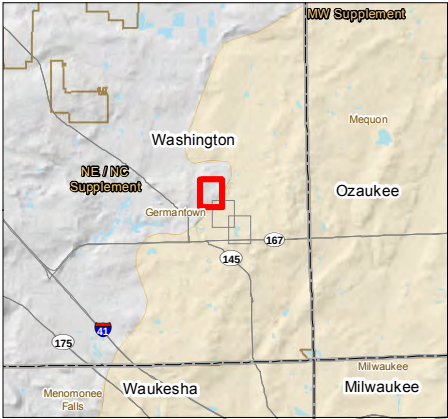


Page 1 of 1

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WisDOT, WDNR
3. Orthophotography: 2015 NAIP

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- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WisDOT, WDNR
 3. Orthophotography: 2015 NAIP

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- Legend
- Approximate Project Boundary
 - 2ft Elevation Contour
 - Sample Point
 - Tile Inlet Drain
 - Tile Outlet PVC
 - Possible Tile Outlet
 - Culvert
 - Field Delineated Waterway
 - Field Delineated Waterbody
 - Field Delineated Wetland

Figure No.
5

Title
Field Collected Data

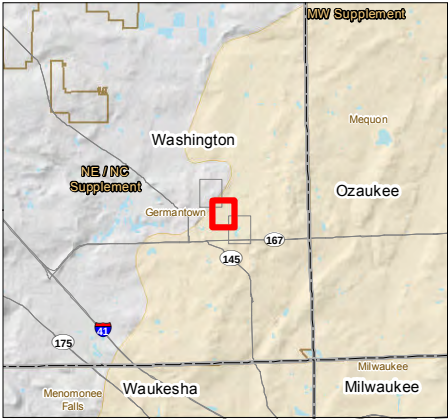
Client/Project
**Carity Land Corporation
Wrenwood Site
Wetland Delineation**

Project Location
T9N, R20E, S23,
V. of Germantown,
Washington Co., WI

193705634
Prepared by JM on 2017-09-19
Technical Review by DG on 2017-09-19
Independent Review by EP on 2017-10-04

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Notes
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2. Data Sources Include: Stantec, WisDOT, WDNR
3. Orthophotography: 2015 NAIP

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Legend

- Approximate Project Boundary
- 2ft Elevation Contour
- Sample Point
- Tile Inlet Drain
- Tile Outlet PVC
- Possible Tile Outlet
- Culvert
- Field Delineated Waterway
- Field Delineated Waterbody
- Field Delineated Wetland

Figure No.
5

Title
Field Collected Data

Client/Project
**Carity Land Corporation
Wrenwood Site
Wetland Delineation**

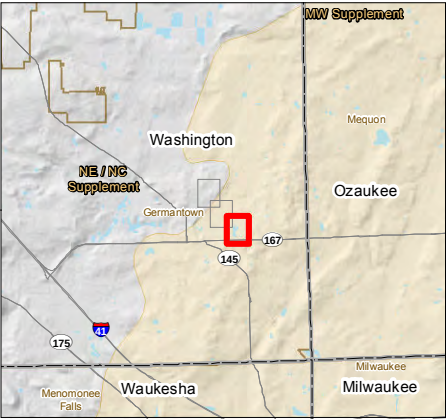
Project Location
T9N, R20E, S23,
V. of Germantown,
Washington Co., WI

193705634
Prepared by JM on 2017-09-19
Technical Review by DG on 2017-09-19
Independent Review by EP on 2017-10-04

0 100 200 Feet
1:2,400 (At Original document size of 11x17)

N





Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WisDOT, WDNR
3. Orthophotography: 2015 NAIP

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- Legend**
- Approximate Project Boundary
 - 2ft Elevation Contour
 - Sample Point
 - Tile Inlet Drain
 - Tile Outlet PVC
 - Possible Tile Outlet
 - Culvert
 - Field Delineated Waterway
 - Field Delineated Waterbody
 - Field Delineated Wetland

Figure No.
5

Title
Field Collected Data

Client/Project
**Carity Land Corporation
Wrenwood Site
Wetland Delineation**

Project Location
T9N, R20E, S23,
V. of Germantown,
Washington Co., WI

193705634
Prepared by JM on 2017-09-19
Technical Review by DG on 2017-09-19
Independent Review by EP on 2017-10-04

0 100 200 Feet
1:2,400 (At Original document size of 11x17)

N



WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
Appendix B– Wetland Determination Data Forms
October 4, 2017

Appendix B – Wetland Determination Data Forms

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Virgil silt loam		NW1/WW1 Classification: N/A		Wetland ID: W-1
Landform: Depression		Local Relief: Concave		Sample Point: P1
Slope (%): 0-2		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Farmed Wetland
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☒ Soil ☐ or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☐ Yes ☒ No		Township: 9N
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydric Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been dry over the previous few weeks. Not normal circumstances, cropped field and disturbed vegetation. Determined wetland based on hydric soil, sufficient wetland hydrology indicators, off-site imagery analysis, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☒ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☒ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☒ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Off-Site Aerial Imagery Review	

Remarks: **Off site review indicates an aerial wetness signature in 83% of normal precipitation years.**

SOILS

Map Unit Name: Virgil silt loam	Series Drainage Class: somewhat poorly
Taxonomy (Subgroup): Udolic Endoaqualfs	

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	8	1	10YR	4/1	100	--	--	--	--	--	silty clay loam
8	13	2	10YR	4/1	97	7.5YR	3/3	3	C	M	silty clay loam
13	19	3	10YR	5/2	97	10YR	4/3	3	C	M	silty clay
19	24	4	10YR	5/1	97	10YR	4/4	3	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
Restrictive Layer (If Observed) Type: N/A Depth: N/A		Hydric Soil Present? ☒ Yes ☐ No			
Remarks:					

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

Project/Site: **Wrenwood Development**

Wetland ID: **W-1**

Sample Point: **P1**

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

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Herb Stratum (Plot size: 2 meter radius)

1.	<i>Amaranthus retroflexus</i>	35	Y	FACU
2.	--	--	--	--
3.	<i>Panicum dichotomiflorum</i>	5	N	FACW
4.	<i>SETARIA VIRIDIS</i>	5	N	UPL
5.	<i>GLYCINE MAX</i>	3	N	UPL
6.	<i>Ambrosia artemisiifolia</i>	2	N	FACU
7.	<i>Cyperus esculentus</i>	1	N	FACW
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		51		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 0% (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>0</u>	x 1 =	<u>0</u>
FACW spp.	<u>6</u>	x 2 =	<u>12</u>
FAC spp.	<u>0</u>	x 3 =	<u>0</u>
FACU spp.	<u>37</u>	x 4 =	<u>148</u>
UPL spp.	<u>8</u>	x 5 =	<u>40</u>

Total 51 (A) 200 (B)

Prevalence Index = B/A = 3.922

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Virgil silt loam	NW1/WW1 Classification: None Depicted			Wetland ID: Adjacent to W-1
Landform: Rise	Local Relief: Convex			Sample Point: P2
Slope (%): 2-4	Latitude: N/A	Longitude: N/A	Datum: N/A	Community ID: Agricultural Field
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☒ Soil ☐ or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township: 9N
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?		☐ Yes ☒ No		Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydric Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been dry over the previous few weeks. Not normal circumstances, cropped field and disturbed vegetation. Determined upland based on non-hydric soil, lack of hydrology indicators, lack of hydric soils, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☐ Yes ☒ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Off-Site Aerial Imagery Analysis		
Remarks: Off-Site Aerial Imagery Analysis indicates this area is non-wetland.		

SOILS

Map Unit Name: Virgil silt loam	Series Drainage Class: somewhat poorly									
Taxonomy (Subgroup): Udolic Endoaqualfs										
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)										
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%	Type	Location	
0	14	1	10YR 4/2	100	--	--	--	--	--	silt loam
14	19	2	10YR 4/2	60	--	--	--	--	--	silty clay loam
--	--	--	10YR 6/2	40	--	--	--	--	--	--
19	24	3	10YR 4/2	37	10YR	4/4	3	C	M	silty clay
--	--	--	10YR 6/2	55	10YR	4/4	5	C	M	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☒): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions	Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.			
Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No		
Remarks: Mixed matrix in horizons 2 and 3.			

Project/Site: **Wrenwood Development**

Wetland ID: **Adjacent to W-1**

Sample Point: **P2**

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

Tree Stratum (Plot size: 10 meter radius)

	<u>Species Name</u>	<u>% Cover</u>	<u>Dominant</u>	<u>Ind. Status</u>
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Herb Stratum (Plot size: 2 meter radius)

1.	GLYCINE MAX	100	Y	UPL
2.	DAUCUS CAROTA	2	N	UPL
3.	CIRSIIUM ARVENSE	2	N	FACU
4.	TARAXACUM OFFICINALE	2	N	FACU
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		106		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: **0** (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	0	x 2 =	0
FAC spp.	0	x 3 =	0
FACU spp.	4	x 4 =	16
UPL spp.	102	x 5 =	510

Total **106** (A) **526** (B)

Prevalence Index = B/A = **4.962**

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Virgil silt loam	NW1/WW1 Classification:			Wetland ID: Adjacent to W-2
Landform: Backslope	Local Relief: Concave			Sample Point: P3
Slope (%): 2-4	Latitude: N/A	Longitude: N/A	Datum: N/A	Community ID: Upland Meadow
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydic Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been dry over the previous few weeks. Determined non-wetland based on lack of hydric soils, lack of hydrology indicators, lack of hydrophytic vegetation, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☐ Yes ☒ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Virgil silt loam	Series Drainage Class: somewhat poorly									
Taxonomy (Subgroup): Udolic Endoaqualfs										
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)										
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)	%	Type	Location	
0	11	1	10YR	4/2	100	--	--	--	--	silty clay loam
11	19	2	10YR	4/3	97	10YR	4/4	3	C	silty clay loam
19	24	3	10YR	4/2	97	10YR	4/4	3	C	silty clay
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☒): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.				

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **Adjacent to W-2**

Sample Point: **P3**

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

Tree Stratum (Plot size: 10 meter radius)

	<u>Species Name</u>	<u>% Cover</u>	<u>Dominant</u>	<u>Ind. Status</u>
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Herb Stratum (Plot size: 2 meter radius)

1.	PHALARIS ARUNDINACEA	100	Y	FACW
2.	Solidago canadensis	10	N	FACU
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		110		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	100	x 2 =	200
FAC spp.	0	x 3 =	0
FACU spp.	10	x 4 =	40
UPL spp.	0	x 5 =	0

Total **110** (A) **240** (B)

Prevalence Index = B/A = **2.182**

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Briscoe Property		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Pioneer Engineering Inc.				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Virgil silt loam		NWI/WWI Classification: W0Hx		Wetland ID: W-2
Landform: Depression		Local Relief: Concave		Sample Point: P4
Slope (%): 0-2		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Shrub Carr
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been dry over the previous few weeks. Determined wetland having met all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☒ A3 - Saturation ☒ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☒ B8 - Sparsely Vegetated Concave Surface	☒ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☒ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☒ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☒ Yes ☐ No Depth: 14 (in.) Saturation Present? ☒ Yes ☐ No Depth: 10 (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks: Adventitious roots present		

SOILS

Map Unit Name: Virgil silt loam		Series Drainage Class: somewhat poorly									
Taxonomy (Subgroup): Udolic Endoaqualfs											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)	
			Color (Moist)		%	Color (Moist)	%	Type	Location		
0	7	1	10YR	4/2	95	10YR	4/4	5	C	M	silty clay loam
7	24	2	2.5Y	5/2	90	10YR	4/6	10	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.					

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydic Soil Present? ☒ Yes ☐ No
Remarks:	

Project/Site: **Briscoe Property**

Wetland ID: **W-2**

Sample Point: **P4**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Fraxinus pennsylvanica</i>	15	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		15		
Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>Salix interior</i>	25	Y	FACW
2.	<i>Fraxinus pennsylvanica</i>	10	Y	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		35		
Herb Stratum (Plot size: 2 meter radius)				
1.	<i>PHALARIS ARUNDINACEA</i>	7	Y	FACW
2.	<i>Fraxinus pennsylvanica</i>	5	Y	FACW
3.	<i>Symphytotrichum lanceolatum</i>	5	Y	FACW
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		17		
Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>0</u>	x 1 =	<u>0</u>
FACW spp.	<u>67</u>	x 2 =	<u>134</u>
FAC spp.	<u>0</u>	x 3 =	<u>0</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 67 (A) 134 (B)

Prevalence Index = B/A = 2.000

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Ozaukee silt loam		NW1/WW1 Classification: None Depicted		Wetland ID: W-3
Landform: Swale		Local Relief: Concave		Sample Point: P5
Slope (%): 4-6		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Farmed Wetland
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☒ Soil ☐ or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☐ Yes ☒ No		Township: 9N
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydric Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been dry over the previous few weeks. Not normal circumstances, cropped field, disturbed vegetation, herbicide use. Potentially wetland based on hydric soil, sufficient wetland hydrology indicators, off-site imagery analysis, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☒ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☒ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Off-Site Aerial Imagery Review		
Remarks: Off-site review indicates an aerial wetness signature in 40% of normal precipitation years.		

SOILS

Map Unit Name: Ozaukee silt loam		Series Drainage Class: well									
Taxonomy (Subgroup): Oxyaquic Hapludalfs											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)	
			Color (Moist)	%		Color (Moist)	%	Type	Location		
0	6	1	10YR	4/2	100	--	--	--	--	--	silty clay loam
6	13	2	10YR	5/2	90	10YR	4/4	10	C	M	silty clay
13	24	3	10YR	5/1	60	7.5YR	4/6	40	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.					
Restrictive Layer (If Observed) Type: N/A Depth: N/A		Hydric Soil Present? ☒ Yes ☐ No			
Remarks:					

Project/Site: **Wrenwood Development**

Wetland ID: **W-3**

Sample Point: **P5**

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

Tree Stratum (Plot size: 10 meter radius)

	<u>Species Name</u>	<u>% Cover</u>	<u>Dominant</u>	<u>Ind. Status</u>
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Herb Stratum (Plot size: 2 meter radius)

1.	GLYCINE MAX	5	Y	UPL
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		5		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks: **Sparse vegetation in a soybean field, potentially a drown-out from saturated soils; it was a very wet spring this year.**

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: **0** (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp. **0** x 1 = **0**

FACW spp. **0** x 2 = **0**

FAC spp. **0** x 3 = **0**

FACU spp. **0** x 4 = **0**

UPL spp. **5** x 5 = **25**

Total **5** (A) **25** (B)

Prevalence Index = B/A = **5.000**

Hydrophytic Vegetation Indicators:

☐ Yes ☒ No Rapid Test for Hydrophytic Vegetation

☐ Yes ☒ No Dominance Test is > 50%

☐ Yes ☒ No Prevalence Index is ≤ 3.0 *

☐ Yes ☒ No Morphological Adaptations (Explain) *

☐ Yes ☒ No Problem Hydrophytic Vegetation (Explain) *

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Ozaukee silt loam		NWI/WWI Classification: None Depicted		Wetland ID: Adjacent to W-3
Landform: Swale		Local Relief: Concave linear		Sample Point: P6
Slope (%): 5-8		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Agricultural Field
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☒ Soil ☐ or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☐ Yes ☒ No		Township: 9N
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydic Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been dry over the previous few weeks. Not normal circumstances, cropped field, disturbed vegetation, and herbicide use. Determined non-wetland based on lack of wetland indicators, off-site imagery analysis, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☐ Yes ☒ No
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **Off-Site Aerial Imagery Analysis**

Remarks: **P6 is in a small (approx 1ft wide, a few inches deep) eroded channel emanating from potential wetland 3, a small bare spot. Off-site aerial imagery analysis indicates non-wetland at this point, lacks consistent signature in normal precipitation years.**

SOILS

Map Unit Name: Ozaukee silt loam	Series Drainage Class: well
Taxonomy (Subgroup): Oxyaquic Hapludalfs	

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	13	1	10YR	4/3	100	--	--	--	--	--	silty clay loam
13	24	2	10YR	5/1	70	7.5YR	5/6	30	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☒): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Mucky Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils ¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
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¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **Adjacent to W-3**

Sample Point: **P6**

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

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Herb Stratum (Plot size: 2 meter radius)

1.	GLYCINE MAX	50	Y	UPL
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		50		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: **0** (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	0	x 2 =	0
FAC spp.	0	x 3 =	0
FACU spp.	0	x 4 =	0
UPL spp.	50	x 5 =	250

Total **50** (A) **250** (B)

Prevalence Index = B/A = **5.000**

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Martinton silt loam		NWI/WWI Classification: None Depicted		Wetland ID: W-4
Landform: Backslope		Local Relief: Linear		Sample Point: P7
Slope (%): 4-6		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Fresh Wet Meadow
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township: 9N
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?		☒ Yes ☐ No		Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been dry over the previous few weeks. Determined wetland having met sufficient indicators for all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☒ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☒ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Martinton silt loam		Series Drainage Class: somewhat poorly									
Taxonomy (Subgroup): Aquic Argiudolls											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)	
			Color (Moist)	%		Color (Moist)	%	Type	Location		
0	6	1	10YR	4/2	100	--	--	--	--	--	silty clay loam
6	24	2	10YR	4/2	85	10YR	4/6	15	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Mucky Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.					

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydic Soil Present? ☒ Yes ☐ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **W-4**

Sample Point: **P7**

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

Tree Stratum (Plot size: 10 meter radius)

	<u>Species Name</u>	<u>% Cover</u>	<u>Dominant</u>	<u>Ind. Status</u>
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Ulmus americana</i>	1	N	FACW
2.	<i>Fraxinus pennsylvanica</i>	1	N	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		2		

Herb Stratum (Plot size: 2 meter radius)

1.	<i>PHALARIS ARUNDINACEA</i>	50	Y	FACW
2.	<i>Equisetum arvense</i>	30	Y	FAC
3.	<i>TYPHA ANGUSTIFOLIA</i>	15	N	OBL
4.	<i>Panicum capillare</i>	10	N	FAC
5.	<i>Epilobium coloratum</i>	3	N	OBL
6.	<i>Solidago canadensis</i>	3	N	FACU
7.	<i>DAUCUS CAROTA</i>	2	N	UPL
8.	<i>Fraxinus pennsylvanica</i>	2	N	FACW
9.	<i>Ambrosia artemisiifolia</i>	1	N	FACU
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		116		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	<i>Vitis riparia</i>	3	N	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		3		

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>18</u>	x 1 =	<u>18</u>
FACW spp.	<u>54</u>	x 2 =	<u>108</u>
FAC spp.	<u>43</u>	x 3 =	<u>129</u>
FACU spp.	<u>4</u>	x 4 =	<u>16</u>
UPL spp.	<u>2</u>	x 5 =	<u>10</u>

Total 121 (A) 281 (B)

Prevalence Index = B/A = 2.322

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634	Date: 09/15/17
Applicant: Carity Land Corporation		Investigator #1: Eric Parker	County: Washington
Investigator #2: _____		Investigator #2: _____	State: Wisconsin
Soil Unit: Martinton silt loam	NW1/WW1 Classification: None Depicted		Wetland ID: Adjacent to W-4
Landform: Backslope	Local Relief: Convex	Sample Point: P8	Community ID: Old Field
Slope (%): 5-8	Latitude: N/A	Longitude: N/A	Datum: N/A
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No			Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No	
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		Township: 9N	
		Range: 20E	

SUMMARY OF FINDINGS

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

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Not normal circumstances, cropped field and disturbed vegetation. Determined non-wetland based on lack of sufficient indicators for all three parameters.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present? ☐ Yes ☒ No Depth: (in.) _____

Water Table Present? ☐ Yes ☒ No Depth: (in.) _____

Saturation Present? ☐ Yes ☒ No Depth: (in.) _____

Wetland Hydrology Present? ☐ Yes ☒ No

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

Remarks:

SOILS

Map Unit Name: **Martinton silt loam** Series Drainage Class: **somewhat poorly**

Taxonomy (Subgroup): **Aquic Argiudolls**

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

Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)
			Color (Moist)	%	Color (Moist)	%	Type	Location	
0	5	1	10YR 4/2	100	--	--	--	--	silt loam
5	11	2	10YR 4/3	100	--	--	--	--	silty clay loam
11	18	3	10YR 5/4	100	--	--	--	--	silty clay
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|--|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|--|

Indicators for Problematic Soils ¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (If Observed) Type: **gravel/stones** Depth: **18 inches**

Hydric Soil Present? ☐ Yes ☒ No

Remarks: **10% gravel/stones in entire horizon, auger refusal at 18 inches**

Project/Site: **Wrenwood Development**

 Wetland ID: **Adjacent to W-4**

 Sample Point: **P8**
VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	<i>SALIX ALBA</i>	10	Y	FACW
2.	<i>Acer negundo</i>	3	N	FAC
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **13**

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Fraxinus pennsylvanica</i>	1	N	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **1**

Herb Stratum (Plot size: 2 meter radius)

1.	<i>POA PRATENSIS</i>	40	Y	FACU
2.	<i>Solidago canadensis</i>	15	Y	FACU
3.	<i>DAUCUS CAROTA</i>	10	N	UPL
4.	<i>BROMUS INERMIS</i>	10	N	UPL
5.	<i>SETARIA PUMILA</i>	5	N	FAC
6.	<i>AGROSTIS GIGANTEA</i>	5	N	FACW
7.	<i>Symphyotrichum novae-angliae</i>	3	N	FACW
8.	<i>Ambrosia artemisiifolia</i>	3	N	FACU
9.	<i>PHALARIS ARUNDINACEA</i>	3	N	FACW
10.	<i>TRIFOLIUM PRATENSE</i>	3	N	FACU
11.	<i>Symphyotrichum pilosum</i>	3	N	FACU
12.	<i>Xanthium strumarium</i>	2	N	FAC
13.	<i>MELILOTUS ALBUS</i>	2	N	FACU
14.	--	--	--	--
15.	--	--	--	--

 Total Cover = **104**

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--

 Total Cover = **0**

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	22	x 2 =	44
FAC spp.	10	x 3 =	30
FACU spp.	66	x 4 =	264
UPL spp.	20	x 5 =	100

 Total **118** (A) **438** (B)

 Prevalence Index = B/A = **3.712**
Hydrophytic Vegetation Indicators:

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

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

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634	Date: 09/15/17
Applicant: Carity Land Corporation			County: Washington
Investigator #1: Eric Parker	Investigator #2:		State: Wisconsin
Soil Unit: Ozaukee silt loam	NW1/WW1 Classification: N/A		Wetland ID: N/A
Landform: Depression	Local Relief: Concave		Sample Point: P9
Slope (%): 1-3	Latitude: N/A	Longitude: N/A	Community ID: Agricultural Field
Datum: N/A			Section: 23
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No			Township: 9N
Are Vegetation ☒ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☐ Yes ☒ No	
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		Range: 20E	

SUMMARY OF FINDINGS

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

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Not normal circumstances, cropped field and disturbed vegetation. Determined non-wetland based on lack of hydric soil indicators, hydrophytic vegetation, off-site aerial imagery analysis, and best professional judgement.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☒ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☒ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☒ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present? ☐ Yes ☒ No Depth: (in.)

Water Table Present? ☐ Yes ☒ No Depth: (in.)

Saturation Present? ☐ Yes ☒ No Depth: (in.)

Wetland Hydrology Present? ☒ Yes ☐ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **Off-Site Aerial Imagery Review**

Remarks: **Off site review indicates an aerial wetness signature in 0% of normal precipitation years.**

SOILS

Map Unit Name: **Ozaukee silt loam** Series Drainage Class: **well**

Taxonomy (Subgroup): **Oxyaquic Hapludalfs**

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

Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	5	1	10YR	4/2	100	--	--	--	--	--	silt loam
5	11	2	10YR	4/3	100	--	--	--	--	--	silty clay loam
11	18	3	10YR	5/4	100	--	--	--	--	--	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|--|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|--|

Indicators for Problematic Soils ¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No
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Remarks:

Project/Site: **Wrenwood Development**

 Wetland ID: **N/A**

 Sample Point: **P9**
VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Herb Stratum (Plot size: 2 meter radius)

1.	GLYCINE MAX	5	Y	UPL
2.	HIBISCUS TRIONUM	3	Y	UPL
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		8		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

 Number of Dominant Species that are OBL, FACW, or FAC: **0** (A)

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

 Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	0	x 2 =	0
FAC spp.	0	x 3 =	0
FACU spp.	0	x 4 =	0
UPL spp.	8	x 5 =	40

 Total **8** (A) **40** (B)

 Prevalence Index = B/A = **5.000**
Hydrophytic Vegetation Indicators:

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

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

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Casco loam	NW1/WW1 Classification: W0Hx			Wetland ID: W-5
Landform: Toeslope	Local Relief: Concave			Sample Point: P10
Slope (%): 2-4	Latitude: N/A	Longitude: N/A	Datum: N/A	Community ID: Shrub Carr
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☒ Yes ☐ No		Range: 20E

SUMMARY OF FINDINGS

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

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland having met sufficient indicators for all three parameters.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☒ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☒ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☒ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present? ☐ Yes ☒ No Depth: (in.)

Water Table Present? ☐ Yes ☒ No Depth: (in.)

Saturation Present? ☒ Yes ☐ No Depth: **20** (in.)

Wetland Hydrology Present? ☒ Yes ☐ No

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

Remarks:

SOILS

Map Unit Name: **Casco loam** Series Drainage Class: **well**

Taxonomy (Subgroup): **Inceptic Hapludalfs**

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

Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	3	1	10YR	4/2	100	--	--	--	--	--	silt loam
3	12	2	10YR	5/2	95	10YR	4/6	5	C	M	silty clay
12	24	3	2.5Y	5/1	90	10YR	4/6	10	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|---|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|---|

Indicators for Problematic Soils ¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (If Observed)	Type: N/A	Depth: N/A	Hydric Soil Present? ☒ Yes ☐ No
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Remarks: **Horizons 2 and 3 have 15% gravel/stones**

Project/Site: **Wrenwood Development**

 Wetland ID: **W-5**

 Sample Point: **P10**
VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Salix interior</i>	15	Y	FACW
2.	<i>Fraxinus pennsylvanica</i>	5	Y	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		20		

Herb Stratum (Plot size: 2 meter radius)

1.	<i>PHALARIS ARUNDINACEA</i>	75	Y	FACW
2.	<i>TYPHA ANGUSTIFOLIA</i>	15	N	OBL
3.	<i>Symphyotrichum novae-angliae</i>	10	N	FACW
4.	<i>SONCHUS ARVENSIS</i>	5	N	FACU
5.	<i>CIRSIIUM ARVENSE</i>	3	N	FACU
6.	<i>Euthamia graminifolia</i>	2	N	FAC
7.	<i>Symphyotrichum lanceolatum</i>	2	N	FACW
8.	<i>Scirpus atrovirens</i>	1	N	OBL
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		113		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	<i>Vitis riparia</i>	10	Y	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		10		

Remarks:

Dominance Test Worksheet

 Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>16</u>	x 1 =	<u>16</u>
FACW spp.	<u>107</u>	x 2 =	<u>214</u>
FAC spp.	<u>12</u>	x 3 =	<u>36</u>
FACU spp.	<u>8</u>	x 4 =	<u>32</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

 Total 143 (A) 298 (B)

 Prevalence Index = B/A = 2.084
Hydrophytic Vegetation Indicators:

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

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

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Casco loam	NW1/WW1 Classification: None Depicted			Wetland ID: Adjacent to W-5
Landform: Backslope	Local Relief: Concave			Sample Point: P11
Slope (%): 1-3	Latitude: N/A	Longitude: N/A	Datum: N/A	Community ID: Upland Meadow
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☒ Yes ☐ No		Range: 20E

SUMMARY OF FINDINGS

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

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined non-wetland based on lack of hydric soils and sufficient wetland hydrology indicators, and best professional judgement.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☒ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present? ☐ Yes ☒ No Depth: (in.)

Water Table Present? ☐ Yes ☒ No Depth: (in.)

Saturation Present? ☐ Yes ☒ No Depth: (in.)

Wetland Hydrology Present? ☐ Yes ☒ No

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

Remarks:

SOILS

Map Unit Name: **Casco loam** Series Drainage Class: **well**

Taxonomy (Subgroup): **Inceptic Hapludalfs**

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

Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)
			Color (Moist)	%	Color (Moist)	%	Type	Location	
0	10	1	10YR 4/2	100	--	--	--	--	silt loam
10	16	2	10YR 4/2	50	--	--	--	--	silty clay loam
--	--	--	10YR 4/1	48	10YR 4/3	2	C	M	--
16	20	3	10YR 4/2	60	--	--	--	--	silty clay loam
--	--	--	10YR 4/3	35	10YR 4/4	5	C	M	--
20	24	4	10YR 4/3	100	--	--	--	--	silty clay loam
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|--|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|--|

Indicators for Problematic Soils ¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (If Observed)	Type: N/A	Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No
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Remarks:

Project/Site: **Wrenwood Development**

 Wetland ID: **Adjacent to W-5**

 Sample Point: **P11**
VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	<i>PICEA ABIES</i>	5	Y	UPL
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **5**

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Salix interior</i>	2	Y	FACW
2.	<i>Acer negundo</i>	2	Y	FAC
3.	<i>Rubus occidentalis</i>	1	Y	UPL
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **5**

Herb Stratum (Plot size: 2 meter radius)

1.	<i>PHALARIS ARUNDINACEA</i>	100	Y	FACW
2.	<i>CIRSIIUM ARVENSE</i>	5	N	FACU
3.	<i>Solidago canadensis</i>	5	N	FACU
4.	<i>SONCHUS ARVENSIS</i>	1	N	FACU
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--

 Total Cover = **111**

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--

 Total Cover = **0**

Remarks:

Dominance Test Worksheet

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

 Total Number of Dominant Species Across All Strata: **5** (B)

 Percent of Dominant Species That Are OBL, FACW, or FAC: **60%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	102	x 2 =	204
FAC spp.	2	x 3 =	6
FACU spp.	11	x 4 =	44
UPL spp.	6	x 5 =	30

 Total **121** (A) **284** (B)

 Prevalence Index = B/A = **2.347**
Hydrophytic Vegetation Indicators:

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

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

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Ozaukee silt loam	NW1/WW1 Classification: None Depicted			Wetland ID: Adjacent to W-5
Landform: Depression	Local Relief: Concave			Sample Point: P12
Slope (%): 0-2	Latitude: N/A	Longitude: N/A	Datum: N/A	Community ID: Upland Meadow
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☒ Yes ☐ No		Range: 20E

SUMMARY OF FINDINGS

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

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined non-wetland based on lack of hydric soil indicators and best professional judgement.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☒ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☒ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present?	☐ Yes ☒ No	Depth: (in.)
Water Table Present?	☐ Yes ☒ No	Depth: (in.)
Saturation Present?	☐ Yes ☒ No	Depth: (in.)

Wetland Hydrology Present? ☒ Yes ☐ No

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

Remarks: **Soils compacted from vehicular traffic at this location.**

SOILS

Map Unit Name: **Ozaukee silt loam** Series Drainage Class: **well**

Taxonomy (Subgroup): **Oxyaquic Hapludalfs**

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

Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)	%	Type	Location	
0	10	1	10YR	4/2	100	--	--	--	--	silty clay loam
10	13	2	10YR	4/2	98	10YR	4/4	2	C	silty clay loam
13	24	3	10YR	5/4	100	--	--	--	--	silty clay
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|--|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|--|

Indicators for Problematic Soils ¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (If Observed)	Type: N/A	Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No
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Remarks:

Project/Site: **Wrenwood Development**

 Wetland ID: **Adjacent to W-5**

 Sample Point: **P12**
VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Fraxinus pennsylvanica</i>	5	Y	FACW
2.	<i>Populus deltoides</i>	3	Y	FAC
3.	<i>Cornus racemosa</i>	1	N	FAC
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		9		

Herb Stratum (Plot size: 2 meter radius)

1.	<i>PHALARIS ARUNDINACEA</i>	50	Y	FACW
2.	<i>ECHINOCHLOA CRUS-GALLI</i>	10	Y	FAC
3.	<i>Panicum dichotomiflorum</i>	10	Y	FACW
4.	<i>Poa palustris</i>	7	N	FACW
5.	<i>Euthamia graminifolia</i>	7	N	FAC
6.	<i>Carex pellita</i>	5	N	OBL
7.	<i>Populus deltoides</i>	3	N	FAC
8.	<i>Symphyotrichum lanceolatum</i>	3	N	FACW
9.	<i>Parthenocissus quinquefolia</i>	3	N	FACU
10.	<i>Ambrosia artemisiifolia</i>	2	N	FACU
11.	<i>Solidago canadensis</i>	2	N	FACU
12.	<i>Scirpus atrovirens</i>	1	N	OBL
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		103		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

 Number of Dominant Species that are OBL, FACW, or FAC: **5** (A)

 Total Number of Dominant Species Across All Strata: **5** (B)

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	6	x 1 =	6
FACW spp.	75	x 2 =	150
FAC spp.	24	x 3 =	72
FACU spp.	7	x 4 =	28
UPL spp.	0	x 5 =	0

 Total **112** (A) **256** (B)

 Prevalence Index = B/A = **2.286**
Hydrophytic Vegetation Indicators:

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

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

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2:		State: Wisconsin
Soil Unit: Ozaukee silt loam	NW1/WW1 Classification: None Depicted			Wetland ID: Adj. to W-6
Landform: Swale	Local Relief: Concave			Sample Point: P13
Slope (%): 2-3	Latitude: N/A	Longitude: N/A	Datum: N/A	Community ID: Brushy Treeline
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☒ Yes ☐ No		Range: 20E

SUMMARY OF FINDINGS

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

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined non-wetland based on lack of hydric soil and wetland hydrology indicators, and best professional judgement.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present? ☐ Yes ☒ No Depth: (in.)

Water Table Present? ☐ Yes ☒ No Depth: (in.)

Saturation Present? ☐ Yes ☒ No Depth: (in.)

Wetland Hydrology Present? ☐ Yes ☒ No

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

Remarks: **No wetland hydrology indicators observed.**

SOILS

Map Unit Name: **Ozaukee silt loam** Series Drainage Class: **well**

Taxonomy (Subgroup): **Oxyaquic Hapludalfs**

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

Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)	%		Color (Moist)		%	Type	Location	
0	8	1	10YR	3/2	100	--	--	--	--	--	silt loam
8	13	2	10YR	5/3	100	--	--	--	--	--	silty clay loam
13	19	3	10YR	4/3	100	--	--	--	--	--	silty clay loam
19	24	4	10YR	4/2	95	10YR	4/4	5	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|--|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|--|

Indicators for Problematic Soils ¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (If Observed)	Type: N/A	Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No
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Remarks:

Project/Site: **Wrenwood Development**

 Wetland ID: **Adj. to W-6**

 Sample Point: **P13**
VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Prunus serotina</i>	20	Y	FACU
2.	<i>RHAMNUS CATHARTICA</i>	20	Y	FAC
3.	<i>Fraxinus pennsylvanica</i>	10	N	FACW
4.	<i>Crataegus crus-galli</i>	7	N	FAC
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **57**

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>RHAMNUS CATHARTICA</i>	60	Y	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **60**

Herb Stratum (Plot size: 2 meter radius)

1.	<i>RHAMNUS CATHARTICA</i>	50	Y	FAC
2.	<i>Cornus racemosa</i>	3	N	FAC
3.	<i>Geum canadense</i>	2	N	FAC
4.	<i>Sanguinaria canadensis</i>	2	N	FACU
5.	<i>Ribes americanum</i>	2	N	FACW
6.	<i>Quercus rubra</i>	1	N	FACU
7.	<i>Symphotrichum lateriflorum</i>	1	N	FAC
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--

 Total Cover = **61**

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--

 Total Cover = **0**

Remarks:

Dominance Test Worksheet

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

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

 Percent of Dominant Species That Are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	12	x 2 =	24
FAC spp.	143	x 3 =	429
FACU spp.	23	x 4 =	92
UPL spp.	0	x 5 =	0

 Total **178** (A) **545** (B)

 Prevalence Index = B/A = **3.062**
Hydrophytic Vegetation Indicators:

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

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

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2: Jacob Eeling		State: Wisconsin
Soil Unit: Martinton silt loam	NW1/WW1 Classification: N/A			Wetland ID: W-6
Landform: Swale	Local Relief: Concave			Sample Point: P14
Slope (%): 1-2	Latitude: N/A	Longitude: N/A	Datum: N/A	Community ID: Hardwood Swamp
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☒ Yes ☐ No		Range: 20E

SUMMARY OF FINDINGS

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

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland having met sufficient indicators for all three parameters.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☒ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☒ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☒ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☒ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present? ☐ Yes ☒ No Depth: (in.)

Water Table Present? ☐ Yes ☒ No Depth: (in.)

Saturation Present? ☐ Yes ☒ No Depth: (in.)

Wetland Hydrology Present? ☒ Yes ☐ No

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

Remarks:

SOILS

Map Unit Name: **Martinton silt loam** Series Drainage Class: **somewhat poorly**

Taxonomy (Subgroup): **Aquic Argiudolls**

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

Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture	
			Color (Moist)		%	Color (Moist)		%	Type	Location	(e.g. clay, sand, loam)
0	7	1	10YR	5/2	100	--	--	--	--	--	silt loam
7	24	2	10YR	5/2	90	10YR	4/6	5	C	M	silt loam
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|---|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|---|

Indicators for Problematic Soils ¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

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

Hydric Soil Present? ☒ Yes ☐ No

Remarks:

Project/Site: **Wrenwood Development**

 Wetland ID: **W-6**

 Sample Point: **P14**
VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Fraxinus pennsylvanica</i>	50	Y	FACW
2.	<i>Ulmus americana</i>	20	Y	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **70**
Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>RHAMNUS CATHARTICA</i>	7	Y	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

 Total Cover = **7**
Herb Stratum (Plot size: 2 meter radius)

1.	<i>RHAMNUS CATHARTICA</i>	10	Y	FAC
2.	<i>Geum canadense</i>	5	Y	FAC
3.	<i>Symphotrichum lateriflorum</i>	2	N	FAC
4.	<i>Oxalis stricta</i>	1	N	FACU
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--

 Total Cover = **18**
Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--

 Total Cover = **0**

Remarks:

Dominance Test Worksheet

 Number of Dominant Species that are OBL, FACW, or FAC: **5** (A)

 Total Number of Dominant Species Across All Strata: **5** (B)

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	70	x 2 =	140
FAC spp.	24	x 3 =	72
FACU spp.	1	x 4 =	4
UPL spp.	0	x 5 =	0

 Total **95** (A) **216** (B)

 Prevalence Index = B/A = **2.274**
Hydrophytic Vegetation Indicators:

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

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

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Montgomery silty clay loam		State: Wisconsin
Landform: Depression		NW1/WWI Classification: T3K		Wetland ID: W-7
Slope (%): 1-3		Local Relief: Concave		Sample Point: P15
Latitude: N/A		Longitude: N/A		Community ID: Hardwood Swamp
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydric Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland based on hydric soils, sufficient hydrology indicators, hydrophytic plants, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☒ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☒ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☒ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☒ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
---	--	---

Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☒ Yes ☐ No Depth: 16 (in.) Saturation Present? ☒ Yes ☐ No Depth: 0 (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Montgomery silty clay loam		Series Drainage Class: very poorly									
Taxonomy (Subgroup): Vertic Endoaquolls											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)	
			Color (Moist)	%		Color (Moist)	%	Type	Location		
0	9	1	10YR	3/1	80	10YR	4/4	20	C	M	silty clay loam
9	24	2	10YR	4/1	97	10YR	5/6	3	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☒ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☒ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Mucky Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☒ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.					

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydric Soil Present? ☒ Yes ☐ No
Remarks: High organic content in 1st horizon	

Project/Site: **Wrenwood Development**

Wetland ID: **W-7**

Sample Point: **P15**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Fraxinus pennsylvanica</i>	30	Y	FACW
2.	<i>Acer saccharinum</i>	20	Y	FACW
3.	<i>RHAMNUS CATHARTICA</i>	10	N	FAC
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		60		

Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>Fraxinus pennsylvanica</i>	5	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		5		

Herb Stratum (Plot size: 2 meter radius)				
1.	<i>Lycopus uniflorus</i>	2	N	OBL
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		2		

Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>2</u>	x 1 =	<u>2</u>
FACW spp.	<u>100</u>	x 2 =	<u>200</u>
FAC spp.	<u>10</u>	x 3 =	<u>30</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 112 (A) 232 (B)

Prevalence Index = B/A = 2.071

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2: Jacob Eeling		State: Wisconsin
Soil Unit: Martinton silt loam		NW1/WW1 Classification:		Wetland ID: Adjacent to W-7
Landform: Backslope		Local Relief: Convex		Sample Point: P16
Slope (%): 2-4		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Mesic Woodland
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydic Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No

Remarks: **WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined non-wetland based on lack of sufficient indicators for all 3 parameters.**

HYDROLOGY

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

Primary:

- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface

- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B15 - Marl Deposits
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ Other (Explain in Remarks)

Secondary:

- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ B16 - Moss Trim Lines
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D3 - Shallow Aquitard
- ☐ D4 - Microtopographic Relief
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present? ☐ Yes ☒ No	Depth: (in.)
Water Table Present? ☐ Yes ☒ No	Depth: (in.)
Saturation Present? ☐ Yes ☒ No	Depth: (in.)

Wetland Hydrology Present? ☐ Yes ☒ No

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

Remarks:

SOILS

Map Unit Name: **Martinton silt loam** Series Drainage Class: **somewhat poorly**

Taxonomy (Subgroup): **Aquic Argiudolls**

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

Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	9	1	10YR	3/4	100	--	--	--	--	--	silt loam
9	14	2	10YR	5/3	100	--	--	--	--	--	silty clay loam
14	18	3	10YR	4/4	100	--	--	--	--	--	silty clay
18	20	4	10YR	6/6	75	10YR	5/8	25	C	M	sandy loam
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

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

- | | |
|---|--|
| <ul style="list-style-type: none"> ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) | <ul style="list-style-type: none"> ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions |
|---|--|

Indicators for Problematic Soils¹

- ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B)
- ☐ A16 - Coast Prairie Redox (LRR K, L, R)
- ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R)
- ☐ S7 - Dark Surface (LRR K, L, M)
- ☐ S8 - Polyvalue Below Surface (LRR K, L)
- ☐ S9 - Thin Dark Surface (LRR K, L)
- ☐ F12 - Iron-Manganese Masses (LRR K, L, R)
- ☐ F19 - Piedmont Floodplain Soils (MLRA 149B)
- ☐ F21 - Red Parent Material
- ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B)
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (If Observed) Type: **Rock** Depth: 20 inches

Hydric Soil Present? ☐ Yes ☒ No

Remarks: **Auger refusal at 20 inches**

Project/Site: **Wrenwood Development**

Wetland ID: **Adjacent to W-7**

Sample Point: **P16**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Acer saccharum</i>	60	Y	FACU
2.	<i>Fagus grandifolia</i>	30	Y	FACU
3.	<i>Tilia americana</i>	15	N	FACU
4.	<i>Fraxinus americana</i>	10	N	FACU
5.	<i>Prunus serotina</i>	5	N	FACU
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		120		
Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>Acer saccharum</i>	7	Y	FACU
2.	<i>Fagus grandifolia</i>	3	Y	FACU
3.	<i>Tilia americana</i>	3	Y	FACU
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		13		
Herb Stratum (Plot size: 2 meter radius)				
1.	<i>Acer saccharum</i>	15	Y	FACU
2.	<i>Carex pensylvanica</i>	3	N	UPL
3.	<i>Fagus grandifolia</i>	3	N	FACU
4.	<i>Geranium maculatum</i>	2	N	FACU
5.	<i>Maianthemum racemosum</i>	2	N	FACU
6.	<i>Fraxinus americana</i>	1	N	FACU
7.	<i>Ribes cynosbati</i>	1	N	FACU
8.	<i>Quercus rubra</i>	1	N	FACU
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		28		
Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0% (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>0</u>	x 1 =	<u>0</u>
FACW spp.	<u>0</u>	x 2 =	<u>0</u>
FAC spp.	<u>0</u>	x 3 =	<u>0</u>
FACU spp.	<u>158</u>	x 4 =	<u>632</u>
UPL spp.	<u>3</u>	x 5 =	<u>15</u>

Total 161 (A) 647 (B)

Prevalence Index = B/A = 4.019

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2: Jacob Eeling		State: Wisconsin
Soil Unit: Martinton silt loam		NWI/WWI Classification: T3K		Wetland ID: W-6
Landform: Depression		Local Relief: Concave		Sample Point: P17
Slope (%): 1-3		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Hardwood Swamp
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland having met sufficient indicators for all 3 parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☒ B8 - Sparsely Vegetated Concave Surface	☒ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☒ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☒ Yes ☐ No Depth: 22 (in.) Saturation Present? ☒ Yes ☐ No Depth: 21 (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Martinton silt loam	Series Drainage Class: somewhat poorly
Taxonomy (Subgroup): Aquic Argiudolls	

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	9	1	10YR	2/2	100	--	--	--	--	--	peat
9	13	2	10YR	3/1	98	10YR	4/6	2	C	M	silt loam
13	19	3	10YR	4/1	98	10YR	4/6	2	C	M	silt loam
19	22	4	10YR	5/1	90	10YR	4/4	10	C	M	silty clay
22	24	5	5Y	5/1	85	10YR	4/6	15	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☒ A1 - Histosol ☒ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)
Restrictive Layer (If Observed) Type: N/A Depth: N/A		Hydric Soil Present? ☒ Yes ☐ No		
Remarks:				

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

Project/Site: **Wrenwood Development**

Wetland ID: **W-6**

Sample Point: **P17**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Quercus bicolor</i>	25	Y	FACW
2.	<i>Fraxinus pennsylvanica</i>	7	Y	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		32		
Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>Fraxinus pennsylvanica</i>	5	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		5		
Herb Stratum (Plot size: 2 meter radius)				
1.	<i>Bidens connata</i>	10	Y	FACW
2.	<i>PHALARIS ARUNDINACEA</i>	5	Y	FACW
3.	<i>Carex lupulina</i>	5	Y	OBL
4.	<i>Glyceria striata</i>	3	N	OBL
5.	<i>Pilea pumila</i>	2	N	FACW
6.	<i>Iris versicolor</i>	2	N	OBL
7.	<i>Carex cristatella</i>	2	N	FACW
8.	<i>Carex vulpinoidea</i>	1	N	OBL
9.	<i>Ulmus americana</i>	1	N	FACW
10.	<i>Sium suave</i>	1	N	OBL
11.	<i>SOLANUM DULCAMARA</i>	1	N	FAC
12.	<i>PERSICARIA HYDROPIPER</i>	1	N	OBL
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		34		
Woody Vine Stratum (Plot size: 10 meter radius)				
1.	<i>Vitis riparia</i>	5	Y	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		5		

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>13</u>	x 1 =	<u>13</u>
FACW spp.	<u>57</u>	x 2 =	<u>114</u>
FAC spp.	<u>6</u>	x 3 =	<u>18</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 76 (A) 145 (B)

Prevalence Index = B/A = 1.908

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Ozaukee silt loam		State: Wisconsin
Landform: Depression		NW1/WW1 Classification: None Depicted		Wetland ID: W-8
Slope (%): 0-2		Local Relief: Concave		Sample Point: P18
Latitude: N/A		Longitude: N/A		Community ID: Hardwood Swamp
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland having met sufficient indicators for all 3 parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☒ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A	
Remarks: Isolated depression.	

SOILS

Map Unit Name: Ozaukee silt loam	Series Drainage Class: well										
Taxonomy (Subgroup): Oxyaquic Hapludalfs											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)	
Color (Moist)	%	Color (Moist)	%	Type	Location						
0	10	1	10YR	3/1	98	10YR	3/2	2	C	M	silty clay loam
10	24	2	10YR	5/1	90	10YR	4/6	10	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐):		Indicators for Problematic Soils¹	
☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☒ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Mucky Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)	☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☒ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions	☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
Restrictive Layer (If Observed) Type: N/A Depth: N/A		Hydric Soil Present? ☒ Yes ☐ No	
Remarks:			

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

Project/Site: **Wrenwood Development**

Wetland ID: **W-8**

Sample Point: **P18**

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

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Fraxinus pennsylvanica</i>	5	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		5		

Herb Stratum (Plot size: 2 meter radius)

1.	<i>Carex lupulina</i>	2	Y	OBL
2.	<i>Glyceria striata</i>	2	Y	OBL
3.	<i>Fraxinus pennsylvanica</i>	1	Y	FACW
4.	<i>SOLANUM DULCAMARA</i>	1	Y	FAC
5.	<i>Bidens connata</i>	1	Y	FACW
6.	<i>Symphyotrichum lateriflorum</i>	1	Y	FAC
7.	<i>RHAMNUS CATHARTICA</i>	1	Y	FAC
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		9		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>4</u>	x 1 =	<u>4</u>
FACW spp.	<u>7</u>	x 2 =	<u>14</u>
FAC spp.	<u>3</u>	x 3 =	<u>9</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 14 (A) 27 (B)

Prevalence Index = B/A = 1.929

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Montgomery silty clay loam		State: Wisconsin
Landform: Side slope		NW1/WW1 Classification: None Depicted		Wetland ID: Adjacent to W-6
Slope (%): 2-4		Local Relief: Convex		Sample Point: P19
Latitude: N/A		Longitude: N/A		Community ID: Agricultural Field
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☐ Yes ☒ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydic Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Not normal circumstances, cropped field and disturbed vegetation. Determined non-wetland based on lack of hydric soils, wetland hydrology indicators, dominance of upland weeds, off-site aerial imagery analysis, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☐ Yes ☒ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Off-Site aerial imagery analysis	

Remarks: **Off-site analysis indicates uplands in this area east of the south lobe of W-6**

SOILS

Map Unit Name: Montgomery silty clay loam	Series Drainage Class: very poorly
Taxonomy (Subgroup): Vertic Endoaquolls	

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	10	1	10YR	3/1	100	--	--	--	--	--	silty clay loam
10	15	2	10YR	3/1	98	10YR	3/2	2	C	M	silty clay loam
15	24	3	10YR	5/1	90	10YR	5/6	10	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☒): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
Restrictive Layer (If Observed) Type: N/A Depth: N/A		Hydric Soil Present? ☐ Yes ☒ No			
Remarks:					

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

Project/Site: **Wrenwood Development**

Wetland ID: **Adjacent to W-6**

Sample Point: **P19**

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

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

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

Herb Stratum (Plot size: 2 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	GLYCINE MAX	60	Y	UPL
2.	Amaranthus retroflexus	20	Y	FACU
3.	Juncus tenuis	1	N	FAC
4.	PLANTAGO MAJOR	1	N	FACU
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		82		

Woody Vine Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: **0** (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet

<u>Total % Cover of:</u>	<u>Multiply by:</u>
OBL spp. 0	x 1 = 0
FACW spp. 0	x 2 = 0
FAC spp. 1	x 3 = 3
FACU spp. 21	x 4 = 84
UPL spp. 60	x 5 = 300
Total 82 (A)	387 (B)
Prevalence Index = B/A = 4.720	

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Remarks:

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Montgomery silty clay loam		State: Wisconsin
Landform: Toeslope		NW1/WW1 Classification: E2K		Wetland ID: W-6
Slope (%): 0-2		Local Relief: Concave		Sample Point: P20
Latitude: N/A		Longitude: N/A		Community ID: Shrub Carr
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland based on sufficient indicators for all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☒ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☒ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☒ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☒ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A	
Remarks:	

SOILS

Map Unit Name: Montgomery silty clay loam	Series Drainage Class: very poorly										
Taxonomy (Subgroup): Vertic Endoaquolls											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features				Texture (e.g. clay, sand, loam)	
			Color (Moist)		%	Color (Moist)	%	Type	Location		
0	9	1	10YR	2/1	100	--	--	--	--	--	silt loam
9	20	2	10YR	5/1	95	10YR	4/6	5	C	M	silty clay loam
20	24	3	10YR	5/1	98	10YR	4/1	2	D	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐):		Indicators for Problematic Soils¹
☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☒ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)	☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions	☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydic Soil Present? ☒ Yes ☐ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **W-6**

Sample Point: **P20**

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

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Populus deltoides</i>	20	Y	FAC
2.	<i>Salix petiolaris</i>	5	N	FACW
3.	<i>Salix interior</i>	5	N	FACW
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		30		

Herb Stratum (Plot size: 2 meter radius)

1.	<i>TYPHA ANGUSTIFOLIA</i>	15	Y	OBL
2.	<i>PHALARIS ARUNDINACEA</i>	15	Y	FACW
3.	<i>Symphyotrichum puniceum</i>	5	Y	OBL
4.	<i>Panicum capillare</i>	5	Y	FAC
5.	<i>Amaranthus retroflexus</i>	5	Y	FACU
6.	<i>TRIFOLIUM HYBRIDUM</i>	3	N	FACU
7.	<i>SETARIA PUMILA</i>	3	N	FAC
8.	<i>Alisma triviale</i>	3	N	OBL
9.	<i>Populus deltoides</i>	3	N	FAC
10.	<i>Epilobium coloratum</i>	3	N	OBL
11.	<i>Scirpus atrovirens</i>	2	N	OBL
12.	<i>Ambrosia artemisiifolia</i>	2	N	FACU
13.	<i>AGROSTIS GIGANTEA</i>	2	N	FACW
14.	<i>Euthamia graminifolia</i>	2	N	FAC
15.	<i>Persicaria pensylvanica</i>	1	N	FACW
Total Cover =		69		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks: **History of being farmed in this location, but not for several years.**

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **6** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **83%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	28	x 1 =	28
FACW spp.	28	x 2 =	56
FAC spp.	33	x 3 =	99
FACU spp.	10	x 4 =	40
UPL spp.	0	x 5 =	0

Total **99** (A) **223** (B)

Prevalence Index = B/A = **2.253**

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2: Jacob Eeling		State: Wisconsin
Soil Unit: Montgomery silty clay loam		NWI/WWI Classification: T3K		Wetland ID: W-6
Landform: Depression		Local Relief: Concave		Sample Point: P21
Slope (%): 1-2		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Hardwood Swamp
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland based on sufficient indicators for all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☒ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A	
Remarks:	

SOILS

Map Unit Name: Montgomery silty clay loam		Series Drainage Class: very poorly									
Taxonomy (Subgroup): Vertic Endoaquolls											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)		
			Color (Moist)	%	Color (Moist)	%	Type	Location			
0	13	1	10YR	3/1	97	10YR	4/6	3	C	M	silt loam
13	16	2	10YR	4/1	93	10YR	4/6	7	C	M	silty clay loam
16	26	3	10YR	5/1	60	10YR	4/6	40	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐):		Indicators for Problematic Soils¹	
☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)	☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☒ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions	☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	

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

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydic Soil Present? ☒ Yes ☐ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **W-6**

Sample Point: **P21**

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

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Quercus bicolor</i>	50	Y	FACW
2.	<i>Ulmus americana</i>	20	Y	FACW
3.	<i>Fraxinus pennsylvanica</i>	15	N	FACW
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

Total Cover = **85**

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Ulmus americana</i>	5	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

Total Cover = **5**

Herb Stratum (Plot size: 2 meter radius)

1.	<i>Carex lacustris</i>	7	Y	OBL
2.	<i>Glyceria striata</i>	5	Y	OBL
3.	<i>Acer saccharinum</i>	1	N	FACW
4.	<i>Fraxinus pennsylvanica</i>	1	N	FACW
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--

Total Cover = **14**

Woody Vine Stratum (Plot size: 10 meter radius)

1.	<i>Vitis riparia</i>	3	N	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--

Total Cover = **3**

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **5** (B)

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	12	x 1 =	12
FACW spp.	92	x 2 =	184
FAC spp.	3	x 3 =	9
FACU spp.	0	x 4 =	0
UPL spp.	0	x 5 =	0

Total **107** (A) **205** (B)

Prevalence Index = B/A = **1.916**

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Montgomery silty clay loam		State: Wisconsin
Landform: Side slope		NW1/WW1 Classification: T3K		Wetland ID: Adjacent to W-6
Slope (%): 2-4		Local Relief: Convex		Sample Point: P22
Latitude: N/A		Longitude: N/A		Community ID: Dry-Mesic Woodland
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined non-wetland based on lack of wetland hydrology indicators, a lack of hydrophytic vegetation, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☐ Yes ☒ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Montgomery silty clay loam		Series Drainage Class: very poorly									
Taxonomy (Subgroup): Vertic Endoaquolls											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)		
			Color (Moist)	%	Color (Moist)	%	Type	Location			
0	11	1	10YR	3/1	100	--	--	--	--	silt loam	
11	24	2	10YR	4/1	98	10YR	4/4	2	C	M	silty clay loam
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☒ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.				

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydic Soil Present? ☒ Yes ☐ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **Adjacent to W-6**

Sample Point: **P22**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Quercus macrocarpa</i>	50	Y	FACU
2.	<i>Quercus rubra</i>	20	Y	FACU
3.	<i>Tilia americana</i>	5	N	FACU
4.	<i>Fraxinus pennsylvanica</i>	3	N	FACW
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		78		
Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>RHAMNUS CATHARTICA</i>	75	Y	FAC
2.	<i>Quercus macrocarpa</i>	15	N	FACU
3.	<i>Ostrya virginiana</i>	5	N	FACU
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		95		
Herb Stratum (Plot size: 2 meter radius)				
1.	<i>RHAMNUS CATHARTICA</i>	40	Y	FAC
2.	<i>Fraxinus pennsylvanica</i>	2	N	FACW
3.	<i>Quercus rubra</i>	1	N	FACU
4.	<i>Ribes cynosbati</i>	1	N	FACU
5.	<i>Acer saccharum</i>	1	N	FACU
6.	<i>Arisaema triphyllum</i>	1	N	FAC
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		46		
Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

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% (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>0</u>	x 1 =	<u>0</u>
FACW spp.	<u>5</u>	x 2 =	<u>10</u>
FAC spp.	<u>116</u>	x 3 =	<u>348</u>
FACU spp.	<u>98</u>	x 4 =	<u>392</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 219 (A) 750 (B)

Prevalence Index = B/A = 3.425

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2: Jacob Eeling		State: Wisconsin
Soil Unit: Martinton silt loam		NWI/WWI Classification: T3K		Wetland ID: W-6
Landform: Depression		Local Relief: Concave		Sample Point: P23
Slope (%): 2-4		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Shrub Carr
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland based on sufficient indicators for all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Martinton silt loam		Series Drainage Class: somewhat poorly									
Taxonomy (Subgroup): Aquic Argiudolls											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)		
			Color (Moist)	%	Color (Moist)	%	Type	Location			
0	10	1	10YR	4/2	100	--	--	--	--	silt loam	
10	18	2	10YR	4/1	97	10YR	4/3	3	C	M	silty clay loam
18	24	3	10YR	5/1	95	10YR	4/6	5	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
Restrictive Layer (If Observed) Type: N/A Depth: N/A		Hydric Soil Present? ☒ Yes ☐ No			
Remarks:					

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

Project/Site: **Wrenwood Development**

Wetland ID: **W-6**

Sample Point: **P23**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Populus deltoides</i>	7	Y	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		7		
Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>Salix discolor</i>	10	Y	FACW
2.	<i>Salix interior</i>	5	Y	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		15		
Herb Stratum (Plot size: 2 meter radius)				
1.	<i>PHALARIS ARUNDINACEA</i>	100	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		100		
Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>0</u>	x 1 =	<u>0</u>
FACW spp.	<u>115</u>	x 2 =	<u>230</u>
FAC spp.	<u>7</u>	x 3 =	<u>21</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 122 (A) 251 (B)

Prevalence Index = B/A = 2.057

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Briscoe Property		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Pioneer Engineering Inc.		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Montgomery silty clay loam		State: Wisconsin
Landform: Side slope		NW1/WW1 Classification: T3K		Wetland ID: Adjacent to W-6
Slope (%): 3-5		Local Relief: Convex		Sample Point: P24
Latitude: N/A		Longitude: N/A		Community ID: Old Field
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydic Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined non-wetland based on lack of sufficient wetland indicators, a lack of hydrophytic vegetation, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☐ Yes ☒ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Montgomery silty clay loam		Series Drainage Class: very poorly									
Taxonomy (Subgroup): Vertic Endoaquolls											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)		
			Color (Moist)	%	Color (Moist)	%	Type	Location			
0	10	1	10YR	3/2	100	--	--	--	--	silt loam	
10	22	2	10YR	4/1	98	10YR	4/6	2	C	M	silty clay
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	
--	--	--	--	--	--	--	--	--	--	--	

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☒ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.				

Restrictive Layer (If Observed) Type: gravel Depth: 22 inches	Hydic Soil Present? ☒ Yes ☐ No
Remarks: Auger refusal at 22 inches with rock	

Project/Site: **Briscoe Property** Wetland ID: **Adjacent to W-6** Sample Point: **P24**

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

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

Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>RHAMNUS CATHARTICA</i>	10	Y	FAC
2.	<i>Cornus racemosa</i>	1	N	FAC
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		11		

Herb Stratum (Plot size: 2 meter radius)				
1.	<i>POA PRATENSIS</i>	80	Y	FACU
2.	<i>Solidago canadensis</i>	50	Y	FACU
3.	<i>Symphyotrichum pilosum</i>	20	N	FACU
4.	<i>Symphyotrichum novae-angliae</i>	5	N	FACW
5.	<i>Juncus tenuis</i>	2	N	FAC
6.	<i>Quercus macrocarpa</i>	1	N	FACU
7.	<i>TARAXACUM OFFICINALE</i>	1	N	FACU
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		159		

Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>0</u>	x 1 =	<u>0</u>
FACW spp.	<u>5</u>	x 2 =	<u>10</u>
FAC spp.	<u>13</u>	x 3 =	<u>39</u>
FACU spp.	<u>152</u>	x 4 =	<u>608</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 170 (A) 657 (B)

Prevalence Index = B/A = 3.865

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/18/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2: Jacob Eeling		State: Wisconsin
Soil Unit: Ozaukee silt loam		NWI/WWI Classification: T3/E2K		Wetland ID: W-9
Landform: Depression		Local Relief: Concave		Sample Point: P25
Slope (%): 1-3		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Wet Meadow
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland based on sufficient indicators for all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Ozaukee silt loam		Series Drainage Class: well									
Taxonomy (Subgroup): Oxyaquic Hapludalfs											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)		
			Color (Moist)	%	Color (Moist)	%	Type	Location			
0	3	1	10YR	4/2	--	--	--	--	--	silt loam	
3	13	2	10YR	4/2	85	7.5YR	4/6	15	C	PL	silty clay
13	24	3	10YR	4/1	95	10YR	4/3	5	C	M	sandy clay
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.					

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydic Soil Present? ☒ Yes ☐ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **W-9**

Sample Point: **P25**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Fraxinus pennsylvanica</i>	15	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		15		
Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		
Herb Stratum (Plot size: 2 meter radius)				
1.	<i>PHALARIS ARUNDINACEA</i>	100	Y	FACW
2.	<i>TYPHA ANGUSTIFOLIA</i>	10	N	OBL
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		110		
Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>10</u>	x 1 =	<u>10</u>
FACW spp.	<u>115</u>	x 2 =	<u>230</u>
FAC spp.	<u>0</u>	x 3 =	<u>0</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 125 (A) 240 (B)

Prevalence Index = B/A = 1.920

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Ozaukee silt loam		State: Wisconsin
Landform: Rise		NW1/WW1 Classification: None Depicted		Wetland ID: Adj. to W-9 & W-10
Slope (%): 1-3		Local Relief: Convex		Sample Point: P26
Latitude: N/A		Longitude: N/A		Community ID: Agricultural Field
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☒ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☐ Yes ☒ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydric Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Not normal circumstances, cropped field and disturbed vegetation. Determined non-wetland based on lack of wetland hydrology indicators, a lack of hydric soils, and best professional judgement.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☒ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☐ Yes ☒ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Off-Site Aerial Imagery Review	

Remarks: **Off site aerial imagery analysis with signature in 20% (1 in 5) of normal precipitation years in vicinity of P26.**

SOILS

Map Unit Name: Ozaukee silt loam	Series Drainage Class: well
Taxonomy (Subgroup): Oxyaquic Hapludalfs	

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	6	1	10YR	4/2	100	--	--	--	--	--	silty clay
6	9	2	7.5YR	5/3	62	7.5YR	4/4	3	C	M	silty clay
--	--	--	10YR	4/2	30	7.5YR	5/1	5	D	M	--
9	19	3	10YR	5/3	40	7.5YR	4/4	15	C	M	silty clay
--	--	--	7.5YR	4/3	40	10YR	5/1	5	D	M	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☒): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B) ☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.	

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydric Soil Present? ☐ Yes ☒ No
Remarks: Possible old fill materials, compacted. 10% rocks in 2nd and 3rd horizons.	

Project/Site: **Wrenwood Development**

Wetland ID: **Adj. to W-9 & W-10**

Sample Point: **P26**

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

Tree Stratum (Plot size: 10 meter radius)

	<u>Species Name</u>	<u>% Cover</u>	<u>Dominant</u>	<u>Ind. Status</u>
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

Total Cover = **0**

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--

Total Cover = **0**

Herb Stratum (Plot size: 2 meter radius)

1.	GLYCINE MAX	50	Y	UPL
2.	SETARIA PUMILA	3	N	FAC
3.	Ambrosia artemisiifolia	2	N	FACU
4.	Panicum capillare	2	N	FAC
5.	HIBISCUS TRIONUM	2	N	UPL
6.	ECHINOCHLOA CRUS-GALLI	1	N	FAC
7.	Xanthium strumarium	1	N	FAC
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--

Total Cover = **61**

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--

Total Cover = **0**

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: **0** (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	0	x 1 =	0
FACW spp.	0	x 2 =	0
FAC spp.	7	x 3 =	21
FACU spp.	2	x 4 =	8
UPL spp.	52	x 5 =	260

Total **61** (A) **289** (B)

Prevalence Index = B/A = **4.738**

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation				County: Washington
Investigator #1: Eric Parker		Investigator #2: Jacob Eeling		State: Wisconsin
Soil Unit: Ozaukee silt loam		NWI/WWI Classification: E2K		Wetland ID: W-10
Landform: Depression		Local Relief: Concave		Sample Point: P27
Slope (%): 1-3		Latitude: N/A Longitude: N/A Datum: N/A		Community ID: Wet Meadow
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No				Section: 23
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☒ Yes ☐ No	Hydic Soils Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No	Is This Sampling Point Within A Wetland? ☒ Yes ☐ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined wetland based on sufficient indicators for all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☒ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☒ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)		Wetland Hydrology Present? ☒ Yes ☐ No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A		
Remarks:		

SOILS

Map Unit Name: Ozaukee silt loam		Series Drainage Class: well									
Taxonomy (Subgroup): Oxyaquic Hapludalfs											
Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix		Redox Features				Texture (e.g. clay, sand, loam)		
			Color (Moist)	%	Color (Moist)	%	Type	Location			
0	6	1	10YR	3/2	98	10YR	4/6	2	C	PL	silty clay loam
6	9	2	10YR	4/1	98	10YR	4/6	2	C	PL	silty clay loam
9	24	3	10YR	4/1	95	7.5YR	4/6	5	C	M	silty clay loam
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NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☒ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☒ F3 - Depleted Matrix ☒ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.					

Restrictive Layer (If Observed) Type: N/A Depth: N/A	Hydic Soil Present? ☒ Yes ☐ No
Remarks:	

Project/Site: **Wrenwood Development**

Wetland ID: **W-10**

Sample Point: **P27**

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

Tree Stratum (Plot size: 10 meter radius)

	Species Name	% Cover	Dominant	Ind. Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		0		

Sapling/Shrub Stratum (Plot size: 5 meter radius)

1.	<i>Salix interior</i>	5	Y	FACW
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		5		

Herb Stratum (Plot size: 2 meter radius)

1.	<i>PHALARIS ARUNDINACEA</i>	100	Y	FACW
2.	<i>TYPHA ANGUSTIFOLIA</i>	10	N	OBL
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		110		

Woody Vine Stratum (Plot size: 10 meter radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

Dominance Test Worksheet

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

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

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

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>10</u>	x 1 =	<u>10</u>
FACW spp.	<u>105</u>	x 2 =	<u>210</u>
FAC spp.	<u>0</u>	x 3 =	<u>0</u>
FACU spp.	<u>0</u>	x 4 =	<u>0</u>
UPL spp.	<u>0</u>	x 5 =	<u>0</u>

Total 115 (A) 220 (B)

Prevalence Index = B/A = 1.913

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☒ Yes ☐ No

Additional Remarks:

Project/Site: Wrenwood Development		Stantec Project #: 193705634		Date: 09/15/17
Applicant: Carity Land Corporation		Investigator #2: Jacob Eeling		County: Washington
Investigator #1: Eric Parker		Soil Unit: Dodge silt loam		State: Wisconsin
Landform: Footslope		NW1/WW1 Classification: None Depicted		Wetland ID: N/A
Slope (%): 2-4		Local Relief: Convex		Sample Point: P28
Latitude: N/A		Longitude: N/A		Community ID: Shrub Thicket
Datum: N/A		Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks) ☒ Yes ☐ No		Section: 23
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed?		Are normal circumstances present? ☒ Yes ☐ No		Township: 9N
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic?				Range: 20E

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present? ☐ Yes ☒ No	Hydic Soils Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No	Is This Sampling Point Within A Wetland? ☐ Yes ☒ No
Remarks: WETS analysis indicates antecedent precipitation is in the normal range. However, it has been in dry over the previous few weeks. Determined non-wetland based on lack of sufficient indicators for all three parameters.	

HYDROLOGY

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

<u>Primary:</u> ☐ A1 - Surface Water ☐ A2 - High Water Table ☐ A3 - Saturation ☐ B1 - Water Marks ☐ B2 - Sediment Deposits ☐ B3 - Drift Deposits ☐ B4 - Algal Mat or Crust ☐ B5 - Iron Deposits ☐ B7 - Inundation Visible on Aerial Imagery ☐ B8 - Sparsely Vegetated Concave Surface	☐ B9 - Water-Stained Leaves ☐ B13 - Aquatic Fauna ☐ B15 - Marl Deposits ☐ C1 - Hydrogen Sulfide Odor ☐ C3 - Oxidized Rhizospheres on Living Roots ☐ C4 - Presence of Reduced Iron ☐ C6 - Recent Iron Reduction in Tilled Soils ☐ C7 - Thin Muck Surface ☐ Other (Explain in Remarks)	<u>Secondary:</u> ☐ B6 - Surface Soil Cracks ☐ B10 - Drainage Patterns ☐ B16 - Moss Trim Lines ☐ C2 - Dry-Season Water Table ☐ C8 - Crayfish Burrows ☐ C9 - Saturation Visible on Aerial Imagery ☐ D1 - Stunted or Stressed Plants ☐ D2 - Geomorphic Position ☐ D3 - Shallow Aquitard ☐ D4 - Microtopographic Relief ☐ D5 - FAC-Neutral Test
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Field Observations: Surface Water Present? ☐ Yes ☒ No Depth: (in.) Water Table Present? ☐ Yes ☒ No Depth: (in.) Saturation Present? ☐ Yes ☒ No Depth: (in.)	Wetland Hydrology Present? ☐ Yes ☒ No
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **Off-Site Aerial Imagery Review**

Remarks: **Signature in agricultural field in recent wet year on aerial imagery inspected at this location given topographic position in the adjacent treeline is similar to proximal agricultural field.**

SOILS

Map Unit Name: Dodge silt loam	Series Drainage Class: well
Taxonomy (Subgroup): Typic Hapludafls	

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)											
Top Depth	Bottom Depth	Horizon	Matrix			Redox Features					Texture (e.g. clay, sand, loam)
			Color (Moist)		%	Color (Moist)		%	Type	Location	
0	6	1	10YR	3/2	100	--	--	--	--	--	silt loam
6	15	2	10YR	4/3	100	--	--	--	--	--	silt loam
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--
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--	--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☒): ☐ A1 - Histosol ☐ A2 - Histic Epipedon ☐ A3 - Black Histic ☐ A4 - Hydrogen Sulfide ☐ A5 - Stratified Layers ☐ A11 - Depleted Below Dark Surface ☐ A12 - Thick Dark Surface ☐ S1 - Sandy Muck Mineral ☐ S4 - Sandy Gleyed Matrix ☐ S5 - Sandy Redox ☐ S6 - Stripped Matrix ☐ S7 - Dark Surface (LRR R, MLRA 149B)		☐ S8 - Polyvalue Below Surface (LRR R, MLRA 149B) ☐ S9 - Thin Dark Surface (LRR R, MLRA 149B) ☐ S11 - High Chroma Sands ☐ F1 - Loamy Mucky Mineral (LRR K, L) ☐ F2 - Loamy Gleyed Matrix ☐ F3 - Depleted Matrix ☐ F6 - Redox Dark Surface ☐ F7 - Depleted Dark Surface ☐ F8 - Redox Depressions		Indicators for Problematic Soils¹ ☐ A10 - 2 cm Muck (LRR K, L, MLRA 149B) ☐ A16 - Coast Prairie Redox (LRR K, L, R) ☐ S3 - 5cm Mucky Peat of Peat (LRR K, L, R) ☐ S7 - Dark Surface (LRR K, L, M) ☐ S8 - Polyvalue Below Surface (LRR K, L) ☐ S9 - Thin Dark Surface (LRR K, L) ☐ F12 - Iron-Manganese Masses (LRR K, L, R) ☐ F19 - Piedmont Floodplain Soils (MLRA 149B) ☐ F21 - Red Parent Material ☐ TA6 - Mesic Spodic (MLRA 144A, 145, 149B) ☐ TF12 - Very Shallow Dark Surface ☐ Other (Explain in Remarks)	
--	--	--	--	---	--

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

Restrictive Layer (If Observed) Type: root/rocks Depth: 16 inches	Hydric Soil Present? ☐ Yes ☒ No	Remarks: Auger refusal at 16 inches
--	---	--

Project/Site: **Wrenwood Development**

Wetland ID: **N/A**

Sample Point: **P28**

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

Tree Stratum (Plot size: 10 meter radius)				
	Species Name	% Cover	Dominant	Ind. Status
1.	<i>Crataegus coccinea</i>	30	Y	UPL
2.	<i>Prunus serotina</i>	20	Y	FACU
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		50		
Sapling/Shrub Stratum (Plot size: 5 meter radius)				
1.	<i>Cornus racemosa</i>	50	Y	FAC
2.	<i>RHAMNUS CATHARTICA</i>	15	N	FAC
3.	<i>Prunus virginiana</i>	3	N	FACU
4.	<i>EUONYMUS EUROPAEUS</i>	2	N	UPL
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
Total Cover =		70		
Herb Stratum (Plot size: 2 meter radius)				
1.	<i>Cornus racemosa</i>	40	Y	FAC
2.	<i>RHAMNUS CATHARTICA</i>	10	N	FAC
3.	<i>ALLIARIA PETIOLATA</i>	7	N	FACU
4.	<i>Geum canadense</i>	1	N	FAC
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
Total Cover =		58		
Woody Vine Stratum (Plot size: 10 meter radius)				
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
Total Cover =		0		

Remarks:

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% (A/B)

Prevalence Index Worksheet

Total % Cover of:

Multiply by:

OBL spp.	<u>0</u>	x 1 =	<u>0</u>
FACW spp.	<u>0</u>	x 2 =	<u>0</u>
FAC spp.	<u>116</u>	x 3 =	<u>348</u>
FACU spp.	<u>30</u>	x 4 =	<u>120</u>
UPL spp.	<u>32</u>	x 5 =	<u>160</u>

Total 178 (A) 628 (B)

Prevalence Index = B/A = 3.528

Hydrophytic Vegetation Indicators:

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

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

Definitions of Vegetation Strata:

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

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

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

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

Hydrophytic Vegetation Present ☐ Yes ☒ No

Additional Remarks:

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
Appendix C– Site Photographs
October 4, 2017

Appendix C – Site Photographs

Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
1

Date
09/15/2017

Direction Photo Taken:
East

Photo Description:
Sample point P1 within
farmed wetland W-1.



Photo No.
2

Date
9/15/2017

Direction Photo Taken:
Southwest

Photo Description:
Sample point P1 within
farmed wetland W-1.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
3

Date
09/15/2017

Direction Photo Taken:
East

Photo Description:
Sample point P2 on
uplands outside Wetland
W-1 amidst healthy
soybeans



Photo No.
4

Date
09/15/2017

Direction Photo Taken:
South

Photo Description:
Sample point P2 outside
Wetland W-1 with W-1 in
the background



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
5

Date
09/15/2017

Direction Photo Taken:
West

Photo Description:
Sample point P3 in an area dominated by reed canary grass outside wetland W-2.



Photo No.
6

Date
09/15/2017

Direction Photo Taken:
Northwest

Photo Description:
Sample point P4 in a shrub carr portion at the south end of wetland W-2 with Pond 1 in the background.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
7

Date
09/15/2017

Direction Photo Taken:
Southwest

Photo Description:
Sample point P5 within a
potential farmed wetland
area identified as W-3.



Photo No.
8

Date
09/15/2017

Direction Photo Taken:
Southwest

Photo Description:
Sample point P6 in a
drainage-way emanating
from potential wetland W-3
in the agricultural field.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
9

Date
09/15/2017

Direction Photo Taken:
East

Photo Description:
Sample point P7 within
wetland W-3 on the east
side of the Property.



Photo No.
10

Date
09/15/2017

Direction Photo Taken:
Northeast

Photo Description:
Sample point P8 in old field
uplands adjacent to
wetland W-4.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
11

Date
09/15/2017

Direction Photo Taken:
West

Photo Description:
Sample point P9 at a signature point where crop stress was observed; soils non-hydric and was determined to be upland.



Photo No.
12

Date
09/15/2017

Direction Photo Taken:
North

Photo Description:
Sample point P10 within shrub carr portion of wetland W-5 which surrounds Pond 2.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
13

Date
09/15/2017

Direction Photo Taken:
North

Photo Description:
Sample point P11 in area dominated by reed canary grass with non-hydric soils, and determined to be uplands.



Photo No.
14

Date
09/15/2017

Direction Photo Taken:
South

Photo Description:
Upland sample point P12 to the north of P11 where wetland plant species dominated however soils were also non-hydric.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
15

Date
09/15/2017

Direction Photo Taken:
Northwest

Photo Description:
Upland sample point P13
within a brushy tree-line
adjacent to an upland
agricultural field.



Photo No.
16

Date
09/15/2017

Direction Photo Taken:
South

Photo Description:
PVC pipe likely providing
an outlet for field tiles into
the south end of Pond 1
within wetland W-2.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
17

Date
09/15/2017

Direction Photo Taken:
North

Photo Description:
Farmed wetland W-1, with
W1 in the open area in the
background.



Photo No.
18

Date
09/15/2017

Direction Photo Taken:
West

Photo Description:
Pond 1 showing shrub carr
wetland W-2 perimeter.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
19

Date
09/15/2017

Direction Photo Taken:
North

Photo Description:
Photo taken at the south
end of Pond 2.



Photo No.
20

Date
09/15/2017

Direction Photo Taken:
Northeast

Photo Description:
View along an open
portion of the northern
basin of wetland W-6



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
21

Date
09/15/2017

Direction Photo Taken:
West Northwest

Photo Description:
View upstream along
intermittent waterway
WW-1, which is potentially
navigable.



Photo No.
22

Date
09/15/2017

Direction Photo Taken:
North

Photo Description:
View along a ditched
intermittent non-navigable
waterway just outside an
agricultural field.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
1

Date
09/18/2017

Direction Photo Taken:
North

Photo Description:
Sample point P14 within
wetland W-6 and WW-2.



Photo No.
2

Date
9/18/2017

Direction Photo Taken:
North

Photo Description:
Sample point P15 within
wetland W-7.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
3

Date
09/18/2017

Direction Photo Taken:
Northwest

Photo Description:
Sample point P16 in upland mesic woodlands between wetlands W-6 and W-7. W-7 is in the background.



Photo No.
4

Date
09/18/2017

Direction Photo Taken:
Southeast

Photo Description:
Sample point P17 within Wetland W-6.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
5

Date
09/18/2017

Direction Photo Taken:
South

Photo Description:
Sample point P18 in
wetland W-8, which
appeared to be isolated.



Photo No.
6

Date
09/18/2017

Direction Photo Taken:
North

Photo Description:
Sample point P19 within an
upland agricultural field
adjacent to wetland W-6.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
7

Date
09/18/2017

Direction Photo Taken:
West

Photo Description:
Sample point P20 within
shrub carr portion of
wetland W-6.



Photo No.
8

Date
09/18/2017

Direction Photo Taken:
South

Photo Description:
Sample point P21 in a
wooded portion of
wetland W-6.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
9

Date
09/18/2017

Direction Photo Taken:
Northwest

Photo Description:
Sample point P22 in
disturbed woodlands
adjacent to wetland W-6.



Photo No.
10

Date
09/18/2017

Direction Photo Taken:
East

Photo Description:
Sample point P23 in
wetland W-6.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
11

Date
09/18/2017

Direction Photo Taken:
West

Photo Description:
Sample point P24 in an old
field community that was
determined to be upland.



Photo No.
12

Date
09/18/2017

Direction Photo Taken:
North

Photo Description:
Sample point P25 within
wetland W-9.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
13

Date
09/18/2017

Direction Photo Taken:
South

Photo Description:
Sample point P26 in farmed
area between wetlands W-
9 and W-10.



Photo No.
14

Date
09/18/2017

Direction Photo Taken:
South

Photo Description:
Wetland sample point P27
within wetland W-10.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
15

Date
09/18/2017

Direction Photo Taken:
North

Photo Description:
Upland sample point P28
within a brushy tree-line
adjacent to an agricultural
field where an aerial
signature was visible.



Photo No.
16

Date
09/18/2017

Direction Photo Taken:
North

Photo Description:
Interior view of wooded
portion of wetland W-6,
north of WW-1.



Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
17

Date
09/18/2017

Direction Photo Taken:
East

Photo Description:
Old dumped materials
within wetland W-7.



Photo No.
18

Date
09/18/2017

Direction Photo Taken:
North

Photo Description:
Gap between W-9 and W-
10 part of agricultural field
and dominated by planted
soybeans.





Photo Log

Project Name: Wrenwood Development
Wetland Delineation

Project Location: Village of Germantown,
Washington County, WI

Photographer(s): Eric C. Parker

File: 193705634

Photo No.
19

Date
09/18/2017

Direction Photo Taken:
Southwest

Photo Description:
View across a disturbed
wet meadow portion of
wetland W-10.



Photo No.
20

Date
09/18/2017

Direction Photo Taken:
West Southwest

Photo Description:
View along intermittent
waterway WW-1 within
wetland W-6.



WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
Appendix D– WETS Analysis
October 4, 2017

Appendix D – WETS Analysis

WETS Analysis Worksheet

Project Name: Wrenwood Development
 Project Number: 193705634
 Period of interest: June to August 2017
 Station: GERMANTOWN (WI) USC00473058
 County: Washington

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	2.63	3.80	4.52
2nd month prior:	July	2.64	3.89	4.64
3rd month prior:	June	2.49	4.17	5.06
Sum =		11.86		

Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
2.50	Dry	1	3	3
3.76	Normal	2	2	4
6.63	Wet	3	1	3
Sum =		12.89	Sum*** =	10

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

Determination: _____ Wet

**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

X Normal

Precipitation data source: NOAA Regional Climate Centers - ACIS (http://efotg.sc.egov.usda.gov/efotg_locator.aspx)
<http://mrcc.isws.illinois.edu/CLIMATE/Station/Daily/StnDyBTD2.jsp>

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.

Monthly Data between Specific Months
 GERMANTOWN (WI)
 USC00473058

Date	Precipitation (in)
Jun-17	6.63
Jul-17	3.76
Aug-17	2.50
Sum:	12.89

Daily Data Between Two Dates
 GERMANTOWN (WI)
 USC00473058

Date	Precipitation (in)
9/1/2017	0.00
9/2/2017	0.00
9/3/2017	0.19
9/4/2017	0.00
9/5/2017	0.00
9/6/2017	0.02
9/7/2017	0.00
9/8/2017	0.00
9/9/2017	0.13
9/10/2017	0.00
9/11/2017	0.00
9/12/2017	0.00
9/13/2017	0.00
9/14/2017	0.00
Sum:	0.34

WETS Station: GERMANTOWN, WI

Requested years: 1987 - 2016

Month	Temperature (°F)			Precipitation (inches)				
	Avg daily max	Avg daily min	Avg daily mean	Avg	30% chance will have		Avg number of days with 0.10 inch or more	Average total snowfall
					less than	more than		
Jan	27.5	11.4	19.4	1.53	0.91	1.86	4	14.0
Feb	30.5	13.4	22.0	1.26	0.72	1.51	3	12.5
Mar	42.0	23.7	32.9	1.95	1.21	2.36	5	6.4
Apr	54.6	34.3	44.5	3.84	2.62	4.58	6	1.4
May	66.6	44.5	55.5	3.77	2.37	4.55	7	0.3
Jun	76.7	54.1	65.4	4.17	2.49	5.06	7	0.0
Jul	80.8	59.0	69.9	3.89	2.64	4.64	6	0.0
Aug	79.1	57.8	68.4	3.80	2.63	4.52	7	0.0
Sep	72.1	49.2	60.7	3.27	2.00	3.96	6	0.0
Oct	59.2	37.9	48.5	2.44	1.57	2.94	6	0.1
Nov	45.5	28.2	36.9	2.16	1.23	2.62	5	2.2
Dec	32.4	17.2	24.8	1.87	1.09	2.27	5	12.4
Annual:					31.65	35.97		
Average	55.6	35.9	45.7	-	-	-	-	-
Total	-	-	-	33.93			66	49.2

GROWING SEASON DATES

Requested years of data: 1987 - 2016

Years with missing data: 24 deg = 0 28 deg = 0 32 deg = 0

Years with no occurrence: 24 deg = 0 28 deg = 0 32 deg = 0

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
Appendix E– Off-Site Aerial Imagery Analysis
October 4, 2017

Appendix E – Off-Site Aerial Imagery Analysis

June Aerial Imagery

Off-Site Aerial Imagery Analysis

Wrenwood Site Wetland Delineation - 193705634

Village of Germantown, Washington County, WI

Date	Monthly Rainfall in Inches ¹			Weighted Sum	Relative Wetness	Field #'s Shown on 2015 NAIP Image						
	March	April	May			Field 1 Image Interpretations	Field 2 Image Interpretations	Field 3 Image Interpretations	Field 4 Image Interpretations	Field 5 Image Interpretations	Field 6 Image Interpretations	Field 7 Image Interpretations
June 1997	1.35	2.13	2.53	10	Normal	WS at W-1; CS at W-3	WS at P9	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
June 1998	4.91	4.23	3.67	18	Wet	VV at W-1; WS at W-3	NSS, NV	NSS, NV	NSS, NV	NSS, NV	WS at P26	WS / DO in field by P28
June 1999	0.51	5.46	4.79	16	Wet	VV at W-1	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
June 2001	0.25	4.66	3.98	16	Wet	WS at W-1	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
June 2005	1.26	0.64	2.82	10	Normal	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
June 2006	2.85	4.07	4.61	18	Wet	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
June 2010	0.84	5.83	4.23	16	Wet	WS at W-1	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
June 2013	2.16	7.82	6.37	17	Wet	VV at W-1; WS at W-3	NSS, NV	WS west end in W-6 & NW Corner	NSS, NV	WS east end	WS south end & P26	WS west central portion
30% chance less than**	0.94	2.18	1.80	# of Normal Years		2	2	2	2	2	2	2
30 Year Average**	1.90	3.15	2.93	Number w/Wet Signatures		1	0	0	0	0	0	0
30% chance more than**	2.32	3.75	3.54	% w/Wet Signatures		50.0	0.0	0.0	0.0	0.0	0.0	0.0
				# of Wet Years		6	6	6	6	6	6	6
				Number w/Wet Signatures		5	0	1	0	1	2	2
				% w/Wet Signatures		83.3	0.0	16.7	0.0	16.7	33.3	33.3

¹ Station: GERMANTOWN (WI) USC00473058

DRY
NORMAL
WET

Key

WS = Wetland Signature	SW = Standing Water
NC = Not Cropped	NSS = No Soil Wetness Signature
DO = Drowned Out	VV = Volunteer Vegetation (not planted, naturally establishi
SS = Soil Wetness Signature	CS = Crop Stress
AP = Altered Pattern	NV = Normal Healthy Crop

July Aerial Imagery

Off-Site Aerial Imagery Review

Wrenwood Site Wetland Delineation - 193705634

Village of Germantown, Washington County, WI

Date	Monthly Rainfall in Inches ¹			Weighted Sum	Relative Wetness	Field 1 Image Interpretations	Field 2 Image Interpretations	Field 3 Image Interpretations	Field 4 Image Interpretations	Field 5 Image Interpretations	Field 6 Image Interpretations	Field 7 Image Interpretations
	April	May	June									
July 2000 NAIP	3.41	8.01	2.84	14	Normal	WS at W-1; WS at W-3	AP & CS at P9	WS west end in W-6	NSS, NV	NSS, NV	WS at P26	NSS, NV
July 2002 NAIP	4.13	3.03	4.43	16	Wet	WS at W-1; obscuring clouds	Obscuring Clouds	WS west end in W-6	NSS, NV	NSS, NV	NSS, NV	AP Throughout
July 2008 NAIP	6.79	1.65	10.61	14	Normal	CS at W-1	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
30% chance less than**	2.18	1.80	2.15	# of Normal Years		2	2	2	2	2	2	2
30 Year Average**	3.15	2.93	3.58	Number w/Wet Signatures		2	0	1	0	0	1	0
30% chance more than**	3.75	3.54	4.34	% w/Wet Signatures		100.0	0.0	50.0	0.0	0.0	50.0	0.0
				# of Wet Years		1	1	1	1	1	1	1
				Number w/Wet Signatures		1	1	1	0	0	0	1
				% w/Wet Signatures		100.0	100.0	100.0	0.0	0.0	0.0	100.0

¹ Station: GERMANTOWN (WI) USC00473058

DRY
NORMAL
WET

Key

WS = Wetland Signature	SW = Standing Water
NC = Not Cropped	NSS = No Soil Wetness Signature
DO = Drowned Out	VV = Volunteer Vegetation (not planted, naturally establishi
SS = Soil Wetness Signature	CS = Crop Stress
AP = Altered Pattern	NV = Normal Healthy Crop

September Aerial Imagery

Off-Site Aerial Imagery Review

Wrenwood Site Wetland Delineation - 193705634

Village of Germantown, Washington County, WI

Date	Monthly Rainfall in Inches ¹			Weighted Sum	Relative Wetness	Field 1 Image Interpretations	Field 2 Image Interpretations	Field 3 Image Interpretations	Field 4 Image Interpretations	Field 5 Image Interpretations	Field 6 Image Interpretations	Field 7 Image Interpretations
	June	July	August									
September 2015	3.91	3.56	4.59	12	Normal	WS at W-1	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV	NSS, NV
30% chance less than**	2.15	2.59	3.00	# of Normal Years		1	1	1	1	1	1	1
30 Year Average**	3.58	3.81	4.21	Number w/Wet Signatures		1	0	0	0	0	0	0
30% chance more than**	4.34	4.55	4.99	% w/Wet Signatures		100.0	0.0	0.0	0.0	0.0	0.0	0.0

¹ Station: GERMANTOWN (WI) USC00473058

DRY

NORMAL

WET

Key

WS = Wetland Signature

NC = Not Cropped

DO = Drowned Out

SS = Soil Wetness Signature

AP = Altered Pattern

SW = Standing Water

NSS = No Soil Wetness Signature

VV = Volunteer Vegetation (not planted, naturally establish

CS = Crop Stress

NV = Normal Healthy Crop

- - - COMBINED TOTALS - - -

	Field 1 Image Interpretations	Field 2 Image Interpretations	Field 3 Image Interpretations	Field 4 Image Interpretations	Field 5 Image Interpretations	Field 6 Image Interpretations	Field 7 Image Interpretations
Total Normal Years	5	5	5	5	5	5	5
# w/Wet Signatures	4	2	1	0	0	1	1
% w/Wet Signatures	80.0	40.0	20.0	0.0	0.0	20.0	20.0
Total Wet Years	7	7	7	7	7	7	7
# w/Wet Signatures	6	1	2	0	1	2	3
% w/Wet Signatures	85.7	14.3	28.6	0.0	14.3	28.6	42.9

June
1997
Normal



An aerial photograph showing a landscape with a road, fields, and some buildings. The road runs diagonally from the bottom left towards the top right. To the left of the road is a residential area with many small houses. To the right of the road are large, open fields, some of which are brown and some are green. There are some buildings and structures scattered throughout the landscape. The text "June 1998 WET" is handwritten in the center of the image.

June
1998
WET



Done
1999
WET

An aerial photograph showing a landscape with various land uses. A large, irregularly shaped area of dense, dark green vegetation (likely a forest or wooded area) dominates the center and right side of the image. To the left of this wooded area, there are several large, rectangular, light brown/tan patches, which appear to be cleared land or agricultural fields. A road or path runs diagonally from the bottom left towards the top right, separating some of these cleared areas. In the bottom left corner, there is a residential area with several houses and a parking lot. In the top left, there are more cleared areas and some small structures. The handwritten text "July 2000 NORMAL" is located in the center-left, over the wooded area.

July
2000
NORMAL

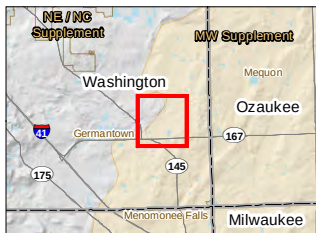
An aerial photograph showing a landscape with a road running diagonally from the bottom left towards the top right. The road is a light-colored, straight line. To the left of the road, there are several rectangular fields, some of which are light brown and others are dark green. To the right of the road, there is a large, irregularly shaped area of dark green, possibly a forest or a large field. The overall image has a vintage, slightly faded appearance with some visible grain and minor imperfections.

June
2001
WET



An aerial photograph showing a landscape with a road, fields, and a residential area. The road runs diagonally from the bottom left towards the top right. To the left of the road is a residential area with many small houses. To the right of the road are large fields, some of which are brown and some are green. A large, dark, irregular shape is visible in the center-right of the image, possibly a forest or a large field. The text "July 2002 WET" is written in the center of the image.

July
2002
WET



Legend
 Approximate Project Boundary

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR
 3. Orthophotography: NAIP

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Figure No.
X

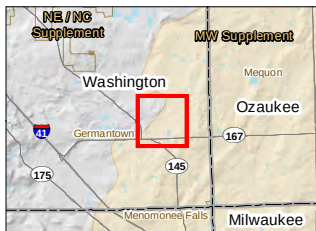
Title
**Historic Orthophotography
NAIP 06/16/2005**

Client/Project
**Carity Land Corporation
Wrenwood Site
Wetland Delineation**

Project Location 193705634
T9N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

0 500 1,000
Feet
1:12,000 (at original document size of 8.5x11)





- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR
 3. Orthophotography: NAIP

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Legend

 Approximate Project Boundary

Figure No.

X

Title

Historic Orthophotography
NAIP 06/12/2006

Client/Project

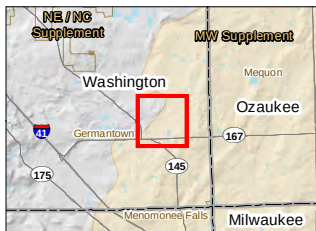
Carity Land Corporation
Wrenwood Site
Wetland Delineation

Project Location

193705634
T9N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

0 500 1,000
Feet
1:12,000 (at original document size of 8.5x11)





Legend

Approximate Project Boundary

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR
 3. Orthophotography: NAIP

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Figure No.

X

Title

Historic Orthophotography
NAIP 07/05/2008

Client/Project

Carity Land Corporation
Wrenwood Site
Wetland Delineation

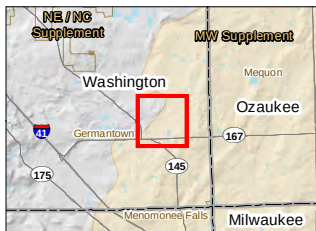
Project Location

193705634

T9N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

0 500 1,000
Feet
1:12,000 (at original document size of 8.5x11)





Legend

 Approximate Project Boundary

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WeDOT, WDNR
3. Orthophotography: NAIP

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Figure No.

X

Title

Historic Orthophotography
NAIP 06/28/2010

Client/Project

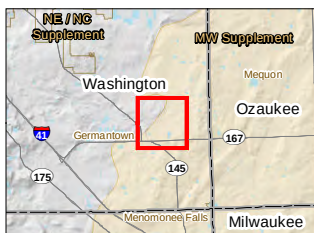
Carity Land Corporation
Wrenwood Site
Wetland Delineation

Project Location

193705634
T9N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

0 500 1,000
Feet
1:12,000 (at original document size of 8.5x11)





Legend

 Approximate Project Boundary

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR
 3. Orthophotography: NAIP

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Figure No.

X

Title

Historic Orthophotography
NAIP 06/19/2013

Client/Project

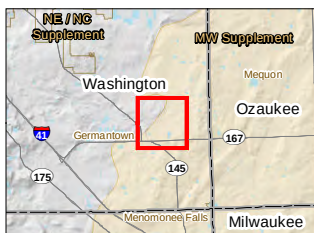
Carity Land Corporation
Wrenwood Site
Wetland Delineation

Project Location

193705634
T9N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

0 500 1,000
Feet
1:12,000 (at original document size of 8.5x11)





Legend

 Approximate Project Boundary

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR
 3. Orthophotography: NAIP

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Figure No.

X

Title

Historic Orthophotography
NAIP 09/11/2015

Client/Project

Carity Land Corporation
Wrenwood Site
Wetland Delineation

Project Location

193705634
T9N, R20E, S23, Prepared by JM on 2017-09-14
V. of Germantown, Technical Review by DG on 2017-09-14
Washington Co., WI Ind Review by EP on 2017-09-25

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WETLAND AND WATERWAY INVESTIGATION REPORT

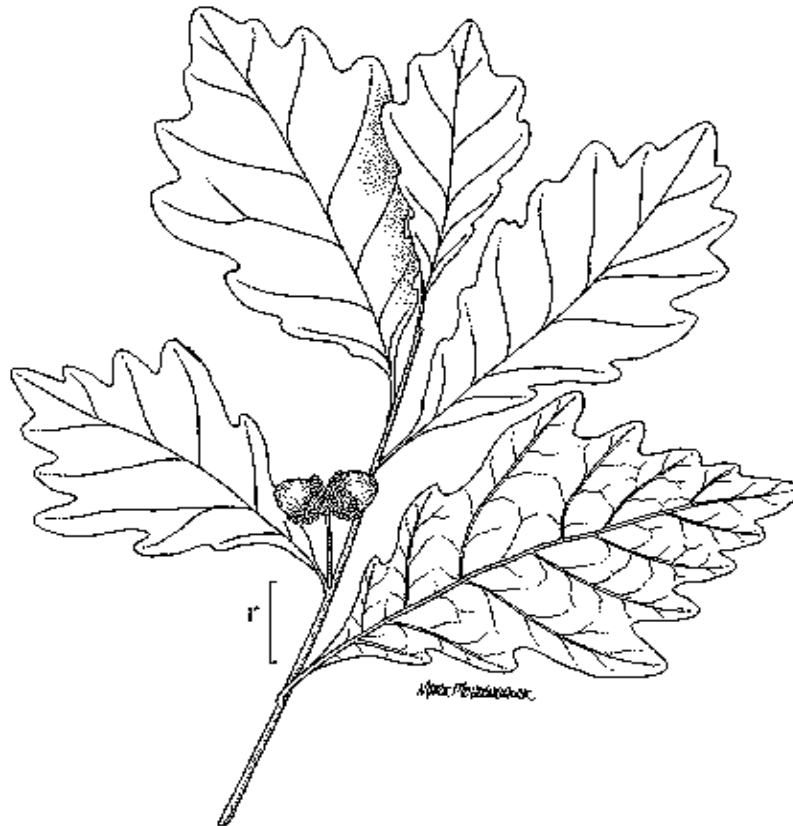
Wrenwood Development Site
Appendix F– Previous Reports
October 4, 2017

Appendix F– Previous Reports

WETLAND/ENVIRONMENTAL CORRIDOR DELINEATION REPORT

**Briscoe Property- Germantown
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN**

October 14, 2003



NRC Project # 03-054

**NATURAL RESOURCES CONSULTING, INCORPORATED
P.O. BOX 128
COTTAGE GROVE, WISCONSIN 53527-0128
(608) 839-1998**

**WETLAND AND ENVIRONMENTAL CORRIDOR DELINEATION REPORT
BRISCOE PROPERTY- GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

October 14, 2003

Prepared For:

Mr. Mike Briscoe
c/o Pioneer Engineering, Inc.
3902 County Trunk Highway B
Johnson Creek, WI 53038

Prepared By:

Natural Resources Consulting, Incorporated
P.O. Box 128
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Cottage Grove, Wisconsin 53527-0128
phone: 608-839-1998
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NRC Project # 03-054

Jeff Kraemer
Environmental Scientist

Elizabeth Day, P.W.S., P.H.
Principal Scientist

Natural Resources Consulting, Inc.

Specializing in wetland, biological and environmental permitting services

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EXECUTIVE SUMMARY

Natural Resources Consulting, Incorporated (NRC) performed a determination and delineation of wetland and primary environmental corridor boundaries on the Briscoe Property in the Village of Germantown, Washington County, Wisconsin ("the Property"). The Property, approximately 145 acres in size, consists of agricultural land bisected by a woodland corridor and an intermittent tributary to the Menomonee River. The Property is located on the east side of the Village between CTH F and STH 167, and east of the railroad right-of-way running northwest to southeast through Section 23, Township 9 North, Range 2 East (Figure 1).

The objective of the wetland/environmental corridor determination and delineation was to provide an estimate of the extent and spatial arrangement of wetlands, and a refinement of primary wetland corridor boundaries at the Property. Nine wetland areas were identified and delineated on the Property (Figures 4 & 5). These wetlands are located in central and southern portions of the site in association with the woodland/stream corridor, two man-made ponds, and six isolated depressional landscape features. The current Southeastern Wisconsin Regional Planning Commission (SEWRPC) primary environmental corridor boundary was adjusted to reflect the results of the on-site wetland delineation and on-site observations related to other corridor delineation guidelines. NRC recommends this report be submitted to the U.S. Army Corps of Engineers, the Wisconsin Department of Natural Resources, and SEWRPC for final jurisdictional review and concurrence.

INTRODUCTION AND OBJECTIVES

NRC performed a determination and delineation of wetland and primary environmental corridor boundaries on the Briscoe-Germantown Property in Washington County, Wisconsin ("the Property"). The Property is located on the east side of the railroad right-of-way that runs from the NW ¼ to the SE ¼ of Section 23, Township 9 North, Range 20 East. The Property, approximately 145 acres, consists primarily of upland agricultural lands with scattered depressional wetlands in its southern half. In addition, an area of floodplain and mesic forest bisects the Property near its center, in the vicinity of an unnamed, intermittent tributary that flows northeasterly to the Menomonee River. The Property is generally bounded on the west by the railroad embankment, on the south by USH 167 (Mequon Road), on the north by CTH F (Friestadt Road), and on the southeast by Country Aire Drive. The remainder of the Property is bounded on the east by other agricultural land. Other surrounding land uses include rural residential, residential subdivisions, and commercial/retail uses.

The Property lies in the southeast corner of Washington County. In this part of the county, soils are typically well-drained to somewhat poorly drained and have a subsoil of silty clay loam to clay over silty clay loam glacial till or lake-laid silt and clay, which formed on ground moraines and in lacustrine basins.

The objective of the wetland determination and delineation was to provide an estimate of the extent and spatial arrangement of wetlands at the Property. Most wetlands are considered waters of the U.S. and are therefore subject to regulation under the Clean Water Act (CWA). Specifically, non-isolated wetlands are regulated under Section 404 of the CWA and the jurisdictional regulatory authority lies with the United States Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (WDNR) has regulatory authority over wetlands (both isolated and non-isolated), navigable waters, and adjacent lands under Chapter 30 Wisconsin State Statutes, Act 6, and NR 103 Wisconsin Administrative Code. The Village of Germantown and/or Washington County may have additional regulatory authority over wetlands and their buffers (i.e. setbacks) through shoreland or wetland zoning ordinances.

The objective of the environmental corridor determination and delineation was to provide a draft refinement of the secondary environmental corridor identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

NRC understands the requested services to include:

1. Complete wetland determinations at the Property.
2. Flag wetland/upland boundaries at the Property.
3. Inventory SEWRPC Natural Resource Base and/or Base-related Elements at the Property.
4. Refine environmental corridor boundaries for the Property based on the SEWRPC document, *Refining the Delineation of Environmental Corridors in Southeastern Wisconsin* (Rubin and Emmerich, 1981) and the on-site resource inventory.

METHODS

Wetlands

The initial steps in the wetland determination and delineation process included a review of the following documents:

- Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service (SCS), excerpts from *Soil Survey of Washington County, Wisconsin*;
- NRCS list of hydric soils for Washington County;
- U.S. Geological Survey 7.5 minute *Menomonee Falls, Wisconsin* quadrangle map;
- The Wisconsin Wetland Inventory (WWI) Map for the area; and
- Aerial photographic coverage dated 2000.

These documents provide information on where wetlands have been previously identified or areas that possess a high likelihood of wetlands occurring. These initially identified areas were then visited to make on-site determinations, and where necessary, complete delineations of the uppermost wetland boundary.

Wetland determinations were made using the criteria and methods outlined in the USACE Manual (USACE 1987), subsequent guidance documents (USACE 1991, 1992), Guidelines for Submitting Wetland Delineations in Wisconsin to the St. Paul District Corps of Engineers (USACE 1996), and the Basic Guide to Wisconsin's Wetlands and their Boundaries (Wisconsin Department of Administration Coastal Management Program 1995). The U.S. Army Corps of Engineers and U.S. Environmental Protection Agency wetland definition is included below.

“Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.”

The State of Wisconsin wetland definition differs slightly, however, the Wisconsin Administrative Code also cites the usage of the 1987 Manual.

Wetland determinations were made using the three criteria of assessment approach defined in the 1987 Manual. According to procedures described in this Manual, areas that under normal circumstances reflect a predominance of hydrophytic (water loving) vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils) are considered wetlands. Since the wetland boundaries at the Property are relatively abrupt, the Routine Method for Small Areas was employed.

A preliminary reconnaissance of the Property was used to determine the general topography and plant communities at the Property and to identify suitable locations for sampling transects. In general, transects are linear features aligned perpendicular to site contours such that they cross representative locations of wetlands and adjacent uplands. The three criteria were evaluated by placing an observation point within a representative location of each plant community encountered along the transect.

At each observation point:

1. The presence or absence of normal circumstances was determined.
2. The plant community was characterized by identifying dominant plant species using the "50/20" rule. For each stratum in the plant community, dominant species are the most abundant (when ranked in descending order of abundance and cumulatively totaled) that immediately exceed 50% of the total dominance measure for the stratum, plus any additional species comprising 20% or more of the total dominance measure for the stratum.

Wetland indicator status is ranked by percent probability of the species occurrence in wetlands as follows:

OBL = Obligate Wetland, occurs with an estimated 99 percent probability of occurrence in wetlands

FACW = Facultative Wetland, estimated 67 to 99 percent probability of occurrence in wetlands

FAC = Facultative equally likely to occur in wetlands and non-wetlands (34 to 66 percent probability)

FACU = Facultative upland, 67 to 99 percent probability in non-wetlands, 1 to 33 percent in wetlands

UPL = Obligate Upland, greater than 99 percent probability in non-wetlands in this region

NI = No indicator, insufficient information available to determine an indicator status

Wetland indicator status can be modified with a positive sign (+) to indicate a frequency toward the higher end of the category, while a minus sign (-) indicates a frequency toward the lower end of the category (Resource Management Group, 1995);

3. Soil pits were dug to a depth of at least 20 inches (except where definitive criteria were identified at a shallower depth) and the soil was evaluated for hydric soil characteristics; and
4. Hydrology was assessed by observing for primary (i.e., inundation, saturation within the root zone, water marks, etc.) and secondary (i.e., oxidized pore linings, water stained leaves, etc.) indicators of wetland hydrology.

A transect was initiated at a representative location within each wetland for the wetland determination. The uppermost wetland boundary was identified once an upland site was encountered along the transect. The uppermost wetland boundary was flagged using consecutively numbered surveyors flagging. Subject to weathering, the flagging will remain in the field for use during a USACE / WDNR site visit and for a guide during construction.

NRC provided a sketch map to the Client indicating the approximate location of boundary flagging for their use in locating and mapping the flags in the field by professional survey. The surveyor provided a draft wetland delineation map to NRC for review prior to finalization.

Environmental Corridors

The initial steps in the environmental corridor refinement process included a review of the following documents:

- Applicable current SEWRPC Environmental Corridor mapping overlaid on 400-scale aerial photographic coverage of the Property (dated 2000).
- Applicable SEWRPC mylar transparency for the Property, which reflects the inventory of natural resource base and base-related elements initially used by SEWRPC to delineate the corridor.

NRC then reviewed each area in the field, applying the definitions, criteria, and guidelines outlined in Rubin and Emmerich (1981) and comparing field conditions with the aerial photography to assess changes in land use and/or vegetative cover.

In wooded areas, NRC flagged the drip line of the areas meeting the SEWRPC definition of Woodlands. The wetland boundary NRC delineated in the field serves as the PEC boundary in other (non-wooded) areas. NRC provided a sketch map of the flagged Primary Environmental Corridor boundary to the Client for their use in locating and mapping the flags in the field by professional survey. The surveyor provided a draft map to NRC for review prior to finalization.

RESULTS

Table 1 is a list of the soils mapped in the *Soil Survey of Washington County, Wisconsin*, for the Property. The NRCS lists the Houghton and Montgomery series as hydric, while the Kendall, Martinton, Mequon, and Virgil series may contain hydric inclusions. Soils listed as hydric within Washington County are shown in **bold** print.

Table 1. Soil Map Units Identified at the Property.

SYMBOL	SOIL MAP UNIT	CLASSIFICATION	DRAINAGE CLASS	HYDRIC PART
CeB2	Casco loam, 6 to 12 percent slopes, eroded	Inceptic Hapludalfs	Somewhat excessively drained	Not Hydric
DdB	Dodge silt loam, 2 to 6 percent slopes	Typic Hapludalfs	Well drained	Not Hydric
Hu	Houghton mucky peat	Typic Haplosaprists	Very poorly drained	Entire Map Unit
KIA	Kendall silt loam, 1 to 3 percent slopes	Aeric Endoaqualfs	Somewhat poorly drained	Inclusion (wetter soils)
MgA	Martinton silt loam, 1 to 3 percent slopes	Aquic Argiudolls	Somewhat poorly drained	Inclusion (wetter soils)
MoB	Mayville silt loam, 2 to 6 percent slopes	Oxyaquic Hapludalfs	Moderately well drained	Not Hydric
MtA	Mequon silt loam, 1 to 3 percent slopes	Udolic Endoaqualfs	Somewhat poorly drained	Inclusion (wetter soils)
Mzb	Montgomery silty clay loam	Vertic Endoaquolls	Poorly to very poorly drained	Entire Map Unit
OuB	Ozaukee silt loam, 2 to 6 percent slopes	Oxyaquic Hapludalfs	Well drained	Not Hydric
OuB2	Ozaukee silt loam, 2 to 6 percent slopes, eroded	Oxyaquic Hapludalfs	Well drained	Not Hydric
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	Typic Hapludalfs	Well drained	Not Hydric
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	Typic Hapludalfs	Well drained	Not Hydric
VsA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	Udolic Endoaqualfs	Somewhat poorly drained	Inclusion (wetter soils)

Sources: USDA 1978, NRCS, <http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdname.cgi>

The Wisconsin Wetland Inventory (WWI) identifies a broad-leaved, forested wetland (T3K) and a persistent narrow-leaved emergent wetland (E2Ka) on the Property. Both of these wetlands are associated with the intermittent tributary to the Menomonee River that flows southwest to northeast across the Property. The WWI also identifies two wetlands of less than 2 acres in size within the Property boundaries.

Wetlands

An on-site wetland delineation was completed on June 5, 2003 by Elizabeth Day and Jeff Kraemer of NRC. Nine wetland areas were identified and delineated on the Property (Figures 4 & 5). Transect and sample point locations were chosen within representative plant communities and landscape positions. USACE data sheets completed for fourteen points on six transects through the wetlands and adjacent uplands are included in Appendix A. Sample point locations are shown on Figures 4 & 5 and the corresponding field data are summarized in Table 2.

Table 2. Data Summary

SAMPLE POINT	DOMINANT VEGETATION OBSERVED	WETLAND VEGETATION	HYDROLOGY INDICATORS	HYDRIC SOIL OBSERVED	WETLAND
T-1A	Kentucky bluegrass (<i>Poa pratensis</i> , FAC-) Canada goldenrod (<i>Solidago canadensis</i> , FACU)	NO 0%	None observed	NO	NO
T-1B	Canada goldenrod (<i>Solidago canadensis</i> , FACU) Kentucky bluegrass (<i>Poa pratensis</i> , FAC-) field horsetail (<i>Equisetum arvense</i> , FAC) calico aster (<i>Aster lateriflorus</i> , FACW-) grass-leaved goldenrod (<i>Euthamia graminifolia</i> , FAC) narrow-leaved cattail (<i>Typha angustifolia</i> , OBL) broad-leaved woolly sedge (<i>Carex pellita</i> , OBL) giant goldenrod (<i>Solidago gigantea</i> , FACW) sandbar willow (<i>Salix exigua</i> , OBL) black willow (<i>Salix nigra</i> , OBL) Eastern cottonwood (<i>Populus deltoides</i> , FAC+)	YES 82 %	1 Primary (Saturation in upper 12 inches)	YES	YES (W-2)
T-2A	field penny-cress (<i>Thlaspi arvense</i> , NI) annual ragweed (<i>Ambrosia artemisiifolia</i> , FACU) field thistle (<i>Cirsium arvense</i> , FACU) alsike clover (<i>Trifolium hybridum</i> , FACU) dandelion (<i>Taraxacum officinale</i> , FACU) bull thistle (<i>Cirsium vulgare</i> , FACU-)	NO 0%	None observed	YES	NO
T-2B	lady's thumb (<i>Polygonum persicaria</i> , FACW) reed canary grass (<i>Phalaris arundinacea</i> , FACW+) field penny-cress (<i>Thlaspi arvense</i> , NI) annual ragweed (<i>Ambrosia artemisiifolia</i> , FACU)	YES 67%	1 Primary (Saturation in upper 12 inches)	YES	YES (W-3)
T-3A	American manna grass (<i>Glyceria grandis</i> , OBL) upright sedge (<i>Carex stricta</i> , OBL)	YES 100%	1 Primary (Saturation in upper 12 inches)	YES	YES (W-4)

T-3B	purple crane's bill (<i>Geranium maculatum</i> , FACU) jack-in-the-pulpit (<i>Arisaema triphyllum</i> , FACW-) beech (<i>Fagus grandifolia</i> , FACU) shrub & tree sugar maple (<i>Acer saccharum</i> , FACU) green ash (<i>Fraxinus pennsylvanica</i> , FACW)	NO 33%	None observed	NO	NO
T-3C	blue flag (<i>Iris versicolor</i> , OBL) reed canary grass (<i>Phalaris arundinacea</i> , FACW+) fowl manna grass (<i>Glyceria striata</i> , OBL) green ash (<i>Fraxinus pennsylvanica</i> , FACW) basswood (<i>Tilia Americana</i> , FACU) shrub & tree swamp white oak (<i>Quercus bicolor</i> , FACW+) silver maple (<i>Acer saccharinum</i> , FACW)	YES 75%	1 Primary (Saturation in upper 12 inches)	YES	YES (W-3)
T-4A	giant goldenrod (<i>Solidago gigantea</i> , FACW) reed canary grass (<i>Phalaris arundinacea</i> , FACW+) <i>Carex</i> spp. green ash (<i>Fraxinus pennsylvanica</i> , FACW) common buckthorn (<i>Rhamnus cathartica</i> , FACU) black willow (<i>Salix nigra</i> , OBL) American elm (<i>Ulmus americana</i> , FACW-)	YES 83%	2 Primary (Saturation in upper 12 inches, drainage patterns in wetlands)	YES	YES (W-6)
T-4B	Kentucky bluegrass (<i>Poa pratensis</i> , FAC-) reed canary grass (<i>Phalaris arundinacea</i> , FACW+) dandelion (<i>Taraxacum officinale</i> , FACU)	NO 33%	None observed	NO	NO
T-5A	Spotted touch-me-not (<i>Impatiens capensis</i> , FACW) garlic mustard (<i>Alliaria petiolata</i> , FAC) common buckthorn (<i>Rhamnus cathartica</i> , FACU) Virginia creeper (<i>Parthenocissus quinquefolia</i> , FAC-) American elm (<i>Ulmus americana</i> , FACW-) silver maple (<i>Acer saccharinum</i> , FACW)	YES 67%	1 Primary (Saturation in upper 12 inches)	YES	YES (W-3)
T-5B	reed canary grass (<i>Phalaris arundinacea</i> , FACW+) black willow (<i>Salix nigra</i> , OBL)	YES 100%	1 Primary (Saturation in upper 12 inches)	YES	YES (W-3)
T-5C	field penny-cress (<i>Thlaspi arvense</i> , NI) annual ragweed (<i>Ambrosia artemisiifolia</i> , FACU)	NO 0%	None observed	YES	NO
T-6A	Narrow-leaved cattail (<i>Typha angustifolia</i> , OBL) sandbar willow (<i>Salix exigua</i> , OBL)	YES 100%	1 Primary (Saturation in upper 12 inches)	YES	YES (W-9)
T-6B	corn (<i>Zea mays</i> , UPL)	NO 0%	None observed	YES	NO

Wetlands 1 and 2

Wetlands 1 and 2, located in the southern third of the Property, are shallow man-made ponds surrounded by a narrow fringe of persistent emergent vegetation (Figures 4 & 5). Common species at the pond edge include soft-stem bulrush, narrow-leaved cattail, spike rushes, Kentucky bluegrass, and reed canary grass. Scattered areas around both ponds, and in particular the southern end of Wetland 2, also support pioneer type shrub and small tree growth including willow, cottonwood, and green ash. The dominant vegetation observed at the sample point located at the southeastern end of Wetland 2 (sample point T-1B) includes goldenrods and asters, Kentucky bluegrass, field horsetail, cattail, sedges, sandbar and black willows, and cottonwood. The wetland boundaries were delineated at an abrupt topographic break and at a distinct vegetation change predominantly following the transition from sandbar willow, woolly sedge, giant goldenrod to Kentucky bluegrass, Canada goldenrod, and wild carrot.

Wetlands 1 & 2 appear to have seasonally saturated and inundated soils fed by groundwater discharge and local surface water runoff. Saturation in the upper 12 inches, a primary indicator of wetland hydrology, was observed at T-1B. Secondary indicators included a positive FAC-Neutral test. Both pond areas appeared to be permanently inundated and contained approximately 12" of standing water near the margins; the depth near the center could not be determined due to lack of water clarity but appeared to be approximately 24" - 36" deep. The two pond areas are connected hydrologically by an overflow culvert discharging from Wetland 2 into Wetland 1. Wetland 1 has an overflow pipe that discharges into the roadside ditch of Mequon Road.

The soils within Wetlands 1 & 2 are mapped as Mequon silt loam and Virgil silt loam. The Mequon series consists of deep, somewhat poorly drained soils formed in thin loess and the underlying silty clay loam glacial till on ground moraines. These soils have moderately slow permeability. Slopes range from 1 to 3 percent. The Virgil series consists of very deep, somewhat poorly drained soils formed in loess or other silty material and in the underlying loamy outwash or sandy loam till. These soils are on outwash plains, stream terraces, or till plains. Permeability is moderate in the upper part of the profile and moderate to moderately rapid in the lower part. Slope ranges from 0 to 6 percent. The Mequon and Virgil series are listed on the List of Hydric Soils for Waukesha County. Hydric soil indicators were observed including low chroma colors, depletions, and redoximorphic features.

Wetland 3

Wetland 3, located in the central portion of the Property, is a large wetland complex comprised of forested wetlands, wet meadows, and an intermittent tributary. The largest portion of the wetland complex (western lobe) is comprised of a mesic wetland forest community. This area is dominated by silver maple, American elm, green and black ash, jack-in-the-pulpit, and jewel weed (T-5A). The ground layer was fairly scarce compared to the upland forested areas and provided evidence of recent inundated conditions. Several small depressional areas with standing water are also located within this portion of the wetland and are dominated by lake sedge, water parsnip, blue flag iris, and reed canary grass. The eastern portion of the wetland complex is a large depressional wetland that contained 3 to 12 inches of standing water. This wetland area was dominated by green ash, silver maple, swamp white oak, manna grass, reed canary grass, blue flag iris, and water parsnip (T-3C). A drainage swale at the southern end of this wetland area flows to the south and connects to the intermittent tributary. The western most portion of the wetland complex, adjacent to the railroad tracks is comprised of wet meadow vegetation dominated by reed canary grass. An intermittent tributary flows along the southern portion of the wetland from west to east and is tributary to the Menomonee River. The tributary contained 8 to 12 inches of water during the site visit and the banks were dominated by reed canary grass. A culvert is located within the tributary

and is used as a crossing for access to the alfalfa field located between the two wetland lobes.

Wetland 3 appeared to have seasonally saturated and inundated soils fed by groundwater discharge and local surface water runoff. Primary indicators of wetland hydrology included areas with inundation above the surface and saturation in the upper 12 inches. Secondary indicators included water-stained leaves and positive FAC-Neutral tests.

The soils within Wetland 3 are mapped primarily as Houghton mucky peat and Montgomery silty clay loam. The Houghton series consists of very deep, very poorly drained soils formed in herbaceous organic deposits more than 51 inches thick in depressions on lake plains, outwash plains, ground and end moraines and on floodplains. These soils have moderately slow to moderately rapid permeability. Slopes range from 0 to 2 percent. The Montgomery series consists of very deep, poorly drained or very poorly drained, slowly permeable soils formed in fine-textured lacustrine sediments. These soils are typically on lake plains and to a lesser extent on slack water floodplain steps. Slopes range from 0 to 1 percent. The Houghton and Montgomery series are listed on the Hydric Soils List for Waukesha County. Indicators of hydric soils included histic epipedons, low chroma colors, depletions, and redoximorphic features.

Wetland 4

Wetland 4 is an isolated vernal pool located just north of Wetland 3, near the northeast corner of the central third of the Property (sample point T-3A). It is a small depression supporting very sparse vegetative cover consisting of a few stems of manna grass and tussock sedge, and a green ash sapling. This sparse ground layer in comparison with that of the surrounding upland forest provides evidence of standing water in the spring and early summer seasons. The soils were saturated to the surface when observed during field delineation. The soils within Wetland 4 are mapped as Ozaukee silt loam. The Ozaukee series consists of moderately well drained soils that are moderately deep over glacial till. They formed in thin loess and in the underlying loamy dense till on ground moraines. The soils observed at the sample point did not match the typical profile for Ozaukee soils, which are non-hydric. The soils within Wetland 4 are gleyed silty clay loam with common, distinct redoximorphic features beginning at 6 inches below the soil surface.

Wetland 5

Wetland 5 is a depressional shallow to deep marsh with scattered patches of open water. It straddles the northern property line of the central third of the Property. Wetland 5 appears to have a permanently ponded hydroperiod supported by ground water discharge and limited local surface water runoff. It is dominated by cattails, blue flag iris and reed canary grass and has been used in the past as a dumping ground, particularly along its western shoreline. Soils are mapped as Montgomery silty clay loam. The Montgomery series consists of very deep, poorly drained or very poorly drained, slowly permeable soils formed in fine-textured lacustrine sediments.

Wetland 6

The WWI map indicates a wetland of less than 2 acres in the vicinity of Wetland 6, which is a forested depression with emergent openings that drains to the east (sample point T-4A). Black willow and American elm dominate the canopy, while green ash and common buckthorn are among the most common understory species. Late goldenrod, reed canary grass, and sedges dominate the herbaceous layer. Soils in the vicinity of Wetland 6 are mapped as Mequon silt loam. The Mequon series was described previously. Wetland 6 appears to have a seasonally saturated hydroperiod fed by groundwater discharge and local surface water runoff, including drainage from Wetland 7, which lies immediately up

gradient to the west. Soils were saturated to the surface at the sample point.

Wetland 7

The WWI map indicates a wetland of less than 2 acres in the vicinity of Wetland 7, which is a shrub-fringed emergent depression that abuts the railroad embankment and drains east into Wetland 6. Soils are mapped as Mequon silt loam and the hydroperiod appears to be seasonally-ponded. Willows are the most common species around the fringe of this wetland while cattails and reed canary grass dominate the central portion of Wetland 7.

Wetland 8

Wetland 8 is a disturbed wet meadow that may have been graded and mowed in past years. This wetland was dominated by reed canary grass, sedge spp., and Kentucky blue grass. The soils are mapped as Casco loam and the hydroperiod appears to be seasonally saturated. The adjacent uplands consisted of old field vegetation dominated by Kentucky blue grass and Canada goldenrod.

Wetland 9

Wetland 9 is a seasonally flooded basin within an agricultural field located in the southern most portion of the Property. This wetland area had recently been plowed however; cattail, reed canary grass, and sandbar willow stubbles could still be identified as the dominant vegetation. A prevalence of corn or other crop stubbles were not observed within the wetland area. The soils are mapped as Virgil silt loam and the hydroperiod appeared to be seasonally inundated and saturated. A wetland signature was apparent on a 2000 aerial photograph and saturated soils were observed in the upper 12 inches of the soil surface (Figure 5).

Uplands

The uplands on the Property consist mostly of mesic woods and active and recently abandoned agricultural fields. The dominant species observed in the mesic woods included sugar maple, bass wood, beech, common buckthorn, wild geranium, and jack-in-the-pulpit. The recently abandoned agricultural fields were dominated by pennycress and common ragweed. Active agricultural fields were most recently planted with alfalfa, corn, and winter wheat.

The majority of the soils in the upland areas of the Property are mapped as Casco loam, Ozaukee silt loam, and Dodge silt loam. The Casco series consists of very deep, somewhat excessively drained soils, which are shallow to stratified calcareous sandy outwash. They formed in loamy alluvium underlain by calcareous stratified sandy outwash on outwash plains, outwash terraces, eskers, kames, and moraines. Permeability is moderate in the loamy mantle and rapid or very rapid in the stratified sandy outwash. The Dodge series consists of very deep well-drained soils formed in loess and in the underlying glacial till on ground moraines, end moraines, and drumlins. Permeability is moderate. The Ozaukee series was described previously. None of these soil series are listed on the List of Hydric Soils for Waukesha County.

Environmental Corridor

NRC's draft refinement of SEWRPC's current Primary Environmental Corridor (PEC) boundary is indicated on Figure 4. Although much of the central wooded area was determined to be non-wetland, this area still meets the definition of Woodland and so remains as PEC. The extent of the SEWRPC-defined PEC was expanded somewhat near its western extent on the Property, to reflect the field determined boundaries of Wetland 3.

Other Environmental Considerations

This report is limited to the identification of state and/or federally regulated wetlands and SEWRPC-defined environmental corridors. In addition, there may be other regulated environmental features on the Property. These environmental features may include but are not limited to historical or archeological features, endangered or threatened species, floodplains, and/or navigable waters.

Specifically the intermittent stream that flows across the central portion of the Property and is adjacent to Wetland 3 will likely be considered navigable by the WDNR. The federal, state, or local unit of government, and/or the regional planning organization may restrict land use within or in close proximity to these features.

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

CONCLUSIONS

NRC performed a determination and delineation of wetland and primary environmental corridor boundaries on the Briscoe Property in the Village of Germantown, Washington County, Wisconsin. The Property, approximately 145 acres in size, consists of agricultural land bisected by a woodland corridor and an intermittent tributary to the Menomonee River. The Property is located on the east side of the Village between CTH F and STH 167, and east of the railroad right-of-way running northwest to southeast through Section 23, Township 9 North, Range 2 East (Figure 1).

Nine wetland areas were delineated on the Property (Figures 4 & 5). Please note that this delineation identifies the wetland boundary per current federal and state guidelines and that certain activities in and/or adjacent to wetlands and some waterways are subject to regulation and approval by the U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources. In addition, the village, county or regional planning organization may restrict land use in close proximity to the wetland through setbacks, zoning, buffers or environmental corridors. NRC refined the current SEWRPC environmental corridor boundary for the Property (also shown on Figure 4), based primarily on the on-site wetland delineation and detailed definition of the current extent of the Woodland natural resource element.

The information provided herein regarding wetland boundaries and environmental corridors is preliminary, subject to review by the agencies having jurisdictional authority. The analyses and professional opinions presented are based on the conditions at the time the wetlands and corridor elements were viewed. The ultimate decision on wetland boundaries rests with the U.S. Army Corps of Engineers and, in some cases, the Wisconsin Department of Natural Resources, or a local unit of government. The Southeastern Wisconsin Regional Planning Commission has the authority to determine the extent of environmental corridors. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency wetland determination can vary from time to time depending on various factors including, but not limited to, recent precipitation patterns and the season of the year. In addition, the physical characteristics of the site can change with time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands and/or environmental corridors on the site. It is recommended the Client obtain an opinion and authority from regulating government agencies before proceeding with any development or utilization of the property. If the Client proceeds to change, modify or utilize the property in question without obtaining authorization from the regulating governmental agency, it will be done at the Client's own risk and Natural Resources Consulting, Inc. will not be responsible or liable for any resulting damages.

REFERENCES

DeLorme 3-D TopoQuads, 1999; United States Geological Survey, *Menomonee Falls, Wisconsin 7.5 Minute Series (Topographic) Maps*.

Rubin, Bruce P. and Gerald H. Emmerich, Jr., 1981. *Refining the Delineation of Environmental Corridors in Southeastern Wisconsin*. IN: Southeastern Wisconsin Regional Planning Commission Technical Record Vol. 4, #2, March 1981

Resource Management Group, *National List of Plant Species that Occur in Wetland Region 3, North Central*, 1995.

United States Army Corps of Engineers (USACE), *Corps of Engineers Wetlands Delineation Manual*, 1987.

USACE, *Questions and Answers on the 1987 Manual*, October 7, 1991.

USACE, *Clarification and Interpretation of the 1987 Manual*, March 6, 1992.

USACE, *Guidelines for Submitting Wetland Delineations in Wisconsin to the St. Paul District Corps of Engineers*, May 22, 1996.

United States Department of Agriculture (USDA), Soil Conservation Service. 1978. *Soil Survey of Washington County, Wisconsin*.

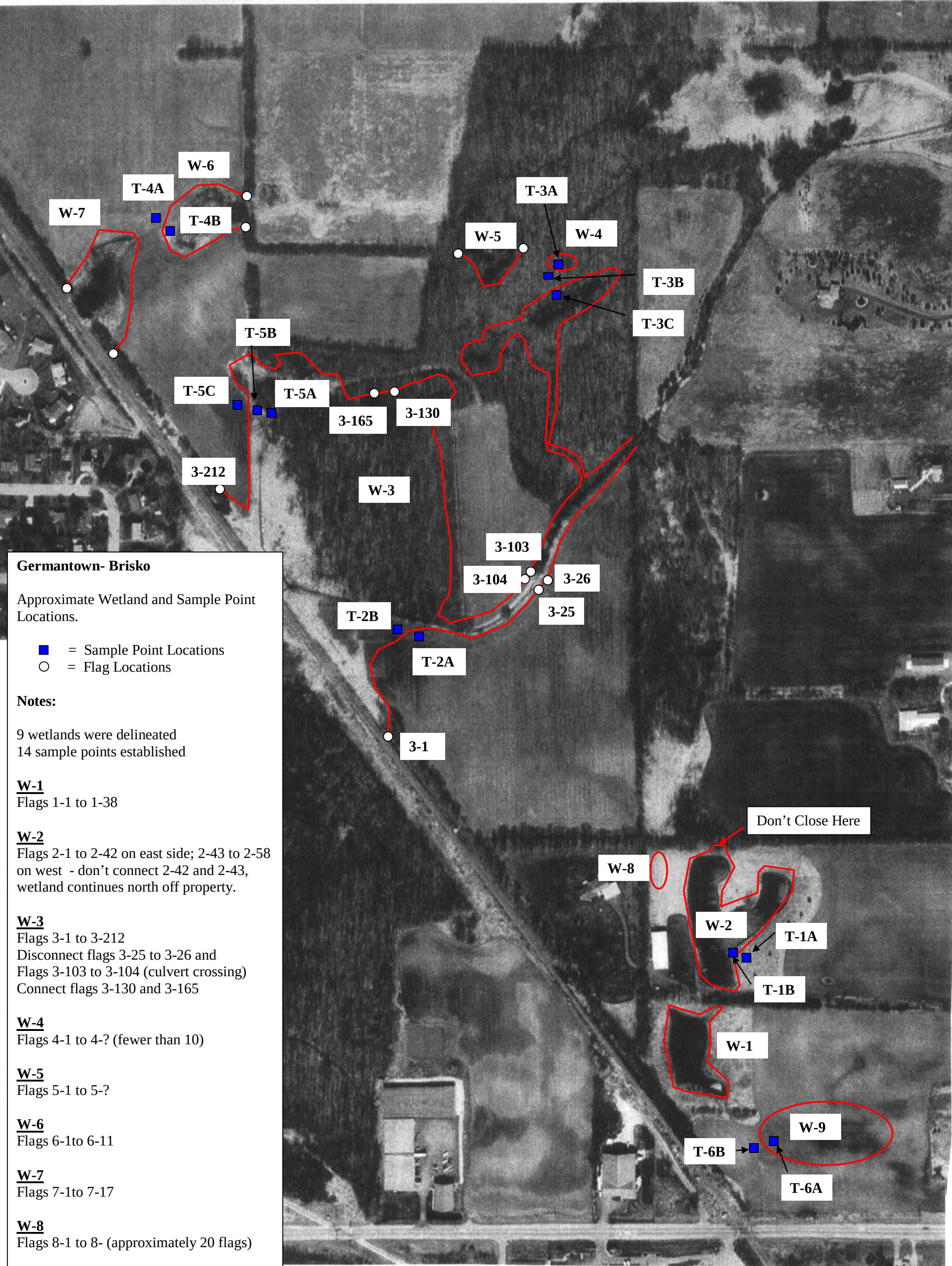
USDA, Natural Resource Conservation Service (NRCS), *Hydric Soil List for Washington County, Wisconsin*.

Wisconsin Department of Natural Resources, *Wisconsin Wetlands Inventory, Washington County, Wisconsin*.

Briscoe-Germantown Property
Pioneer Engineering, Inc.
October 14, 2003

Wetland and Environmental Corridor Delineation
Village of Germantown, Washington County, Wisconsin
NRC Project # 03-054

REPORT FIGURES



Germantown- Brisko

Approximate Wetland and Sample Point Locations.

- = Sample Point Locations
- = Flag Locations

Notes:

9 wetlands were delineated
14 sample points established

W-1

Flags 1-1 to 1-38

W-2

Flags 2-1 to 2-42 on east side; 2-43 to 2-58 on west - don't connect 2-42 and 2-43, wetland continues north off property.

W-3

Flags 3-1 to 3-212
Disconnect flags 3-25 to 3-26 and
Flags 3-103 to 3-104 (culvert crossing)
Connect flags 3-130 and 3-165

W-4

Flags 4-1 to 4-? (fewer than 10)

W-5

Flags 5-1 to 5-?

W-6

Flags 6-1to 6-11

W-7

Flags 7-1to 7-17

W-8

Flags 8-1 to 8- (approximately 20 flags)

W-9

Flags 8-1 to 8- (approximately 20 flags)

Briscoe-Germantown Property
Pioneer Engineering, Inc.
October 14, 2003

Wetland and Environmental Corridor Delineation
Village of Germantown, Washington County, Wisconsin
NRC Project # 03-054

APPENDIX A

U.S. ARMY CORPS OF ENGINEERS DATA SHEETS

**DEPARTMENT OF THE ARMY**

ST. PAUL DISTRICT, CORPS OF ENGINEERS
190 FIFTH STREET EAST
ST. PAUL, MN 55101-1638

December 16, 2003

REPLY TO
ATTENTION OF:

Construction-Operations
Regulatory (04-00233-DEH)

Mr. Jeff Kraemer
Natural Resources Consulting, Inc.
119 South Main Street, Suite D
P.O. Box 128
Cottage Grove, Wisconsin 53527-0128

Dear Mr. Kraemer:

This is in response to your request for Corps concurrence with the wetland delineation completed at the Briscoe Property, received on October 16, 2003. The project site is located in Sec. 23, T. 9 N., R. 20 E., Washington County, Wisconsin.

We have reviewed the wetland delineation report you provided and concur that the wetland boundaries at the Briscoe Property have been established in accordance with the 1987 Corps of Engineers wetland delineation manual and are adequate for the purposes of determining Corps jurisdiction. We recommend that the delineated wetland boundaries be identified on any development plans forwarded to our office for review. This wetland delineation shall remain valid for a period of five years from the date of this letter, unless new information warrants revision of the delineation before the expiration date.

We have also completed a jurisdictional determination regarding the delineated wetlands. This jurisdictional determination takes into consideration the U.S. Supreme Court's decision in Solid Waste Agency of Northern Cook County v. Corps of Engineers (the SWANCC decision).

All wetlands delineated in the report are subject to regulation by the Corps under 404 of the Clean Water Act because they are adjacent to a tributary system to the Menomonee River, a tributary to Lake Michigan, an interstate, navigable water of the United States. Therefore, a Department of the Army permit would be required to discharge dredged and/or fill materials into these waterbodies.

Should the development of this property require a discharge of dredged and/or fill materials within the jurisdictional wetlands identified above, our public interest review would include an assessment of ALL wetland impacts associated with the project. This could result in a requirement to provide compensatory mitigation for impacts to non-jurisdictional wetlands as well as jurisdictional wetlands.

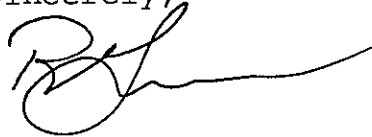
This jurisdictional determination is valid only for the project and waterbody referenced above. It is based on the Headquarters guidance available to us at this time. PLEASE NOTE THAT THIS LETTER DOES NOT ELIMINATE THE NEED FOR OTHER FEDERAL, STATE, LOCAL, OR OTHER AUTHORIZATIONS (SUCH AS THOSE OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES OR WAUKESHA COUNTY).

If you disagree with the enclosed jurisdictional determination, you may provide new information or appeal the jurisdictional determination. Please follow the directions in Section E of the enclosed Notification of Administrative Appeals Options and Process and Request for Appeal.

The decision regarding this action is based on information found in the administrative record, which documents the District's decision-making process, the basis for decision, and the final decision. If you have any questions, contact Dan Hunt in our Waukesha office at (262) 547-7623. In any correspondence or inquiries, please refer to the Regulatory number shown above.

If you have any questions, contact Daniel E. Hunt in our Waukesha office at (262) 547-6986. In any correspondence or inquiries, please refer to the Regulatory number shown above.

Sincerely,



Robert J. Whiting
Chief, Regulatory Branch

Copy furnished to:

Ben Callan, DNR-Milwaukee
Mike Briscoe, Briscoe Development and Management, Inc.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Briscoe Development & Management, Inc.	File Number: 200400233	Date: 12-16-03
Attached is:		See Section below
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐	PERMIT DENIAL	C
☐	APPROVED JURISDICTIONAL DETERMINATION	D
☒	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg-or> Corps regulations at 33 CFR Part 331.

A. INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approve jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B. PROFFERED PERMIT: You may accept or appeal the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D. APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION

If you have questions regarding this decision and/or the appeal process you may contact:

Daniel E. Hunt
U. S. Army Corps of Engineers, Regulatory Branch
1617 E. Racine Ave.,
Waukesha, WI 53186

Telephone (262) 547-7623

If you only have questions regarding the appeal process you may also contact:

Division Engineer
c/o Martha S. Chieply, Appeal Review Office
CEMVD
P. O. Box 80
Vicksburg, MS 39181-0080

Telephone (601) 634-5820

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

JURISDICTIONAL DETERMINATION
U.S. Army Corps of Engineers, St. Paul District

APPLICANT: Briscoe Development & Management, Inc.

PROJECT LOCATION/WATERWAY: Menomonee River

FILE NUMBER: 200400233

PROJECT REVIEW COMPLETED: ☒ Office ☐ Field

Jurisdictional Determination (JD): (For sites evaluated under 33 CFR §320-330)

- ☒ Preliminary JD - Based on available information, ☒ *there appear to be* or ☐ *there appear to be no* waters of the United States on the project site. A preliminary JD is not appealable.
- ☐ Approved JD - ☐ *There are* or ☐ *there are no* waters of the United States on the project site, as identified in the basis of jurisdictional determination indicated below. An approved JD is an appealable action (33 CFR §331). The Request for Appeal form may be downloaded from the Corps' Mississippi Valley Division web site at: http://www.mvd.usace.army.mil/nwsinfo/mvd_appeals/pdf/naoraf.pdf or by calling 651-290- 5375.

Basis of Jurisdictional Determination: (Reference 33 CFR §328.3(a) and 329)

- ☐ (1) The waters are currently used, or were used in the past, or may be susceptible for use to transport interstate or foreign commerce, including all waters that are subject to the ebb and flow of the tide.
- ☐ (i) Section 10 waters
- ☐ (ii) Other waters that are navigable (document navigability and use in Rationale, below)
- ☐ (2) The waters or wetlands are interstate waters including interstate wetlands¹
- ☐ (3) The waters or wetlands are other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could effect interstate commerce including any such waters:
- ☐ (i) which are or could be used by interstate or foreign travelers for recreational purposes.
- ☐ (ii) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- ☐ (iii) which are or could be used for industrial purposes by industries in interstate commerce.
- ☐ (4) The waters or wetlands are impoundments of jurisdictional waters.
- ☐ (5) The waters are a tributary to a water identified in (1) - (4) above
- ☒ (6) The wetlands¹ are adjacent² to interstate or other waters of the US, except for those wetlands adjacent to other wetlands.

Rationale for Basis (applies to any boxes checked above). *If the jurisdictional water is not itself a Section 10 regulated water or water that is navigable, describe the surface connection to the downstream Section 10 water or water that is navigable. If (1) or (3) is used as the Basis of Jurisdiction, document navigability and/or interstate commerce connection:*

The wetlands are connected to the Menomonee River through drainage ditches and other drainage patterns. The Menomonee River flows into Lake Michigan, an interstate navigable water of the United States.

Lateral Extent of Jurisdiction (Reference 33 CFR §328 and 329):

- ☐ Ordinary High Water Mark indicated by:
- ☐ clear, natural line on the bank ☐ litter and debris ☐ shelving ☐ changes in soil
- ☐ destruction of terrestrial vegetation ☐ other: _____
- ☐ Wetland, as shown on the attached wetland delineation map and/or in a jurisdictional report prepared by: _____ . (Attach data sheets representing each plant community type, etc.)
- ☒ Additional supporting information. (attach when appropriate) USGS Topo maps, County Soil Survey

Preparer: Sam Hens Date: 12/16/2003

¹Wetlands are identified and delineated using the methods and criteria established in the Corps Wetland Delineation Manual (87 Manual) (i.e., occurrence of hydrophytic vegetation, hydric soils and wetland hydrology).

²The term "adjacent" means bordering, contiguous, or neighboring. Wetlands separated from other waters of the U.S. by man-made dikes or barriers, natural river berms, beach dunes, and the like are also adjacent.

WETLAND AND WATERWAY INVESTIGATION REPORT

Wrenwood Development Site
Appendix G– Delineator Qualifications
October 4, 2017

Appendix G – Delineator Qualifications

Mr. Parker is a botanist and certified Professional Wetland Scientist, with 30 years of professional and project management experience assisting public and private clientele in Wisconsin, Illinois, Indiana, Ohio, Michigan, North Dakota, Missouri, Pennsylvania, Texas, Maryland, Virginia, and North Carolina. His work has supported thousands of transportation, commercial, utility, residential, industrial & institutional projects. Mr. Parker has served on Stantec's Vegetation, Wetlands & Soils Subject Matter Expert group since 2015. His natural resource specialties include wetland science, botany, endangered resources, restoration & mitigation, environmental regulations & permitting. Mr. Parker has a widespread understanding of the scientific, technical & regulatory aspects of natural resources projects. His interests also include floristic quality assessment (FQA) and wetness categorization of wetland plant species. In 2011 he completed a national study (all 50 states) where he interviewed regional scientists for identifying mis-categorized plant species. This work was in response to a CFR public comment solicitation by the U.S. Army Corps of Engineers.

His experience includes the following: Botanical / Biological Surveys & Natural Resource Inventories; Rare Species Surveys, Conservation Plans & Monitoring; Habitat Restoration, Wildlife Surveys, SCAT surveys, Land Reclamation, Planning & Design; Wetland Determination, Delineation & Functional Assessment; Wetland Restoration, Mitigation, Banking & Monitoring; Environmental Assessments & Impact Statements (EA / EIS); Local / State / Federal Permit Applications & Environmental Documentation; Expert Witness Testimony; Wetland investigations and permitting; and Regulatory permit compliance.

EDUCATION

Critical Methods in Wetland Delineation, UW-LaCrosse Continuing Education and Extension, Madison, WI, 2014, 2016

40-Hour HAZWOPER Training per 29 CFR 1920.120(e), Compliance Solutions Occupational Trainers, Inc., Madison, Wisconsin, 2014 and Annual Refreshers

Wetland Delineation Regional Supplement Field Practicum, Wetland Training Institute, Portage, WI, 2011

Federal Wetland/Waters Regulatory Policy Course, Wetland Training Institute, Cottage Grove, WI, 2010

Advanced Wetland Delineation, UW-LaCrosse, Bayfield County, WI, 2001

Basic Wetland Delineation Training, WI Department of Administration, Waukesha, Wisconsin, 1997

Field Oriented Wetland Delineation Course (1987 Corps Manual), Wetlands Training Institute, St. Paul, MN, 1994

Wetland Ecosystems (including delineation & assessment), USEPA Graduate School, Washington DC, 1988

BS, Watershed Management, Soils Minor, University of Wisconsin - Stevens Point, Stevens Point, WI, 1983

REGISTRATIONS

Professional Wetland Scientist #838, Society of Wetland Scientists Certification Program

Certified Wetland Scientist #C-058, Lake County, Illinois, Lake County Stormwater Management Commission

Qualified Wetland Review Specialist #W-057, Kane County, Illinois, Kane County Stormwater Management

PROJECT EXPERIENCE

Various Wetland Delineations 2016, Various Locations, Wisconsin, Ohio, Michigan and Illinois

Performed various wetland delineations in 2016 including the following projects: AEP Ohio Transmission Company Wavery-Adams-Seaman 138 kV Transmission Line Rebuild, Adams and Pike Counties, OH (Dec.); Kansas West to Faraday Transmission Line, Macon, Moultrie, and Coles Counties, IL (Jan.); Riveredge Nature Center Preliminary, Town of Saukville, Ozaukee County, WI (Feb.); Crooked Lake Residential Lot, Town of Summit, Waukesha County, WI (March); Golden Lake Residential Lot, Town of Summit, Waukesha County, WI (March); Little Muskego Lake Residential Lot, City of Muskego, Waukesha County, WI (March); House Doctors Access, Town of Dekorra, Columbia County, WI (May); Reinders Development Site, Village of Elm Grove, Waukesha County, WI (April); Y16 STH 33 ATC Laydown Yard, Town of Caledonia, Columbia County, WI (June); Y-16 Johnson Rd ATC Laydown Yard, Town of Caledonia, Columbia County, WI (June); Y-16 Fairfield ATC Laydown Yard, Town of Portage-Columbia County, WI (June); Lemont Refinery SWMU 45 Site, Village of Lemont, Will County, IL (June); Lost Creek Wetland Mitigation Site, Town of Stockton, Portage County, WI (June); M&W Marine Vernon Site, town of Vernon, Waukesha County, WI (June); I-43 & Moorland Road Site -City of New Berlin, Waukesha County, WI (March); New Berlin Heights Subdivision, City of New Berlin, Waukesha County, WI (March); STH 67 Elkhorn WisDOT, Towns of Delavan and Geneva, Walworth County, WI (May); 4.41-Acre Duda Property, Town of Geneva, Walworth County, WI (June); USH 45 Union Grove – WisDOT, Town of Yorkville, Racine County, WI (June); 4.13-Acre 3709 West College Avenue Site, City of Franklin, Milwaukee County, WI (July); I-41 Burleigh to Good Hope Rd Corridor WisDOT, Cities of Wauwatosa and Milwaukee, Milwaukee County, WI (July); STH 60 and CTH Y Intersection WisDOT, Town of Cedarburg, Ozaukee County, WI (Aug.); STH 60 Corridor Improvements, Ozaukee and Washington Counties, WI (Aug. – Oct.); Erin Hills Golf Course, Town of Erin, Washington County, WI (Sept.); 1970 Springdale Road Parcel, City of New Berlin, Waukesha County, WI (Sept.); Back 40 Mine Site, Lake Township, Menominee County, MI; Brightwater East Site, Town of Summit, Waukesha County, WI (Oct.); Sandhill Subdivision, Town of Merton, Waukesha County, WI (Oct.); Janka and Gregor Parcels, 124-Acre Reclamation Site-City of New Berlin, Waukesha County, WI (Oct.); 9.8-Acre Bueges Sand & Gravel Pit, City of New Berlin, Waukesha County, WI (Sept.); Lot 1 CSM 10688 Site, City of Muskego, Waukesha County, WI (Oct.); Lake Zurich SW Cell Tower Site, Cuba Township, Lake County, IL (Oct.); Acme Steel Coke Site, City of Chicago, Cook County, IL (Dec.).

Various Wetland Delineations 2015, Various Locations, Wisconsin, Illinois, and Missouri

Performed various wetland delineations in 2015 including the following projects: Bolser Street MO33211-M Cell Tower Site, Town of Trenton, Grundy County, MO (Sept.); Krueger Farm spring wetland verification-Waukesha County, WI (March); Lakeland Animal Shelter, Town of Delavan, Walworth County, WI (April); River Glen Spring wetland verification-Waukesha County, WI (April); Section 9 Development Site, Town of Westport, Dane County, WI (April); Moelter Family Trust Site -Town of Lyons, Walworth County, WI (May); Franzel Rd Site, Town of Eileen, Bayfield County, WI (April); Silver Spring Golf Course, City of Brookfield, Waukesha County, WI (Sept.); Steinhafels Warehouse Addition -City of Pewaukee, Waukesha County, WI (May); O'Halloran Residence Determination, Town of Fontana, Walworth County, WI (June); USH 45 Improvements-WisDOT, Town of Bristol, Kenosha County, WI (June); STH 31 and 165 Parcel, Village of Pleasant Prairie -Kenosha County, WI (July); I-43 Corridor Improvements-WisDOT, Milwaukee and Ozaukee Counties, WI (July); STH 167 and Country Aire Drive Intersection-WisDOT, Village of Germantown, Washington County, WI (August); Oconomowoc Quarry-Town of Oconomowoc, Waukesha County, WI (Oct.); Big Eau Pleine Wetland Mitigation Site -Town of Johnson, Marathon County, WI (August); Summit 48-Acre Parcel, Town of Summit, Waukesha County, WI (October); USH 14 Corridor Improvements-WisDOT, Town of Walworth, Walworth County, WI; Chorneyko Property -Village of Geneva, Walworth County, WI (Nov.); Taylor Road Siding Track Expansion, Towns of Curran and Springfield, Jackson County, WI (Nov.); Blast Cleaning Technologies Parcel, City of New Berlin, Waukesha County, WI (Nov.); Dairyland Greyhound Park -City of Kenosha, Kenosha County, WI (June); Ansay Development Site -Town of Port Washington, Ozaukee County, WI (June); Wilmot Road Cell Tower Site -Village of Pleasant Prairie, Kenosha County, WI (June); Lily Lake Parcel -Town of Wheatland, Kenosha County, WI (Sept.); Aspen Park Apartments-City of Fitchburg, Dane County, WI (Nov.); Petrie Rd. Building Site -Town of Geneva, Walworth County, WI (Nov.); Calhoun-Coffee Rds Site – City of New Berlin, Waukesha County, WI (Oct.); 124-Acre Reclamation Site-City of New Berlin, Waukesha County, WI (Oct.); Erin Hills Golf Course, Town of Erin, Washington County, WI (Oct.); UPS-CACH Site, Village of Hodgkins, Cook County, IL (June); Woodwrights Property-Town of Wheatland, Kenosha County, WI (June); 40-Acre Parcel Development Site-Village of Sussex, Waukesha County, WI (Oct.); Antioch South Cell Tower Site-Village of Lake Villa, Lake County, IL (Oct.); Forest Glen Site-City of Muskego, Waukesha County, WI (Aug.); Eggers Woods Forest Preserve Drainage Improvements, City of Chicago, Cook County, IL (March).

* denotes projects completed with other firms

Various Wetland Delineations 2014, Various Locations, Wisconsin, Illinois, and Michigan

Performed various wetland delineations in 2014 including the following projects: Emerald Park Western Expansion Wetland Delineation, City of Muskego, Waukesha County, WI (Oct.); Arcadia Mining Site-Trempealeau County, WI (April); ATC STEM Site, Muskego, WI (October); Avon-Garage Road Mining Site-Black River Falls, WI (August); Basting Site - Town of Lisbon, WI (Oct.); Capital City Bike Path, Dane County, WI (Oct.); Barland Site, City of Cudahy, WI (Sept.); River Glen Site -Town of Lisbon, WI (May, 2014); Kalamazoo River Parcel, Kalamazoo and Calhoun Counties, MI (July); DeBack Parcel -Muskego, WI (Oct.); Deer Creek Run-Town of Sun Prairie, WI (Oct.); Windsor Crossing -Town of Windsor, Dane County, WI (Sept.); Pleasant View Site -Town of Middleton, Dane County, WI (April); Starfire Site -Franklin, WI (April); G2 Mitigation Site -Town of Omro, Winnebago County, WI (May); Line 6A MP 378.94 Wetland Delineation, McHenry County, IL (September); Geneva National Site, Walworth County, WI (Nov.); Goerke's Corners Self Storage Site-Town of Brookfield, Waukesha County, WI (April); Handel Site -Town of Holman, LaCrosse County, WI (April); KOA Site -DeForest, WI (Oct.); Kohler Ridge Site -New Berlin, WI (Oct.); Camp 8 Site -Village of Lannon, Waukesha County, WI (Sept.); Mallard Creek Subdivision-Oak Creek, WI (May); Muskego Corporate Park Site -Muskego, WI (Sept.); Nortrax Site -Merrill, WI (Oct.); Pewaukee Corporate Park-City of Pewaukee (Oct.); Gregar Parcel-City of Pewaukee, (Oct.); Toberman Parcel-Town of Prairie du Chien, Crawford County, WI (Oct.); UPS CACH Staging Expansion-Town of La Grange, Cook County, IL; West Prairie Village-Town of Sun Prairie, Dane County, WI; Wheeler Road-City of Madison,

Various Wetland Delineations 2013, Various Locations, Wisconsin, Illinois, Ohio, and Michigan

Performed various wetland delineations across Wisconsin in 2013 including the following projects: West Central Lateral - Eau Claire, Clark, Jackson & Monroe Counties, WI (April-May 2013); Murphy Farm Wetland & Primary Environmental Corridor, Pewaukee, WI (October 2013); Walker Cranberry 80-acre Parcel - Cranmoor, WI (Sept - Oct 2013); Citizens Bank Property - Oconomowoc, WI (May 2013); Broken Hill Subdivision, Pewaukee, WI (May, 2013; Agri-Partners Coop Rail siding track, Calumet County, WI (June 2013); Basse Farm Wetland Delineation, City of Muskego, WI (June 2013); Fritz Parcel Wetland Delineation - New Berlin, WI (June 2013); Saltzman Parcel Wetland Investigation - New Berlin, WI (May 2013); Waukesha Gun Club Wetland Delineation-City of Pewaukee, WI (July 2013); Bark Lake Wetland Delineation - Town of Richfield, WI (Aug 2013); Fox River Christian Church Wetland Delineation - Town of Waukesha, WI (Aug 2013); Cedar Grove Warehouse Wetland Delineation - Oostburg, WI (Aug 2013); Waumakee Wetland Delineation - Dane County, WI (Sept 2013); Town of Fulton Wetland Delineation - Rock County, WI (Sept 2013); Berne to Natrium Pipeline, Monroe County, OH (Oct 2013); CNX Noble Pipeline - Noble County, OH (Oct 2013); 4950 Voges Rd Wetland Delineation - Madison, WI (Sept 2013); Pleasant View Subdivision Wetland Delineation - Middleton, WI (Oct 2013); Cherokee Country Club Wetland Delineation - Madison, WI (Oct 2013); Deer Grove Forest Preserve, (November 2013)

Various Wetland Delineations 2012, Various Locations, Wisconsin, Illinois, Indiana, and Texas

Performed various wetland delineations across Wisconsin in 2012 including the following projects: West Central Lateral (190 miles), Eau Claire, Clark, Jackson & Monroe Counties, WI (Sept-Nov 2012); Schwaab Property Wetland & Primary Environmental Corridor, Nashotah, WI (Nov 2012); Trans-Load Rail Loop, Arcadia, WI (Oct 2012); Fiberdome Property Lake Mills, WI (Sept 2012); Morrison Cr Cranberry, Town of Knapp, WI (Aug 2012); London Mitigation Site, Jefferson County, WI (July 2012); Lathers Property Wetland & Primary Environmental Corridor, Waukesha County, WI (June 2012); Southern Access Pipeline, Sawyer and Washburn Counties, WI (June 2012); Reddick Station, Livingston County, IL (May 2012); Confidential Client Site, Jackson County, WI (April 2012); MATC West Parcel, Madison, WI (April 2012); Alpine Business Park, Oregon, WI (April 2012); I-80 Interchange, LaPorte County, IN (March 2012); Eagle-Ford Shale Wetland & Waterway Investigations, LaSalle and McMullen Counties, TX (Jan-Feb 2012)

Various Wetland Delineations 2011, Various Locations, Wisconsin, Illinois, Indiana, and Pennsylvania

Performed various wetland delineation projects throughout Wisconsin in 2011 including the following projects: Plum Creek Site Soil & Water Table Investigation, Oneida County, WI (Dec 2011); 6B Pipeline Porter County, IN (Nov 2011); STH 67 Sharon, Walworth County, WI (Nov 2011); STH 67 Geneva, Walworth County, WI (Nov 2011); STH 175 Germantown/Richfield, WI (Nov 2011); USH 12 Interchanges, Walworth County, WI (Oct 2011); I-43 Interchanges, Ozaukee County, WI (Oct 2011); STH 145 Germantown, WI (Oct 2011); STH 164 Town of Vernon, WI (Oct 2011); STH 20 Village of Waterford, WI (Oct 2011); Serosun Farms Verification, Kane County, IL (Oct 2011); Marcellus-Dominion Pipeline Clinton, Centre and Mifflin Counties, PA (Sept 2011); Big Eau Pleine Site, Marathon County, WI (Aug 2011) Atlas Resins Site, Taylor, WI (Aug 2011); Reynolds Avenue Site, Westport, WI (Aug 2011); Westbridge Site, Waunakee, WI (Aug 2011); ECB Site II, City of Franklin, WI (Aug 2011); Springdale Rd Parcel, New Berlin, WI (Aug 2011); Belleville Industrial Park, Dane County, WI (Aug 2011); Didion Ethanol Plant, Cambria, WI (July 2011); Towns Property, Mukwonago, WI (July 2011); Bagstad Property, Marquette County, WI (June 2011); Life Church Site, Germantown, WI (June 2011); Sauk Prairie Memorial Hospital, Prairie du Sac, WI (June 2011)

Various Preliminary Wetland Identifications 2010-2012, Wisconsin

Performed various preliminary wetland identifications and delineations throughout Wisconsin which included these projects: I-43 Glendale to Grafton (34 miles) - Milwaukee and Ozaukee Counties, WI (May-Aug 2012); STH 60 Jackson to Grafton (9 miles) - Washington and Ozaukee Counties, WI (June-Nov 2012); UW All-Season Softball Site, Madison, WI (Dec 2011); Fiber-Optic Route (40 miles), Wausau, WI (Apr 2011); 27th Street Ponds, Franklin-Oak Creek, WI (July 2010); Burlington Bypass (15 miles), Burlington, WI (Aug 2010); STH 167, Germantown-Mequon, WI (Jul-Aug 2010); USH 45 (10 miles), Bristol, WI (November 2010) STH 20 Roundabout, Dover, WI (November 2010).

Various Wetland Delineations in 2010, Wisconsin

Performed various wetland delineations across Wisconsin in 2010 including the following projects: Substation Site, Cambridge, WI (November 2010); Lake Edge Rd Parcel, McFarland, WI (November 2010); DeBack Parcel, Muskego, WI (October 2010); I-94 at Fox River, Waukesha, WI (October 2010); USH 45, Racine County, WI (October, 2010); ECB Site I, Franklin, WI (October 2010); STH 11 Improvements, Burlington, WI (October, 2010); Glacier Hills Wind Farm, Friesland, WI (Sept-Oct 2010); ISB Site, New Berlin, WI (September 2010); Gilmore Parcel, New Berlin, WI (September 2010); Palmyra SW Park Site, Palmyra, WI (August 2010); Gateway Substation, Beloit, WI (August 2010); Casey Gas Main, Friesland, WI (August 2010); Oakhill Rd Electric Distribution, Deltona, WI (August 2010); Jefferson School District, Jefferson, WI (July 2010); Bothe Property Site, Kenosha, WI (July 2010); WDOT High Speed Rail, Dane, Jefferson and Waukesha Counties, WI (June-September 2010); USH 151 Sun Prairie, (June 2010); Lacy Road Interchange, Fitchburg, WI (May 2010); Sivyier Rd Parcel, St. Francis, WI (April 2010); Seljan Industries, Lake Mills, WI (April 2010); Retail Site, Whitewater, WI (April 2010); Summit Horse Farm Site, Summit, WI (March 2010); STH 11 Site, Walworth County, WI (March 2010); Scot Industries, East Troy, WI (March 2010)

Expert Witness (factual and/or expert for depositions and/or court)

Expert Testimony

*WE Energies Elm Road Generating Station, Oak Creek, WI Laho Property, Kenosha County, WI
Cecchini Property, Racine County, WI
US Department of Justice, A&A Farms, Dane County, WI
James Cape & Sons Sand & Gravel Pit, Washington County, WI*

**Corridor Wetland and Stream Delineations-
Wisconsin, Ohio, Illinois, Indiana, Michigan,
Pennsylvania, and Virginia**

AEP Waverly-Adams-Seaman 138 kV Transmission Line Rebuild (34 miles), Adams and Pike Counties, OH (Crew Lead, Dec. 2016) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water, and upland drainage features; identified dominant plant species in various habitat types and sketched habitat boundaries; identified bat roost trees and searched for hibernacula. Identified access locations. Completed Ohio Rapid Assessment Method for Wetlands v. 5.0 for each wetland delineated; Characterized streams using Qualitative Habitat Evaluation Index (QHEI) and Use Assessment Field Sheet, and the Primary Headwater Habitat Evaluation Form.*

Dominion Virginia Power Line 1 Rebuild (13 miles), Nottaway County, VA (Crew Lead, September, 2015) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water; identified dominant plant species. Mapped wetlands and waterways along potential access routes.*

ET Rover Pipeline (varying segments, 300ft-wide Corridor), Lenawee, Washtenaw, Livingston, Shiawassee, and Genesee Counties, MI (Crew Lead, September, 2014) *Determined and delineated wetlands; Mapped streams-creeks-rivers, drainageways, lakes and ponds; Located drinking water sources; identified and mapped rare, threatened or endangered species habitat; select structures, cultural features, land uses; identified dominant and invasive plant species. Sketched all GPS-mapped features and downloaded GPS data, uploaded to project folder daily with a daily progress report.*

CNX Noble and Berne to Natrium Pipelines (49 miles), Noble and Monroe Counties, OH (Crew Lead, October, 2013) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water, and upland drainage features; identified dominant plant species in various habitat types and sketched habitat boundaries; identified bat roost trees and searched for hibernacula. Completed Ohio Rapid Assessment Method for Wetlands v. 5.0 for each wetland delineated; Characterized streams using Qualitative Habitat Evaluation Index (QHEI) and Use Assessment Field Sheet, and the Primary Headwater Habitat Evaluation (PHHE) Form.*

West Central Lateral Corridor Environmental Surveys (190 Miles, 400ft-wide Corridor), Clark, Eau Claire, Jackson, and Monroe Counties, WI (Project Manager and Crew Lead, August-December, 2012; April-May 2013) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water; identified dominant and invasive plant species in each wetland and adjacent upland. Mapped land uses in the corridor, searched for and mapped rare species and rare species habitat; completed wetland and stream evaluation forms; prepared reports, wetland-waterway permit applications and Certificate of Authority through the Wisconsin DNR and Public Service Commission.*

Eagle-Ford Shale Wetland and Waterway Delineations (numerous pipeline segments), LaSalle and McMullen Counties, TX (Crew Lead, January-February, 2012) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water; identified dominant plant species in each wetland and adjacent upland. Prepared reports and Section 404 wetland permit applications.*

Enbridge 6B Pipeline Improvements (38 miles), Porter County, IN (Crew Lead, November, 2011) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water; searched for rare plant species and habitat. Prepared report.*

Eric C. Parker ^{PWS}

Senior Scientist - Botanist

Marcellus-Dominion Pipeline Corridor (34 miles), Clinton, Centre, and Mifflin Counties, PA (Crew Lead, September, 2011) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water; identified and mapped invasive and dominant plant species in each wetland and adjacent upland. Mapped rare species habitat, searched for and recorded rare plant and animal species. Assisted in report preparation.*

Fiber Optic Route (40 miles), Marathon County, WI (Crew Lead, April, 2011) *Determined and delineated wetlands completing sample points and photo points, identified and mapped streams, open water; identified dominant plant species in each wetland and adjacent upland. Prepared report.*

ATC Paris to St. Martins (KK3025) 138KV Line Rebuild*, Kenosha, Racine and Milwaukee Counties, WI (Project Manager and Lead Scientist) 2005

Budgeted, scheduled, coordinated and participated in numerous project scope activities for an 18-mile corridor such as wetland delineation, waterway identification and data collection, rare species surveys, equipment access road location identification and invasive species populations identification. During the investigation, a total of 59 wetland areas, 10 ditches, 6 ponds, and 3 streams were located within the corridor route. Used GPS equipment for mapping natural resources. Coordinated with landowners. Assisted in the preparation, and reviewed the report that documented the work during the year prior to the 2005 construction.

Guardian II Laterals - Fox Valley, Hartford and West Band*, Outagamie, Calumet, Brown, Washington, and Dodge Counties, WI (Project Manager and Lead Scientist.) 2002-2003

Budgeted, scheduled, coordinated, and participated in numerous activities and scopes of work for the planning and permitting (WI Ch. 30, Section 404/401 and WI NR 103) phases of three gas laterals in 2003, 2006 and 2007; Coordinated with landowners; Determined, delineated, and mapped with a GPS, wetlands, woodlands and waterways; Collected required data and documented all types of natural resources through photography and data forms; Searched for rare species; Assisted in the preparation of data tables summarizing and quantifying impacts to wetlands, woodlands, waterways and agricultural lands; Coordinated with client of minor modifications to the pipeline routes to better protect various natural resources; Assisted client in regulatory agency coordination; Assisted with, prepared, and reviewed all reports.

* denotes projects completed with other firms

Eric C. Parker ^{PWS}

Senior Scientist - Botanist

Ixonia and Port Washington Gas Laterals*, Jefferson, Waukesha, Ozaukee and Washington Counties, WI (Third Party Wetland Monitor (Inspector)/Project Manager and Lead Scientist) 2002-2003

Reported directly to WDNR for permit compliance (Ixonia Lateral) during the construction of approximately 50 miles of natural gas pipelines. Determined, delineated, assessed function, reviewed and staked wetland and waterway wetland boundaries including the use of a GPS; Participated in meetings with client and regulatory agency staff to determine both general and site specific plan modifications to minimize environmental impacts; Installed signage identifying wetland boundaries and worked with the client and regulatory agency staff in determining work space limits to balance project needs with protecting natural systems; Reviewed and approved vegetation clearing limits and equipment access locations based on wetland and other plant community quality and function; Provided specific recommendations to comply with permit conditions regarding horizontal directional drilling and temporary and permanent erosion control issues proximate to wetlands and waterways; Reviewed proposed work space areas for potential damage to high quality natural areas such as relic prairie or woodland, or extant populations of uncommon or listed rare plant species; Responded to urgent construction issues such as a clean-up for a frac-out during an HDD operation; Reviewed proposed methods and locations for agricultural best management practices such as full topsoil removal and triple lift soil segregation; Inspected erosion control facilities for compliance with WDNR's technical standards; Reviewed invasive species control plans; Consulted on the most feasible and efficient BMP for erosion control.

Utility Corridor Environmental Assessments Various Pipeline Environmental Screening, Wisconsin

Mr. Parker conducted pre-construction wetland, rare species, and waterway mapping and permitting in support for electric distribution and gas pipeline upgrade projects for We Energies. Coordinated with customer service technicians, electrical engineers, erosion control specialists and other environmental staff. Projects included: Lincoln-Arthur Gas Main Replacement; Adams 475 HP Gas Phase 1, Waushara County; Adams 475 Phase 2, Waushara-Adams Counties; Wolf Paving Gas Extension, Waukesha County; Hi Crush Pipeline, Tomah, WI

Southern Access Pipeline (crude oil) Project Stage 1 (321 miles), Douglas to Rock Counties, Wisconsin

Conducted post-construction erosion control, wetland, rare species, and waterway monitoring during the multi-year post-construction monitoring period. Coordinated with other team members on the organization, maintenance, and summaries of data.

Electric Distribution Environmental Screening

Conducted pre-construction wetland, rare species and waterway mapping and permitting in support for electric distribution and gas pipeline upgrade projects for We Energies. Coordinated with customer service technicians, electrical engineers, erosion control specialists and other environmental staff. Projects included STH 26, Jefferson/Rock Counties, WI (2011-2012); Brookfield Square X12863, Brookfield, WI (Jan 2012); Moorland Emerald Drive, Brookfield, WI (Jan 2012); Saylesville X20961 Retire, Dodge County, WI (2011); Saylesville X20962, Dodge County, WI (2011); US Biogas, Sheboygan County, WI (Dec 2011); Saylesville Electric Distribution, Hartford, WI (Mar 2011); Barton Electric Distribution, West Bend, WI (Mar 2011); Sullivan SS Electric Distribution, Sullivan, WI (Jan 2011); Waubeka Electric Distribution, Waubeka, WI (Jan 2011)

Botanical Surveys

Kalamazoo River and Talmadge Creek 2013 (Baseline) and 2014, 2015 and 2016 Botanical Surveys, Calhoun and Kalamazoo Counties, Michigan

Head botanist for comprehensive floristic sampling along 40 miles of creek and river floodplain identifying and measuring cover, height, and density of herbaceous, shrub, tree and woody vines at pre-determined randomly selected points in both impact and control areas. Invasive plant species surveys were also completed by mapping their locations and determining their percent cover. Rare plant species were also identified and documented.

Tank 80 Mitigation Site Monitoring Final Year Botanical Survey, Lake County, Indiana

Lead botanist for floristic sampling along transects across the site where 50 herbaceous quadrats and a meander survey were completed as part of the final year of monitoring. Invasive plant species were also identified.

* denotes projects completed with other firms

Eric C. Parker ^{PWS}

Senior Scientist - Botanist

Wildlife Surveys

Blacktail Creek Cleanup and Restoration, Williston, ND February and March 2015 (Project Scientist)

Participated in daily evaluations of wildlife use along an approximately 6-mile reach of Blacktail Creek in Williams County, ND during brine-oil cleanup operations. Assessed habitat and assisted in the selection of wildlife trap locations. Recorded and reported on all wildlife (bird, mammal, aquatic invertebrate, and fish species); sightings included track identifications in snow and mud; work completed daily for a total of 31 days in two rotations. Served as the lead wildlife biologist while deploying amphibian and turtle traps to monitor populations during the initial early spring monitoring event; supervised chorus surveys; collected dead fauna, logged, and completed chain of command forms for storage and laboratory analysis (February, March, and April, 2015); Prepared Eco-SCAT daily reports.

Endangered Species Act Assessments

ATC T&E Survey, Straits to Pine River, Michigan

Conducted rare plant species surveys, invasive plant species surveys, and natural resources inventories along existing transmission line rights-of-way in 2010.

ATC T&E Survey, Mukwonago to Whitewater, Waukesha/Walworth Counties, WI (Subconsultant Project Manager and Lead Scientist)

Surveyed a 22-mile corridor where transmission lines were being upgraded for state and federally-listed special concern, threatened and endangered plant species. Provided completed rare plant reporting forms, photographs, and site sketches for the report.

Endangered Species/Species at Risk Assessments

Prairie White-Fringed Orchid Surveys, Illinois, and Wisconsin

Conducted surveys for this federally listed plant species along transmission line rights-of-way and proposed gas / oil pipe routes for various clients in 2013.

Botanical Survey, Greene County, Pennsylvania

*Mr. Parker served as lead scientist in a botanical survey for a proposed natural gas gathering pipeline in Greene County, PA. To evaluate potential impacts on two state-listed rare plant species, the team conducted a late season survey for passionflower (*Passiflora lutea*, PA Endangered) and leaf-cup (*Smallanthus uvedalius*, Proposed PA Rare). In addition to habitat mapping we mapped community types and compiled representative lists of plant species within the project corridor. The team provided the location of one large population of leaf-cup. The resulting reporting and coordination with the Pennsylvania Department of Conservation and Natural Resources (PADCNR) recommended avoidance strategies. This facilitated the client's ability to proceed with the project while providing additional documentation of rare plant populations to PADCNR.*

Various Vegetation Inventories, Indiana, Michigan, Illinois, Ohio, North Dakota, Pennsylvania, Texas, Wisconsin

Mr. Parker was responsible for several vegetation inventories in 2011-2015, projects included: West Central Gas Lateral Vegetation Surveys, Eau Claire, Clark, Jackson & Monroe Counties, WI; Griffith Terminal Mitigation Site Plant Inventory, City of Griffith, Lake County, IN; Confidential Client Plant Survey, Town of Bear Bluff, Jackson County, WI; McMahon Woods and Fen Vegetation Survey, Cook County, IL; Deer Grove East Plant Inventory, Cook County, IL; Barrington Hills Transmission Line Survey, Illinois; Southern Access Vegetation Inventory and Monitoring, Sawyer and Washburn Counties, WI; Emerald Park Avian Survey, Waukesha County, WI; Eagle-Ford Shale T&E Species and Plant Surveys, LaSalle and McMullen Counties, TX; 6B Pipeline Rare & Invasive Plant Species Surveys, Kalamazoo and Calhoun Counties, MI (Lead Botanist) and, Porter County, IN; Busse Woods Plant Inventory, Cook County, IL (Lead Scientist); Greene Gathering Rare Plant Survey and DCNR Wild Plant Management Permit Application, Greene County, PA; Marcellus Pipeline Rare & Invasive Plant Species Survey, Clinton, Centre & Mifflin Counties, PA; Gogebic Taconite Mine Site, Ashland and Iron Counties, WI, Rover Pipeline Wetland and Rare Species Surveys, Washtenaw, Livingston, Shiawassee and Genesee Counties, MI; Blacktail Creek Vegetation Recovery Assessment, Williams County, ND.

* denotes projects completed with other firms

Eric C. Parker ^{PWS}

Senior Scientist - Botanist

Shoreline Contamination Assessment Technique (SCAT) Surveys

Blacktail Creek Cleanup and Restoration, Williston, ND February and March 2015 (Project Scientist)

Participated in daily walk-throughs to evaluate an approximately 6-mile reach of Blacktail Creek during brine-oil cleanup operations to determine surface oil distribution (percent covers), surface oiling (thickness and type), and shallow subsurface oiling types; Coordinated with Stantec operations staff and agency staff. Prepared daily reports that also included wildlife surveys (Eco-SCAT Daily Summaries).

Soil Quality Assessment

Schneider Cheese Factory Soils Investigation, Waldo, WI (Project Scientist)

Evaluated soils on land adjacent to the cheese factory. Sampled soil from nine test pits for sieve and hydrometer analysis for the identification of the most feasible location for a proposed ridge and furrow waste water treatment system. Confirmed location of adjacent wetlands to avoid impacts. Coordinated with the WDNR and wrote the technical memorandum associated with the laboratory analyses of the soils.

Various Wetland Delineations Prior to 2010

USH 41 Wetlands Investigation*, Township of Eldorado, WI (Project Manager and Lead Scientist)

Conducted an investigation to identify all wetlands and determine their boundaries along a 4.5-mile segment of highway. Located a rare tree species and delineated the location of the population. Prepared a report for use in a Section 404 Permit application and the environment document.

STH 175 Wetlands Investigation*, Theresa, WI (Project Manager and Lead Scientist)

Conducted wetland delineation and assessment services for a 1.5-mile segment of rural highway where vertical and horizontal re-alignments were proposed. Prepared a report which was used to document wetland impacts in a Section 404 Permit application with the U.S. Army Corps of Engineers and Wisconsin Department of Natural Resources.

STH 67 Wetland Investigation*, Fond du Lac County, WI (Project Manager and Lead Scientist)

Conducted wetland delineation and assessment for WDOT Southeast Region associated with a 4.2-mile segment of highway proposed to be reconstructed. Coordinated the survey of the wetland boundary flags and prepared the report.

STH 23 Wetlands Investigation*, Fond du Lac County, WI (Project Manager and Lead Scientist)

Conducted wetland delineation and assessment for WDOT Southeast Region. Identified, delineated, and assessed all wetlands within two highway corridors totaling 7.1 miles in length. Coordinated the survey of the wetland boundary flags and prepared the report.

STH 149 Wetlands Investigation*, Fond du Lac County, WI (Project Manager and Lead Scientist)

Provided initial consultation to the client and recommended a scope of services. Conducted the field work for the wetland delineation and assessment, wildlife habitat analysis, stream navigability check, and environmental assessment of open land. Coordinated all graphic preparation and drafted the report.

Rawson Avenue Wetlands Investigation*, Franklin, WI (Project Professional and Lead Scientist)

Delineated and assessed four wetland plant communities in a 3.4-mile segment of a road which was proposed to be expanded from two to four lanes. Prepared a report. Conducted a study to identify the most feasible location for a compensatory wetland mitigation site for impacts proposed to wetlands and satisfy the requirements of a Section 404 Permit from the U.S. Army Corps of Engineers and project concurrence from the Wisconsin Department of Natural Resources.

* denotes projects completed with other firms

Eric C. Parker PWS

Senior Scientist - Botanist

West Puerner Street Wetland Investigation*, Jefferson, WI (Project Professional and Lead Scientist)

Conducted wetlands services on a 25-acre corridor crossing the Rock River on the north side of the City of Jefferson. One wetland contiguous with the Rock River was delineated. A report was prepared and the wetland's values were assessed to determine impacts of a proposed bridge, approaches, and roadway. Coordinated with U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources to obtain their concurrence on the preferred alternative and all necessary permits. Studied the feasibility to conduct compensatory wetland mitigation, both on-site and near-site.

Lake Forest Health and Fitness Institute Wetlands Study*, Lake Forest, IL (Project Professional and Lead Scientist)

Identified and delineated all wetlands on 60 acres of property on and adjacent to a proposed development site. Wrote the initial investigation report and advised the client on wetlands regulations. Assessed the wetlands' functions and values. Prepared the preliminary and final mitigation plans, as well as the Mitigation Implementation Plan. Prepared the joint federal and state permit application. Coordinated with agency personnel, engineers, and the client in a successful effort to obtain a U.S. Army Corps of Engineers permit (with state certification).

Wetland Investigation*, Oak Creek, WI (Project Manager and Lead Scientist)

Conducted wetland delineation services on a 22-acre site proposed for development as a residential property. Identified one 2.5-acre wetland on the site. Prepared the report.

Wetland Enhancement Pond*, Burlington, WI (Project Professional and Lead Scientist)

Flagged wetland boundaries within the potential storm water management area and assessed the functional values of the wetland using the WDNR's Rapid Assessment Methodology for Evaluating Wetland Functional Values (RAM). The RAM was the basis for the final recommendations to create a 4-foot-deep two-stage pond with gradual side slopes that both enhances wildlife habitat and the quality of water entering the Fox River.

29-Acre Retail Building Site Wetlands Investigation*, Franklin, WI (Project Manager and Lead Scientist)

Conducted wetland delineation for a commercial development. Coordinated with agencies to review the validity of previously identified wetlands that have become uplands. Obtained concurrence on delineated wetland boundaries from the regulatory agencies. Prepared a report documenting the investigation that included a review of regulatory constraints.

55-Acre Retail Building Site Wetlands Investigation*, Menomonee Falls, WI (Project Manager and Lead Scientist)

Conducted wetland delineation on a site proposed to be used for a commercial development. Prepared a report documenting the investigation that included a review of regulatory constraints. Coordinated with jurisdictional agency personnel and obtained their concurrence on wetland boundary locations.

Cedar Lake Road Utility Extensions Wetland Investigation*, Roud Lake, IL (Project Professional and Lead Scientist)

Identified and delineated three jurisdictional wetland areas in the vicinity of proposed sewer and water utility extensions. Provided agency coordination for approvals of the project adjacent to an "Advance Identification" (ADID) wetland associated with Squaw Creek, and receipt of a nationwide permit No. 12 for proposed work in an isolated wetland adjacent to Nippersink and Cedar Lake Roads.

West Puetz Road Wetlands Investigation*, Franklin, WI (Project Professional and Lead Scientist)

*Assessed the functional values of five wetland plant communities and prepared a report for use in obtaining agency concurrence and permits. Conducted a feasibility study to determine the best location for compensatory mitigation for wetland impacts in the project area. Prepared a plan to complete a wetland creation/restoration project on-site and assisted in agency coordination to obtain a FONSI for a Type II environmental document and obtain a Section 404 Permit. Discovered the state champion black cherry (*Prunus serotina*) tree in the project corridor and documented with WDNR.*

* denotes projects completed with other firms

Eric C. Parker PWS

Senior Scientist - Botanist

Proposed Quarry Stream and Wetland Hydrology Study*, Saukville, WI (Project Manager and Lead Wetland Scientist)

Conducted a two year study to collect baseline data from a navigable stream and adjacent wetlands on a 185-acre site. Data included measurements of stream discharges and shallow ground water levels in the wetlands, and a fisheries habitat analysis. The purpose of the study was to identify potential impacts of the proposed quarry on wetland functions and values with an emphasis in fisheries habitat enhancements.

Proposed Quarry Wetland Hydrology Study*, Lannon, WI (Project Professional and Lead Wetland Scientist)

Conducted two investigations of wetlands adjacent to the Fox River to determine water table depths, ground water flow directions, and sediment conductivity adjacent to proposed quarry locations. The projects involved monitoring well location, installation, monitoring, and agency/landowner coordination. The studies involved hydrogeologic modeling and wetland assessment to determine effects of an adjacent quarry on wetland hydrology.

Oconomowoc Bypass Wetland Mitigation Design*, Jefferson County, WI (Lead Scientist)

Prepared concepts, preliminary and final plans & specifications for the restoration and enhancement of forested wetlands and wetland buffer on a 117-Acre site located partly in the floodplain of the Rock River; Determined, delineated and assessed wetlands on the existing site and prepared a report; Coordinated with a contractor to cut and herbicide invasive species such as reed canary grass and common buckthorn prior to site construction.

Glacier Ridge Wetland Mitigation Bank Design*, Dodge County, WI (Project Manager and Lead Scientist)

Budgeted, scheduled, coordinated and participated in numerous tasks to design the first private wetland mitigation bank in Wisconsin under NR 350; Prepared concepts, preliminary plans and final plans and specifications for the restoration and enhancement of wetland and upland prairie/woodland buffer plant communities on four sites totaling 245 acres; Reviewed the delineation of all existing wetlands; Coordinated and met with the Mitigation Bank Review Team (MBRT) comprised of staff from the Wisconsin Department of Natural Resources, the US Fish & Wildlife Service, the US Army Corps of Engineers, the US Environmental Protection Agency, and the US Dept of Agriculture Natural Resource Conservation Service; Assisted in the preparation of a compensation site plan including a management and monitoring plan for 10 years post construction.

North End Quarry Environmental Investigation*, Lisbon, WI (Project Professional and Wetland Scientist)

Provided initial consultation to the client and recommended a scope of services. Conducted the field work for the wetland delineation and assessment, wildlife habitat analysis, stream navigability check, and environmental assessment of open land. Coordinated all graphic preparation and drafted the report.

Franklin Quarry Wetland Investigation*, Franklin, WI (Project Manager and Wetland Scientist)

Conducted wetland delineation, assessment, and mitigation services on a 40-acre quarry expansion site. Developed a site history to document land uses and assisted in the preparation of the report to be included in the Section 404 permit application with the U.S. Army Corps of Engineers. Provided jurisdictional agency coordination.

Bartelt Parcel Wetlands Investigation*, Lisbon, WI (Project Manager and Wetland Scientist)

Conducted wetlands delineation and assessment services on an 80-acre site proposed for sand and gravel extraction. Prepared a Chapter 30/NR 340 permit application for future quarrying adjacent to a pond and wetland and a Section 404 permit for an acceleration lane adjacent to wetlands. Coordinated with jurisdictional agencies.

* denotes projects completed with other firms

Eric C. Parker PWS

Senior Scientist - Botanist

Bristol Interceptor Environmental Assessment*, Bristol, WI (Project Professional and Wetland Scientist)

Performed a flora and fauna study of a utility corridor 75 to 100 feet wide and two miles long. Identified, delineated and assessed 5 wetlands that coincided with the corridor. Wrote the environmental assessment and wetland investigation reports. Prepared permit application and coordinated with the jurisdictional agencies.

Village of Jackson Utility Extensions, Wetland Investigation*, Jackson, WI (Project Manager and Lead Scientist)

Identified, delineated, and classified wetland areas along 5.5 miles of proposed sewer and water utility extensions. Provided an endangered, threatened, and special concern species survey along the proposed corridor. Coordinated with agencies for wetland boundary concurrence. Providing Chapter 30 and Section 404 permitting assistance.

Town of Mt. Pleasant, Pike River Improvements*, Racine County, WI (Project Manager and Lead Wetland Scientist)

Identified, delineated, and assessed 37 wetlands in a 920-acre study area to identify potential wetland impacts from a stream channel improvement and realignment project. Presented and assisted at facilitated meetings with agencies, engineers, and the client. Prepare conceptual wetland restoration plans.

Big Rib River Crossing at CTH O Wetlands Investigation*, Marathon, WI (Project Manager and Lead Wetland Scientist)

Identified, delineated, and assessed wetlands and other valuable habitats within a 70-acre study area. The results of the study may be used to evaluate environmental impacts of a highway project. Recommended a corridor for a new bridge and approaches and potential mitigation sites. Coordinated with jurisdictional agencies. Prepared all documentation and drafted the report.

STH 31 Reconstruction Wetland Investigation*, Caledonia and Mount Pleasant, WI (Project Professional and Lead Scientist)

A wetland investigation was conducted to identify the location and extent of jurisdictional wetlands within a 110-acre study area. Ten wetland plant communities were identified, flagged in the field, and surveyed. A total of 0.956 acres of wetlands were determined to be within the fill limits of the proposed highway reconstruction. Wetland functional values were assessed for the wetlands that were to be incorporated, and a mitigation siting study was conducted. The results of the investigations were presented in reports to WDOT Southeast Region as a component of the project's environmental documentation. Prepared the Section 404 permit application and coordinated with jurisdictional agency personnel.

STH 33 Reconstruction Wetland Investigation*, West Bend, WI (Project Professional and Lead Scientist)

A wetland investigation was conducted to identify the location and extent of jurisdictional wetland within an 8.5-acre study area, assess functional values, and describe effects of a highway reconstruction project on wetlands. Two wetland plant communities were identified, flagged in the field, surveyed, and described. It was determined that a 0.84-acre of wetland would be impacted by the reconstruction. Jurisdictional agencies were contacted and a scope of work to identify a potential mitigation site was generated. The work was documented in a report and submitted to WDOT Southeast Region. Completed a wetland mitigation site search and recommended a site for selection and prepared a plan for wetlands restoration.

USH 151 Reconstruction and Bypass Wetlands Investigation*, Fond du Lac County, WI (Project Professional and Lead Scientist)

Conducted wetland delineation and assessment services for Wisconsin Department of Transportation Southeast Region associated with a highway reconstruction project. Identified, delineated, and assessed 103 wetlands within selected highway corridors totaling approximately 33 miles in length. Information from the investigations were used by the client to determine impacts to wetlands and to secure permits and approvals from jurisdictional agencies.

* denotes projects completed with other firms

Eric C. Parker PWS

Senior Scientist - Botanist

Mukwonago Bypass Wetlands Assessment*, Waukesha County, WI (Project Manager and Lead Scientist)

Conducted an assessment of wetland functional values for three wetlands in a 400-acre study area traversed by the Mukwonago River. The wetland assessment was used to evaluate impacts of a proposed bypass for STH 83 around the east side of Mukwonago. Fourteen endangered, threatened, or special concern plant and animal species were known from the Mukwonago River corridor, and were considered in the assessments where high to exceptional significance ratings prevailed.

CTH Q Wetlands Investigation*, Shawano County, WI (Project Professional and Lead Scientist)

Delineated and assessed eleven wetlands along a 3.5-mile segment of rural highway and a 0.7-mile realignment corridor. Prepared a report and coordinated with agency personnel. Prepared and submitted a Section 404 Permit application and secured all necessary wetlands related permits and approvals from regulatory agencies. Prepared the compensatory wetland mitigation plan.

USH 10 Wetland and Waterway Mapping (I-39 to Marshfield)*, Portage and Wood Counties, WI (Project Manager, Principal-in-Charge, Lead Scientist)

Budgeted, scheduled, coordinated and participated in numerous tasks to map wetlands and waterways along two contiguous freeway corridor segments totaling approximately 35 miles in length during the growing seasons of 2005 and 2007; Supervised and participated in the final determination, delineation, classification and GPS survey of 174 wetlands; Reviewed and helped write the report.

Deer Grove Forest Preserve Wetland Delineation and Restoration*, Cook County, IL (Project Manager and Lead Scientist)

Budgeted, scheduled, coordinated and participated in numerous tasks to map and classify wetlands and waterways on a 628-acre site located on lands owned by the Forest Preserve District of Cook County. Supervised and participated in final wetland determinations and delineations of 40 wetlands comprising 188 acres; Used GPS to locate wetland boundaries and coordinated with the client, forest preserve district staff and US Army Corps of Engineers regulatory staff in the concurrence of the wetland delineation work; Assisted in the preparation and reviewed the report; Assisted in the preparation of a wetland and upland prairie/woodland restoration concept for the purpose of helping to meet the mitigation requirements of the O'Hare International Airport expansion.

Germantown Sand & Gravel Pit Wetland Restoration*, Washington County, WI (Project Manager and Lead Scientist)

Budgeted, scheduled, coordinated and participated in numerous tasks for analyzing alternatives to discharging water from a non-metallic mining operation, and analyzing the effects of ceasing water discharges through an existing waterway into downstream wetlands on an adjacent property; Completed wetland functional assessment and water budget analysis to determine the effects of the discharge on the sustainability and quality of the wetlands; Prepared applications and plans to obtain Wisconsin Pollution Discharge Elimination System (WPDES) and Chapter 30 permits to discharge into a state navigable waterway; Provided expert testimony for same; Assisted in the design of a sedimentation pond to remove 80% of the suspended solids at a discharge flow of over 1,000,000 gallons per day from the 130-Acre sand & gravel pit; Coordinated with the adjacent landowner, client, agency staff to prepare and implement a plant to remove sediment deposited on an adjacent property.

* denotes projects completed with other firms

Eric C. Parker PWS

Senior Scientist - Botanist

I-94 Corridor Wetland and Primary Environmental Corridor Mapping and Endangered Species Study*, Milwaukee, Racine, and Kenosha Counties, WI (Project Manager and Lead Scientist)

*Budgeted, scheduled, coordinated and participated in numerous tasks to map wetlands, primary environmental corridor and waterways, and search for rare species in a freeway corridor approximately 34 miles long. Supervised and participated in the preliminary determination, delineation, GPS mapping, and classification of 171 wetlands and 19 separate plant communities within primary environmental corridor; Supervised and participated in the final determination, delineation, classification and surveying of 85 wetlands within seven interchange areas that were designated for significant improvements; Reviewed and helped write the report; Supervised and conducted a rare species survey during the 2006 growing season to search for plant species that were listed as special concern, threatened or endangered by the State of Wisconsin; Prepared the report; Mapped locations of rare species using a GPS, and coordinated with the client and regulatory agency staff; Prepared a plan to mitigate roadway improvement impacts to seaside crowfoot (*Ranunculus cymbalaria*) through transplantation to an on-site location and obtained concurrence from the WDNR.*

Elm Road Generating Station*, Oak Creek & Caledonia, WI (Project Manager & Lead Scientist)

Budgeted, scheduled, coordinated and participated in numerous environmental projects involving the planning and construction of a power plant. Beginning in 2002 determined, delineated and classified over 70 different wetlands on properties totaling approximately 1,000 acres including over three miles of railroad. Located wetland boundaries, sample points and other natural features through the use of GPS equipment with real-time one-meter accuracy; Assessed the functions of 127 wetlands for Chapter 30, Section 404/401 and NR 103 permitting purposes; Searched for suitable sites (both on-site and near-site) for compensatory wetland mitigation to off-set over 20 acres of wetland impacts; Studied potential sites for feasibility of wetland restoration, enhancement and creation; Prepared conceptual and final compensation site plans and designed four selected sites that included restoration and/or enhancements to wet meadow, shallow marsh, hardwood swamp, mesic woodland, savanna, tallgrass prairie and streams; Submitted the mitigation plans to the client and agencies and obtained all necessary permits and approvals; Prepared bid documents and specifications for the construction of the mitigation sites; Provided direct consultation with the site contractor during construction of the mitigation sites which concluded in 2007.

McMahon Woods and Fen Plant Community Mapping*, Cook County, IL (Principal-in-Charge and Lead Scientist)

Budgeted, scheduled, coordinated and participated in numerous tasks to map and classify plant communities on a 470-acre site where rare habitat for a federally-listed Hines emerald dragonfly and uncommon flora exist. Supervised and participated in the identification of 75 plant communities in accordance with the Chicago Wilderness Terrestrial Community Classification System outlined in their Biodiversity Recovery Plan; Used GPS to locate plant community boundaries and coordinated with the client, forest preserve district staff and US Army Corps of Engineers regulatory staff; Assisted in the preparation and reviewed the report; Assisted in the preparation of a wetland restoration concept for the purpose of helping to meet the mitigation requirements of the O'Hare International Airport expansion.

* denotes projects completed with other firms

Eric C. Parker PWS

Senior Scientist - Botanist

Tri-State Tollway, Deerfield Plaza Wetland and Endangered Species Investigation*, Lake and Cook Counties, IL (Lead Scientist)

Conducted wetland delineation and assessment services for segments of the Tollway, totaling 5 miles. Wetland impacts were determined for reconstruction of the toll plaza and widening of the highway facilities adjacent to the plaza. Conducted an investigation to determine the extent of occurrence of Seaside Crowfoot, an endangered plant species in Illinois. Prepared plans to mitigate impacts of the highway and toll plaza reconstruction on both wetlands and the endangered species. Coordinated with agency personnel, prepared construction documents and specifications and wrote reports. Prepared Section 404 permit applications and obtained the permits with 401 Certification from the Illinois Department of Natural Resources. Conducted an investigation of trees and shrubs that would be impacted by the expansion of the toll plaza.

Guardian II Laterals*, Fox Valley, Hartford and West Bend, WI

Project Manager and Lead Scientist. Budgeted, scheduled, coordinated and participated in numerous activities and scopes of work for the planning and permitting (Chapter 30, Section 404/401 and NR 103) phases of three gas laterals in 2003, 2006 and 2007; Coordinated with landowners; Determined, delineated and mapped with a GPS, wetlands, woodlands and waterways; Collected required data and documented all types of natural resources through photography and data forms; Searched for rare species; Assisted in the preparation of data tables summarizing and quantifying impacts to wetlands, woodlands, waterways and agricultural lands; Coordinated with client on minor modifications to the pipeline routes to better protect various natural resources; Assisted client in regulatory agency coordination; Assisted prepare, and reviewed all reports.

* denotes projects completed with other firms

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 63-2018

**ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT FOR THE
GABLES OF GERMANTOWN**

WHEREAS, the Village of Germantown has a Development Agreement with Gables Himmel Property LLC, Gables Assisted Living Property LLC under the Development of Tarantino & Company LLC; and,

WHEREAS, Staff has been approached by the attorney for the Gables of Germantown for approval of the Assignment and Assumption of Development Agreement by the Future Owner of the Gables of Germantown; and

NOW, THEREFORE BE IT RESOLVED that the Village of Germantown does Approve the attached Assignment and Assumption of Development Agreement listing the Assignee as Covenant Communities, Inc.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 6, 2018

AGENDA ITEM: New Business

ITEM TITLE: Resolution 63-2018, Assignment and Assumption of Development Agreement for "The Gables of Germantown"

SUBMITTED BY: Lawrence W Ratayczak, P.E., Director of Public Works

SUMMARY EXPLANATION:

Staff has been approached by the attorney for The Gables of Germantown for approval to the Assignment and Assumption of the Development Agreement by the future owner of The Gables of Germantown. The Gables of Germantown entered into a Developers Agreement with the Village of Germantown on May 4, 2005.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER XX

- 1) Section IX-General Provisions
- 2) Signature pages__Developers Agreement
- 3) Assignment and Assumption Agreement
- 4) Documents submitted to Finance

RECOMMENDATION:

Approval of Resolution 63-2018 Assignment and Assumption of Developers Agreement for The Gables of Germantown.

shall have the right, without prejudice to its right of indemnification hereunder, at the sole cost and expense of Developer, to assume control of the defense, negotiation and/or settlement of the Claim, and may engage counsel or other agents, consultants and contractors to contest, defend, settle or otherwise dispose of such Claim, including, without limitation, hiring any environmental consultant or contractor to perform any remediation necessary to address the Property or the toxic or hazardous materials or substances at the Property.

ARTICLE VIII - TIME OF COMPLETION

8.01 COMPLETION DATE. The work required by this Agreement shall be completed by Developer not later than one and one half (1-1/2) years after the effective date of this Agreement.

8.02 DEFAULT. In the event Developer does not complete installation of the public improvements required by this Agreement following the serving of notice under Section 6.05, the Village may complete the same. The costs of doing such work shall be collected as provided in Article VI of this Agreement.

8.03 FORCE MAJEURE. Notwithstanding anything herein to the contrary, in the event that Developer is delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental regulations, orders or decrees, riots, insurrection, war, acts of God, inclement weather, or other reasons beyond Developer's reasonable control, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for the period of such delay.

ARTICLE IX - GENERAL PROVISIONS

9.01 PLATTING REGULATIONS. All provisions of the Village's subdivision and platting code as set forth in Chapter 18 of the Municipal Code of the Village which are not inconsistent with or in conflict with any of the provisions of this Agreement are incorporated herein by reference and all such provisions shall bind the parties hereto and be a part of this Agreement as fully as if set forth herein. This Agreement shall be performed and carried out in strict compliance with and subject to the provisions in Chapter 18. A Certified Survey Map of the site shall be required to dedicate additional roadway and define easements.

9.02 AGREEMENT FOR BENEFIT OF PURCHASER. Developer agrees that in addition to the Villages' rights herein, the provisions of this Agreement shall be for the benefit of the purchaser of any dwelling unit, building, lot or parcel of land within the Development.

9.03 AMENDMENTS. This Agreement may be amended or modified only by an instrument in writing executed by all of the parties to this Agreement.

9.04 OWNERSHIP. Developer certifies to the Village that all of the owners of the real estate within said Development and all of the land contract vendors and/or mortgagees having interest in said real estate is or will be as follows: Tarantino & Company, LLC or an affiliate organization thereof.

9.05 APPROVAL. No approval by the Village Engineer or the Village Attorney or any other person acting on behalf of the Village shall be construed as a waiver of any of the requirements of the Ordinances, or any statute or regulation governing the improvements.

9.06 COVENANTS AND DEED RESTRICTIONS. All proposed covenants and deed restrictions shall be submitted to and be approved by the Village Attorney prior to recording, and shall include the following:

- (1) YARD LIGHTS. Yard lights as required by Sec.18.08 (12) of the Municipal Code.
- (2) MAINTENANCE OF LANDSCAPED AREAS. Landscaped areas within the easements of the Development shall be maintained by the owners of the lots on which the easement is platted.
- (3) DRAINAGE EASEMENT AND DETENTION BASIN PROTECTION. Drainage easements and detention basins shall be maintained free of obstruction.
- (4) VILLAGE REMEDIES. The Village shall have the right to remedy deficiencies under the preceding paragraphs, the right to charge Developer for costs incurred and the right to enforce collection of such amounts in accordance with §§66.0627 of the Wisconsin Statutes provided that Developer shall not be responsible for any condition or deficiency of a lot no longer owned by Developer, provided Village may reasonably apprehend that such condition or deficiency occurred after Developer sold lot.

ARTICLE X - NON-ASSIGNMENT

This Agreement which is binding upon Developer, agents, officers, employees, personal representatives, guardians and trustees shall not be assigned by Developer to any individual, firm, partnership or corporation, inconsistent with Developer's representation under Section 9.04 above, without the express approval of the Village.

IN WITNESS WHEREOF, Developer and the Village have caused this Agreement to be signed in duplicate originals this 27th day of April, 2005, which shall be the effective date of this Agreement.

TARANTINO & COMPANY, LLC

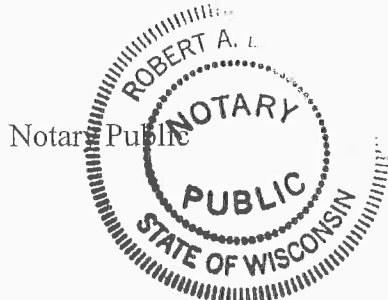
By: 

Print Name: James A. Tarantino

Title: Sole Member

STATE OF WISCONSIN)
) SS
Waukesha COUNTY)

Signed or attested before me this 27th day of April, 2005, the above named James A. Tarantino, (title) Sole Member, Tarantino & Company, LLC.



By: 

Print Name: Robert A. Dodek

My Commission Expires: permanent

"In Duplicate"

VILLAGE OF GERMANTOWN

By: Thomas Kempinski Acting
Thomas Kempinski Charles J. Hargan, Village President

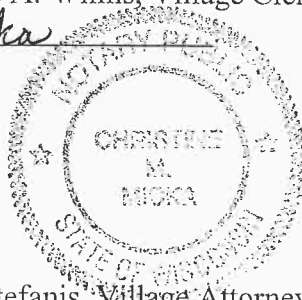
By: Jane A. Wilms
Jane A. Wilms, Village Clerk

STATE OF WISCONSIN)
) SS

Washington COUNTY)

Signed or attested before me this 4th day of May, 2005, the above named Thomas J. Hargan, Village President and Jane A. Wilms, Village Clerk of the Village of Germantown.

By: Christine M. Mucka



Print Name: Christine M Mucka
Notary Public,
My Commission Expires: Sept 9, 2007

Approved as to form: John L. DeStefanis, Village Attorney

This instrument was drafted by: Bert Caverson, Director of Public Works

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT

This Assignment and Assumption of Development Agreement is made and entered into effective as of July 31, 2018 by and among GABLES HIMMEL PROPERTY LLC, a Wisconsin limited liability company ("Himmel"), GABLES ASSISTED LIVING PROPERTY LLC, a Wisconsin limited liability company ("Engel", and collectively with Himmel, "Assignor") and COVENANT COMMUNITIES, INC., a Wisconsin nonstock corporation ("Assignee").

WHEREAS, Assignor is successor in interest to Tarantino & Company, LLC ("Developer") under that certain Development Agreement The Gables Germantown by and between Developer and the Village of Germantown, Wisconsin (the "Village"), recorded on June 10, 2005, as Document No. 1090683, as modified by Development Agreement The Gables Of Germantown Amendment 1 recorded on July 27, 2005 as Document No. 1095814 (as amended, the "Agreement"); and

WHEREAS, Assignor desires to assign its right, title and interest in and to the Agreement to Assignee pursuant to the terms and conditions contained herein and Assignee desires to assume such right, title and interest in and to the Agreement from Assignor.

NOW, THEREFORE, Assignor does hereby assign, convey and transfer all of its right, title and interest in and to the Agreement to Assignee and Assignee does hereby assume such right, title and interest from Assignor, including, without limitations, any and all obligations remaining thereunder.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Assignment and Assumption of Development Agreement effective as of the date first written above.

ASSIGNOR:

GABLES HIMMEL PROPERTY LLC

GABLES ASSISTED LIVING PROPERTY LLC

By: _____
James A. Tarantino, Authorized Member

ASSIGNEE:

COVENANT COMMUNITIES, INC.

By: _____
Name: _____
Title: _____

CONSENT TO ASSIGNMENT AND ACKNOWLEDGEMENT

The Village of Germantown, Wisconsin does hereby consent to the assignment of Developer's rights and obligations under the Agreement. The Village further acknowledges that as of the date hereof, no assessments are outstanding under the Agreement.

VILLAGE OF GERMANTOWN

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

4

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Covenant Communities, Inc.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) 5 Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 20875 Crossroads Circle - Suite 400	Requester's name and address (optional)
6 City, state, and ZIP code Waukesha, WI 53186	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
7	2	-	1	5	2	5	7	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

7/24/18

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What Is backup withholding*, later.



WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK ROAD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-264-8884
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

Letter ID L0914822624

COVENANT COMMUNITIES INC
20875 CROSSROADS CIR STE 400
WAUKESHA WI 53186-4026

July 11, 2018

Batch Index: 1650578976-377

This is your Wisconsin Sales and Use Tax Certificate of Exempt Status (CES). Purchases made by your organization or entity are taxable unless you provide a properly completed Wisconsin Sales and Use Tax Exemption Certificate (Form S-211), listing the CES number shown below, to your supplier(s).

If your organization makes sales, they may be subject to sales tax collection and you may be required to obtain a Seller's Permit. Information regarding registration requirements can be found in our Publication 206, Sales Tax Exemption for Nonprofit Organizations.

Forms and Publications can be obtained through our website at revenue.wi.gov or through our forms ordering line at (608) 266-1961. Many questions can be answered by reviewing the FAQ pages on our website. You may also contact us by telephone at (608) 266-2776 or by email at DORBusinessTax@revenue.wi.gov.

Property
Acct. Code
Invoice \$
Acct. Approve
or Ref.
Approved By
Approval Date

JUL 13 2018

Received



**WISCONSIN SALES AND USE TAX
CERTIFICATE OF EXEMPT STATUS (CES)**
(Governmental, Religious, Charitable, Scientific or Educational Organization)

Sales to this organization or entity are exempt from Wisconsin sales and use tax under sec. 77.54(9a) and 77.55(1), Wis. Stats.

This certificate is valid unless cancelled by the Wisconsin Department of Revenue.

COVENANT COMMUNITIES INC
20875 CROSSROADS CIR STE 400
WAUKESHA WI 53186-4026

CES NUMBER
068461
DATE ISSUED
6/26/2018

IMPORTANT:

Purchases made by your organization are taxable unless you furnish your supplier with the CES number shown above. Sales by your organization may be subject to tax. If your organization makes taxable sales, it may be required to obtain a seller's permit and remit sales tax to the Department of Revenue.

Questions: Contact the Department of Revenue
by telephone at (608) 266-2776, FAX (608) 264-8884,
email: DORBusinessTax@revenue.wi.gov,
or at our website revenue.wi.gov

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 64-2018

APPROVAL TO HIRE ONE FULL-TIME FIREFIGHTER / PARAMEDIC

WHEREAS, The Village of Germantown has retained the consulting firm of RW Management to assess the needs of the Germantown Fire Department; and,

WHEREAS, RW Management has identified deficiencies with the Germantown Fire Department's level of staffing; and,

WHEREAS, RW Management is recommending the hiring of one Full-time Firefighter / Paramedic funded from the current Fire Department budget.

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the hiring of one Full-time Firefighter / Paramedic from the current Fire Department Budget.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 65-2018

APPROVAL TO CLOSE FIRE STATION #1

WHEREAS, Fire Station #1 is in poor condition, contains a significant amount of asbestos, and is located geographically close to Fire Station 2; and,

WHEREAS, closing Fire Station #1 will not effectively alter response times; and,

WHEREAS, closing Fire Station #1 will result in cost savings from needed repairs.

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the Closing of Fire Station #1 and the reduction of apparatus.

THEREFORE BE IT ALSO RESOLVED, that staff issue a RFP soliciting proposals for the future use of Fire Station #1.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 66-2018

**RESOLUTION TO DECLARE OFFICIAL INTENT UNDER
REIMBURSEMENT BOND REGULATIONS**

WHEREAS, the Internal Revenue Service has promulgated regulations (the "Regulations") with respect to proceeds of tax-exempt borrowings used to reimburse prior capital expenditures,

WHEREAS, one of the requirements of the Regulations is that an issuer must timely declare an intention to reimburse itself for the expenditure from proceeds of a tax-exempt borrowing ("Official Intent"),

WHEREAS, the Village of Germantown, Wisconsin (the "Issuer") expects to issue general obligation bonds or promissory notes (the "Obligations") for the purpose of paying Tax Incremental District No. 8 project costs including construction of water and sewer extensions and road improvements (the "Project"), and

WHEREAS, certain expenditures may be made in connection with the Project prior to the issuance of the Obligations for which the Issuer will seek reimbursement from proceeds of the Obligations once the Obligations are issued.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown, Wisconsin pursuant to the Regulations, that:

1. It is the reasonable intention of the Issuer to use proceeds of the Obligations to reimburse expenditures made on the Project defined above.
2. The maximum principal amount of debt expected to be issued for the Project on the date hereof is \$7,380,000.
3. This statement of Official Intent is made pursuant to Internal Revenue Code Regulation Sec. 1.150-2.

Introduced by: _____

Adopted: _____

Vote: Ayes:_____ Nays:_____ Absent: _____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

FACILITY USAGE AGREEMENT

This Facility Usage Agreement ("Agreement") entered into as of the 1st day of SEPTEMBER, 2015, by and between the **VILLAGE OF GERMANTOWN**, a Wisconsin municipal corporation (the "Village") and **GERMANTOWN SCHOOL DISTRICT**, a school district duly organized under Wisconsin law (the "School District").

WHEREAS, Wis. Stat. § 66.0301 allows the Village and the School District to enter into intergovernmental cooperation agreements for the purposes of effectuating joint goals; and

WHEREAS, the parties previously entered into a use agreement on December 17, 2012; and

WHEREAS, the parties wish to continue and renew their relationship relating to the usage of certain facilities;

NOW, THEREFORE, in consideration of the mutual obligations, undertakings, promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **PURPOSE:** The Village may make reasonable use of certain School District facilities (the "Facilities") for the educational or recreational uses (the "Permitted Uses"). The Village agrees that the Facilities shall not be used for any unlawful purpose or for any purpose that will damage or harm in any way the Facilities or any third party, and the Village will not use or keep about the Facilities any article or equipment that would in any way affect the validity of the fire and extended coverage insurance policy carried by the School District or would cause an increase in any premium for insurance carried by the School District.
2. **RIGHT OF USAGE:** Subject to the Village's observance of the terms and conditions of this Agreement, the School District hereby grants to the Village the non-exclusive right to use the Facilities for the Permitted Uses. The Village and School District understand and agree that given the changing nature of the programming needs of both parties, specific facility needs and uses shall be identified by the Village and approved by the School District in a schedule of facilities and uses. The right of usage granted hereunder shall be subject to such specific locations and limitations as negotiated between the parties on or before the dates indicated below:

(a) For programming that takes place
during the School Year
(August 25 through June 15):

By August 1 of the
program year

(b) For programming that takes place

By April 1 of the

during the Summer
(June 15 to August 25):

program year

In the event that the Village and the School District are unable to agree upon a schedule of facilities and uses to be used in an upcoming program period by the stated date, this Agreement shall terminate upon the expiration of the then-current schedule of facilities and uses. The Village will provide use requests to the School District in advance of the requested usage. During the hours in connection with the Permitted Uses, the Village shall have the restricted nonexclusive use of the common areas of the Facilities, including corridors, stairways, elevators, entryways and restrooms, for the following purposes (i) purposes necessary or incidental to the Village's Permitted Use (ii) purposes necessary or incidental to the Village's complying with all laws and regulations (including, without limitation, for emergency exit purposes), and (iii) purposes necessary to permit the Village to complete the Village's obligations under this Agreement.

3. **COMPLIANCE WITH LAWS:** The Village, at its sole costs and expense, shall comply and shall cause its Users (as defined herein) to comply with any and all laws, statutes, ordinances, and regulations (federal, state, county or municipal), now or hereafter enforced, that are applicable. The Village, at its sole cost and expense, also covenants to comply and to cause its Users to comply with all rules and regulations issued from time to time by the School District. The Village understands that the School District is subject to the strictures of the First Amendment to the United States Constitution respecting an establishment of religion and of comparable provisions in article 1, section 18 of the Wisconsin Constitution (which constitutional provisions are referred to collectively as the Establishment Clause). The Villages thus expressly represents and warrants that it shall not act or fail to act with respect to the Facilities in a manner that would cause the School District's use of the Facilities to contravene the Establishment Clause. The Parties each recognize that the application of the Establishment Clause or other laws and regulations to particular situations may present difficult legal questions and hence the Parties agree to act in good faith to resolve any issues that might arise and to do so with the purpose of avoiding any violation of any laws or regulations by the School District in connection with the Village's use of the Facilities.
4. **TERM OF AGREEMENT:** The term of this agreement is three (3) years and shall commence on September 1, 2015 and terminate on August 31, 2018 unless terminated or renewed in accordance with this agreement.
5. **IMPROVEMENTS AND REPAIRS:** In consideration of the use of the Facilities according to the terms of this Agreement, the Village shall fund the purchase of replacement equipment and/or maintenance, repairs and improvements to the Facilities when such expenditures satisfies the following criteria: (i) to the extent funds are available from the Germantown Park and Recreation Department Special Non-Lapsing Operating Fund, created by the Village Board by Resolution No. 4-10 for that purpose; (ii) for which the parties

to this Agreement mutually determine will benefit and promote the Permitted Uses under this Agreement; and (iii) which disbursements shall be made strictly in accordance with Village expenditure policy. Any equipment or improvements funded hereunder shall remain the property of the School District on termination of this Agreement.

6. **USAGE FEES:** The Village shall pay to the School District twenty-five percent (25%) of the School District's published usage fees as described in Germantown School District Policy 7310.01. The fee schedule shall be as it exists on the date of the execution of this Agreement. The Village shall not pay more than \$3000.00 per year for the Permitted Uses each calendar year. If the Village is granted use of facilities beyond those Permitted Uses, the Village shall pay the aforementioned twenty-five percent (25%) of the published fees.
7. **VILLAGE FEE WAIVER:** The Village shall waive all inspection, permit, plan examination, conditional use, and all similar fees \$1000 and under pursuant to Germantown Resolution No. 18-10 for the School District when requested by the School District.
8. **PROGRAM FEES:** The Village agrees to charge School District residents the same usage fees for participation in the Permitted Uses of the Facilities as the Village charges residents of the Village of Germantown.
9. **TAXES:** Both parties represent that they are exempt from real property taxation under the Wisconsin Statutes.
10. **INSURANCE:** The Village shall carry fire and extended coverage insurance, public liability insurance, and other risk insurance as required by the District's insurance coverage provider(s). Every year during the Term of this Agreement, the Village shall provide the School District with a certificate of insurance evidencing that insurance satisfying the requirements of this Agreement are in effect. The School District shall have the right to take any action or make any payment required to continue coverage as required by this Section. The Village hereby covenants to reimburse and hold the School District harmless for the cost of any such action or payment.
11. **MAINTENANCE AND REPAIRS:** The School District shall maintain the Facilities consistent with its own standards of maintenance. Before each use of the Facilities, the Village will record the condition of each Facility. After each use of the Facilities, the Village shall return the Facilities to the same condition the Facilities were in prior to their use, normal wear and tear excepted, including without limitation the clean-up of any activity, the collection and disposal of all waste generated by or due to the activity, and the return of any equipment or furniture to its position prior to the Village's use. The Village shall notify the School District in the event the Village or any User determine that the Facilities or any equipment or furniture therein are unsafe or in need of repair or replacement. In consideration of the fact that multiple parties may use the Facilities during the same program period, the Village shall promptly identify

any damage that is (a) discovered at the beginning of Village's use of the Facilities and/or (b) caused while the Village is using the Facilities.

12. **DAMAGE OR DESTRUCTION:** In the event any of the Facilities shall be damaged or destroyed, in whole or in part, by fire or any other casualty, the School District, in its sole discretion may decide either to terminate this Agreement (or a part hereof) or to repair or replace that portion of the Facilities which has been damaged or destroyed by such casualty. During the time of any such repair or replacement, the School District shall use reasonable efforts to accommodate the Village in its anticipated uses of the Facilities. In no event shall the School District be liable for any damages to the Village or its Users for failing to provide any of the Facilities in the event the Facilities have been damaged or destroyed.
13. **TERMINATION:** In the event the Village breaches any representation or warranty or fails to perform any obligation in this Agreement, the School District may, after providing the Village with a 30 calendar day written notice to cure, terminate this Agreement. Any fees or expenses owing by the Village at the time of termination shall be paid by the Village. This Agreement may also be terminated by either party without cause upon six months prior written notice to the other party.
14. **SECURITY:** The Village agrees to provide all of its instructors with Village identification. The Village agrees that all instructors, employees, and similar persons who are engaged in the presentation of the Activities shall abide by the security policies of the District, including those policies which govern the disbursement of keys, FOBs, pass codes, etc. The Village shall take such reasonable steps necessary to ensure that its instructors and users only access locations necessary for the Permitted Use in which such instructor or user is participating. The Village shall immediately contact the District if any keys, FOBs, or passcodes are lost or otherwise compromised. In the event that the District justifiably believes that the Village has breached its duties under this Section, the Agreement may be terminated by simple majority vote of the School District Board of Education and no remedies shall be granted by the District to the Village.
15. **INDEMNIFICATION BY VILLAGE:** THE VILLAGE SPECIFICALLY ACKNOWLEDGES AND AGREES THAT NEITHER THE SCHOOL DISTRICT NOR ANY EMPLOYEE, REPRESENTATIVE, OR AGENT OF THE SCHOOL DISTRICT IS MAKING, AND THE VILLAGE IS NOT RELYING ON, ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, OTHER THAN THOSE PROVIDED IN THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, AS TO ANY MATTER CONCERNING THE FACILITIES OR ANY EQUIPMENT ON THE FACILITIES, INCLUDING WITHOUT LIMITATION THAT THE EQUIPMENT IS FIT FOR A PARTICULAR PURPOSE OR IS IN GOOD WORKING CONDITION.

The Village shall defend, indemnify and hold the School District and its employees, officers, directors, agents, and authorized representatives harmless from and against any and all claims, demands, suits, losses, damages, costs, expenses, obligations, judgments, or other forms of liability to third parties, actual or claimed arising out of (i) the breach of the Village's representations, warranties and agreements herein, and (ii) any injury to property or persons occurring or allegedly occurring in connection with the negligence or intentionally wrongful act or omission of the Village or its employees, officers, directors, contractors, representatives or guests and invitees of any kind with respect to the Facilities, (iii) any damage or harm to the Facilities, the School District's land, buildings, parking lots and sidewalks or to third parties as a result of the Village or its Users use of the Facilities.

16. **INDEMNIFICATION BY SCHOOL DISTRICT:** The School District shall defend, indemnify and hold the Village and its employees, officers, directors, agents, and authorized representatives harmless from and against any and all claims, demands, suits, losses, damages, costs, expenses, obligations, judgments, or other forms of liability to third parties, actual or claimed arising out of (i) the breach of the School District's representations, warranties and agreements herein, and (ii) any injury to property or persons occurring or allegedly occurring in connection with the negligence or intentionally wrongful act or omission of the School District or its employees, officers, directors, contractors, and authorized representatives of any kind with respect to the Facilities.
17. **ASSIGNMENT AND SUBOCCUPANCY:** The School District shall have the right at any time during the Term to sell or convey the Facilities subject to all the terms of this Agreement, or to assign its rights, title and interest under this Agreement in whole or in part. In the event of any such sale or assignment, the School District shall be relieved from and after the date of such transfer or conveyance of liability for the performance of any of its obligations contained herein as per Facility assignment, except for obligations or liabilities accrued prior to the date of such assignment or sale, to the extent that the buyer or assignee has not assumed such liabilities. The Village affirms and acknowledges that its right hereunder to use certain portions of the Facilities is in the nature of a license and hence that such right is personal to the Village and not transferable by it. Accordingly, the Village shall not attempt to sublet its interests hereunder in the Facilities, or in any portion of the same, nor shall it attempt to assign, mortgage, pledge, transfer or otherwise encumber or dispose of its interests under this Agreement. Any effort to so transfer such interests shall be void ab initio and hence of no force and effect. In addition, the Village shall not advertise, publish, or otherwise promote the real or implied use of any District facilities or portions thereof by any third party at any time without the written consent of the District. Failure to comply with this requirement shall constitute an immediate breach of this Agreement, and no remedies shall be granted by the District to the Village.

18. **RELATIONSHIP OF PARTIES:** This Agreement does not create the relationship of principal and agent, or of partnership or joint venture, or of any association or relationship between the parties.
19. **NO THIRD-PARTY BENEFICIARIES:** This Agreement shall not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.
20. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the Parties and supersedes any prior understandings, agreements, or representations by or between the Parties, written or oral, to the extent they related in any way to the subject matter hereof. This Agreement shall be deemed to amend and restate any prior written agreements relating to the Facilities. This Agreement shall not be modified, amended, or supplemented in any manner, except by an instrument in writing executed by the Parties except as provided in Section 2 hereof (Schedule of Facilities and Uses).
21. **NO MERGER:** There shall be no merger of this Agreement with any other estate or interest in the Facilities.
22. **SUCCESSION:** This Agreement shall be binding upon and inure to the benefit of the Parties named herein and their respective successors and permitted assigns
23. **NOTICES:** All notices, requests, demands, claims and other communications hereunder shall be in writing. Any notice, request, demand, claim, or other communication hereunder shall be deemed duly given if (and then two business days after) it is sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to the intended recipient as set forth below:

If to the Village:

Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022-0337
Attn: Village Administrator

If to the School District:

Germantown School District
District Administrative Offices
N104 W13840 Donges Bay Road
Germantown, WI 53022-4499
Attn: District Administrator

Any Party may send any notice, request, demand, claim, or other communication hereunder to the intended recipient at the address set forth above using any other means (including personal delivery, expedited courier,

messenger service, telecopy, telex, ordinary mail, or electronic mail), but no such notice, request, demand, claim, or other communication shall be deemed to have been duly given unless and until it actually is received by the intended recipient. Any Party may change the address to which notices, requests, demands, claims, and other communications hereunder are to be delivered by giving the other Party notice in the manner herein set forth.

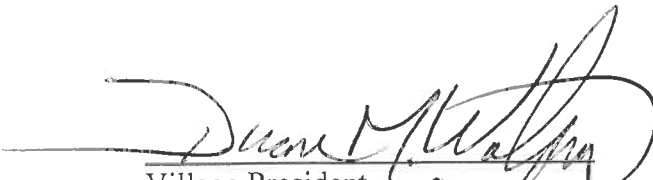
24. **GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with the laws of the Wisconsin, without giving effect to any choice or conflict of law provision or rule.
25. **WAIVERS:** No waiver by any Party of any default, misrepresentation, or breach of warranty or covenant hereunder, whether intentional or not, shall be deemed to extend to any prior or subsequent default, misrepresentation, or breach of warranty or covenant hereunder or affect in any way any rights arising by virtue of any prior or subsequent such occurrence.
26. **CONSTRUCTION:** The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement.
27. **COUNTERPARTS:** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.
28. **FORCE MAJEURE:** If either party is prevented from carrying out its obligations under this Agreement by events beyond its reasonable control, including acts or omissions of the other party, acts of God or government, natural disasters or storms, fire, act of terrorism, explosion, riot, war or political strike, labor disputes, failure or delay of third party transportation, or the availability of raw materials, then such party's performance of its obligations hereunder shall be excused during the period of such event and the time for performance of such obligations shall be automatically extended by the same period.

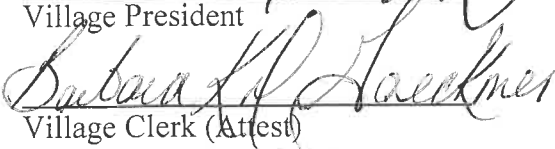
[SIGNATURES FOLLOW ON PAGE 8]

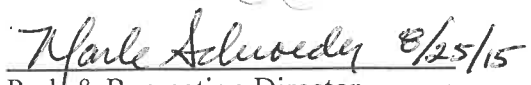
IN WITNESS WHEREOF, the Village and School District have entered into this Agreement as of the date set forth above.

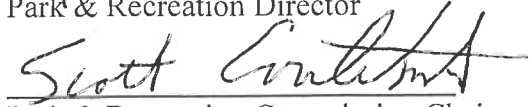
VILLAGE OF GERMANTOWN

GERMANTOWN SCHOOL DISTRICT

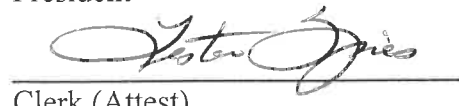

Village President


Village Clerk (Attest)

 8/25/15
Park & Recreation Director


Park & Recreation Commission Chair


President


Clerk (Attest)


Superintendent/Business Manager

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: Monday, August 6, 2018

AGENDA ITEM: New Business

ITEM TITLE: Intergovernmental Agreement with the Germantown School District

SUBMITTED BY: Mark Schroeder, Park & Recreation Director

SUMMARY EXPLANATION:

The Intergovernmental Agreement (IGA) with the Germantown School District has been in place for several years, with the current 3-year agreement (2015-2018) expiring on August 31st. Currently village and school district administration are working together on its renewal. This agreement is essential to the continued success of the recreation department because it waives hourly facility use fees that if in place would substantially increase the program fees. Any fees paid to the district over the last several years have come from the "Recreation Facility Fund" to help pay for improvements to school facilities that are used by the recreation department, and "mutually beneficial" to both parties.

At the July 23rd meeting of the School District Building Committee, village staff presented the facility use requests for Fall/Winter/Spring 2018-2019 programs. Following review and discussion, facility use approval was granted. This action allows the department to proceed with offering the current recreation programming to the community, while providing the needed time to continue meeting with the school administration and elected officials to negotiate terms on the next agreement.

Village administration has been informed that the Board of Education is considering the implementation of a fee structure for not only the use of the new school facilities (pool, field house and performing arts center), but for the existing facilities as well. Not knowing exactly where the discussion will go, and the fee schedule, department staff prepared a program fee analysis (based on information discussed by the School District Finance Committee) to determine the potential financial impacts to the community should fees be implemented. This analysis was based on the hours of use for the 2016-2017 school year, and presented to the Park & Recreation Commission at the June 27th meeting.

Attached for your review is the following information.

- School/Village Intergovernmental Agreement (IGA) 2015-2018
- Non-Lapsing Recreational Facility Fee Fund Balance (School District Line Item) as of 7/8/2018
- Recreation Program Fees Analysis

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER X

RECOMMENDATION:

This item is on the agenda for review and discussion.

FEES ANALYSIS

			\$10.00	\$20.00	\$30.00	\$40.00	\$50.00	
PROGRAM	TOTAL HOURS	NUMBER ENROLLED	\$10 INCREASE	\$20 INCREASE	\$30 INCREASE	\$40 INCREASE	\$50 INCREASE	CURRENT FEE
1st/2nd Grade Buckets	90.00	164	\$5.49	\$10.98	\$16.46	\$21.95	\$27.44	\$33.00
Band Programs FW	24.00	34	\$7.06	\$14.12	\$21.18	\$28.24	\$35.29	\$20/25/26
Afterschool Tech Classes/Legos	32.00	140	\$2.29	\$4.57	\$6.86	\$9.14	\$11.43	\$34.25
After School Spanish	48.00	33	\$14.55	\$29.09	\$43.64	\$58.18	\$72.73	\$205.00
Afterschool Volleyball	42.00	85	\$4.94	\$9.88	\$14.82	\$19.76	\$24.71	\$30.00
Art Start/Fundamentals/Teen Art	49.00	183	\$2.68	\$5.36	\$8.03	\$10.71	\$13.39	\$36/44/50
Basketball Camp - Boy's	28.75	133	\$2.16	\$4.32	\$6.48	\$8.65	\$10.81	\$52.50
Basketball Camp - Girl's	28.75	60	\$4.79	\$9.58	\$14.38	\$19.17	\$23.96	\$57.50
Bucketeer Basketball	371.00	209	\$17.75	\$35.50	\$53.25	\$71.00	\$88.76	\$52.00
Camp Invention	32.50	18	\$18.06	\$36.11	\$54.17	\$72.22	\$90.28	\$220.00
Community Band Summer	10.50	74	\$1.42	\$2.84	\$4.26	\$5.68	\$7.09	\$27.00
Dance - Youth	60.00	61	\$9.84	\$19.67	\$29.51	\$39.34	\$49.18	\$75.00
Fundamental Basketball Camp	4.00	30	\$1.33	\$2.67	\$4.00	\$5.33	\$6.67	\$20.25
Girls Softball Hitting/Pitching Clinic	6.00	23	\$2.61	\$5.22	\$7.83	\$10.43	\$13.04	\$23.25
Gtown Kids Choir	19.00	25	\$7.60	\$15.20	\$22.80	\$30.40	\$38.00	\$40.00
Gymnastics - Fall	18.00	80	\$2.25	\$4.50	\$6.75	\$9.00	\$11.25	\$33.00
Hoop Shoot	3.00	74.00	\$0.41	\$0.81	\$1.22	\$1.62	\$2.03	FREE
Youth Clinic	1.00	88.00	\$0.11	\$0.23	\$0.34	\$0.45	\$0.57	FREE
Hoopsters	16.00	45	\$3.56	\$7.11	\$10.67	\$14.22	\$17.78	\$30.00
Indoor Tennis	9.00	10	\$9.00	\$18.00	\$27.00	\$36.00	\$45.00	\$35.25
Kids Klub - School Year (per day fees)	5220.00	66949	\$0.78	\$1.56	\$2.34	\$3.12	\$3.90	\$2,070.00
Kids Klub - Summer (per day fees)	3960.00	7894	\$5.02	\$10.03	\$15.05	\$20.07	\$25.08	\$1,556.00
Mad Science Afterschool Classes	12.00	22	\$5.45	\$10.91	\$16.36	\$21.82	\$27.27	\$107.00
Men's Basketball Leagues	35.00	7	\$50.00	\$100.00	\$150.00	\$200.00	\$250.00	\$550.00

PROGRAM	TOTAL HOURS	NUMBER ENROLLED	\$10 INCREASE	\$20 INCREASE	\$30 INCREASE	\$40 INCREASE	\$50 INCREASE	CURRENT FEE
Men's Over 30 Open Basketball	66.00	572	\$1.15	\$2.31	\$3.46	\$4.62	\$5.77	\$3.00
Middle School Art	5.00	5	\$10.00	\$20.00	\$30.00	\$40.00	\$50.00	\$50.00
Open Pickleball	60.00	312	\$1.92	\$3.85	\$5.77	\$7.69	\$9.62	\$3.00
Open Volleyball	38.00	88	\$4.32	\$8.64	\$12.95	\$17.27	\$21.59	\$3.00
Parent/Child Basketball	2.25	11	\$2.05	\$4.09	\$6.14	\$8.18	\$10.23	\$23.50
Parent/Child Basketball Summer	9.00	32	\$2.81	\$5.63	\$8.44	\$11.25	\$14.06	\$23.50
Pickleball	4.00	5	\$8.00	\$16.00	\$24.00	\$32.00	\$40.00	\$22.00
Pom Pons	45.00	114	\$3.95	\$7.89	\$11.84	\$15.79	\$19.74	\$21/40/45/50
Pom Pon Camp	2.00	16	\$1.25	\$2.50	\$3.75	\$5.00	\$6.25	\$43.50
Pom Pon Camp - Pixies	7.50	26	\$2.88	\$5.77	\$8.65	\$11.54	\$14.42	\$48.50
Preschool Play Group	24.00	16	\$15.00	\$30.00	\$45.00	\$60.00	\$75.00	\$62.00
Safety Town	53.00	65	\$8.15	\$16.31	\$24.46	\$32.62	\$40.77	\$45.00
Sporties for Shorties	9.00	30	\$3.00	\$6.00	\$9.00	\$12.00	\$15.00	\$30.00
Tech Classes	24.00	66	\$3.64	\$7.27	\$10.91	\$14.55	\$18.18	\$46/51/61
Track & Field	15.00	80	\$1.88	\$3.75	\$5.63	\$7.50	\$9.38	\$54.25
Tyke Site (per day fees)	1260.00	1529	\$8.24	\$16.48	\$24.72	\$32.96	\$41.20	\$1,456.00
10 & under Tennis	22.50	38	\$5.92	\$11.84	\$17.76	\$23.68	\$29.61	\$27.00
Volleyball Camps	37.50	110	\$3.41	\$6.82	\$10.23	\$13.64	\$17.05	\$52.50/69.50
Volleyball Camp - Boys	32.50	85	\$3.82	\$7.65	\$11.47	\$15.29	\$19.12	\$40 / \$57
Wrestling Camp	10.50	21	\$5.00	\$10.00	\$15.00	\$20.00	\$25.00	\$30.00
Volleyball League - Girls	99.50	74	\$13.45	\$26.89	\$40.34	\$53.78	\$67.23	\$50.00
Volleyball League - Co-Rec	62.00	15	\$41.33	\$82.67	\$124.00	\$165.33	\$206.67	\$390.00
Women's Volleyball League	62.00	5	\$124.00	\$248.00	\$372.00	\$496.00	\$620.00	\$390.00

ROUNDY'S SUPERMARKETS, INC.

PICK 'N SAVE · COPPS · METRO MARKET · MARIANO'S

PO Box 473

Milwaukee, WI 53201

414-231-5000

July 31, 2018

VIA GROUND COURIER

Ms. Deanna Boldrey
Village of Germantown
N112 W17001 Mequon Rd.
Germantown, WI 53022

Re: Modification to Premise Description

Dear Ms. Boldrey:

Ultra Mart Foods, LLC, the owner and operator of the Pick 'n Save located at N112 W16200 Mequon Rd. in Germantown (the "Store"), hereby formally requests an amendment to the premise description on the "Class A" license issued to the Store to encompass the ClickList service as described below.

The Store's program named "ClickList" will allow customers to submit an online order for grocery, alcohol and tobacco products. A designated ClickList shopper, which is a Store employee, selects the customer's items and generates a receipt. The customer is then notified that the order is available for pickup. The pickup occurs in the designated parking stalls. The shopper will load the merchandise into the customer's vehicle. If the order contains alcohol or tobacco product, the customer's age will be verified by the shopper prior to the transfer of these products. After the product is loaded into the customer's vehicle, the shopper reenters the store and finalizes the transaction.

The ClickList service will be available to our customers daily between the hours of 8:00 a.m. and 8:00 p.m. There will be approximately 12-14 employees trained to be shoppers. The shoppers will be 18 years of age or older and hold a Village issued bartender's license. A site plan identifying the designated ClickList parking stalls is enclosed for your review.

The current premise description on the license reads as "*1 story retail grocery and liquor, alcohol sold & displayed throughout store. Liquor storage in NW corner. Records on site.*" Please amend the language to read; *1 story retail grocery and liquor, including the exterior parking stalls specifically designated for the online merchandise order & pickup service and the pathway utilized to access the parking stalls. Alcohol sold & displayed throughout store. Liquor storage in NW corner. Records on site.*

Please contact me with any questions you may have at 414-231-5978 or tammy.koch@roundys.com.

Very truly yours,

ROUNDY'S SUPERMARKETS, INC.



Tammy Koch
Administrative Assistant

Enclosures



**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 67-2018

**APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH WASHINGTON
COUNTY RELATED TO THE BRIGGS AND STRATTON CORPORATION
DEVELOPMENT WITH GERMANTOWN TID NO. 8**

WHEREAS, the Village Board previously approved the creation of Germantown Tax Increment District No. 8; and

WHEREAS, Wis. Stat., § 66.0301(2) authorizes the Village to enter into intergovernmental agreements with other municipal entities including Washington County; and

WHEREAS, the Recitals found within the attached Intergovernmental Agreement are hereby incorporated herein;

NOW, THEREFORE BE IT RESOLVED, by the Village Board of the Village of Germantown, that the Intergovernmental Agreement between the Village and Washington County in the form attached is hereby approved subject to those non-material legal and technical changes deemed necessary and appropriate by the Village Attorney to effectuate the purposes of the agreement.

BE IT FURTHER RESOLVED that the Village President and Village Clerk are hereby authorized to execute and deliver the same.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

**INTERGOVERNMENTAL AGREEMENT
BETWEEN WASHINGTON COUNTY AND THE VILLAGE OF GERMANTOWN**

THIS AGREEMENT is entered into by and between Washington County, Wisconsin (hereinafter “COUNTY”) and the Village of Germantown, Wisconsin (hereinafter “VILLAGE”) and shall be effective as of the latest signature date set forth below.

RECITALS

- A. Briggs and Stratton Corporation, a Wisconsin Corporation, (hereinafter “TENANT”) is a 110+ year old, Wisconsin based manufacturer with a global footprint and is the world’s largest producer of gas engines for lawn mowers, snow blowers, portable generators, pressure washers, and other outdoor power equipment.
- B. The TENANT is engaged in a corporate-wide optimization of its assets. This includes the potential of a new 700,000 sq. ft. Wisconsin-based warehouse and distribution center, which could be expandable to 1,000,000 sq. ft. (hereinafter the “PROJECT”).
- C. TENANT does not currently have a presence in the COUNTY or VILLAGE.
- D. Zilber Ltd. d/b/a Zilber Property Group, a Wisconsin Corporation, (hereinafter “DEVELOPER”) has a contractual right to purchase approximately 149.17 acres of vacant land located in the VILLAGE, of which approximately 105 acres is buildable. This land is known by tax key numbers GTNV 073999, GTNV 074983, GTNV 074984, GTNV 074993, GTNV 074991, GTNV 074986, GTNV 074995 and GTNV 073991 (hereinafter “PROPERTY”).
- E. The DEVELOPER routinely acquires, develops, finances and leases retail and industrial commercial real estate, primarily in the Metro-Milwaukee region. The DEVELOPER has a well-recognized track record of success and a long-term approach to managing their assets.
- F. With the active assistance of Economic Development Washington County (hereinafter “EDWC”), the VILLAGE and DEVELOPER have entered into a development Agreement (hereinafter “DA”) marked as Exhibit A and attached and incorporated by reference into this Agreement.
- G. The DEVELOPER intends to develop the PROPERTY as a business park for office and light industrial uses. The buildable acreage could accommodate up to (7) individual facilities with an aggregate footprint in excess of 2,000,000 sq. ft. The first phase of the development, as described in the DA, includes the PROJECT and the DEVELOPER guaranteeing a minimum assessed value of

\$28,000,000 for the TENANT'S new warehouse and distribution facility (to be completed not later than December 31, 2019) in addition to construction of an unrelated 150,000 sq. ft. building with a minimum assessed value of \$5,000,000 (to be completed not later than December 31, 2020). The PROJECT will result in approximately 30 new full-time, year-round jobs over 2 shifts plus additional part-time, seasonal jobs during TENANT's peak season.

- H. The DEVELOPER has successfully negotiated with the TENANT a Letter of Intent for a long-term, 15-year lease, including general terms and conditions, necessary to enable the PROJECT.
- I. The VILLAGE and COUNTY recognize that the PROJECT will promote economic development along the Holy Hill Road / Hwy 167 and I-41 corridor and will serve as a catalyst for additional investment and development.
- J. The VILLAGE retained Ehlers and Associates to complete a TID #8 Feasibility Analysis, including an allowance for cash outflows related to various infrastructure requirements, a DEVELOPER incentive, and a TENANT incentive. The DEVELOPER has expressed to the VILLAGE that, but for the establishment of TID #8, the development and PROJECT is not economically viable at the Germantown location and therefore would be unlikely to proceed.
- K. The COUNTY has contracted with EDWC to administer the County's Attraction Fund Program and act on its behalf for the transactions contemplated by this Agreement and related matters. EDWC has therefore underwritten an Attraction Fund incentive in the form of a convertible loan to the TENANT, and EDWC's Revolving Loan Fund Committee reviewed and approved the incentive and associated deal structure on June 19, 2018, subject to the execution of this Agreement and other requirements as stated herein. The committee's approved deal structure is depicted in Exhibit B attached.
- L. The parties agree that the current best forecast of investment in new real property and new jobs created by the DEVELOPER'S AND TENANT'S potential projects represent important benefit to the public, and, therefore, engaging in cost sharing related to various expenses associated with implementing said development project is appropriate and serves a public purpose.

NOW, THEREFORE, in consideration of the promises and obligations herein set forth, it is mutually agreed between the PARTIES as follows:

1. Conditions Precedent

- a. Despite the following, the COUNTY and VILLAGE agree that the execution of a Loan Agreement between EDWC and TENANT and the distribution of funds pursuant thereto is a condition precedent to the obligations described in this

Agreement. Attached and incorporated by reference is Exhibit C, setting forth the terms of EDWC's Revolving Loan relating to the PROJECT.

- b. The COUNTY and VILLAGE further agree that, despite the following, the Joint Review Board's approval for and the creation of TID #8 is a condition precedent to the obligations described in this Agreement. A summary statement of Ehlers and Associates' cash flow projection for TID #8, incorporating the payments contemplated in this Agreement, is attached as Exhibit D.

2. VILLAGE Obligations

- a. The VILLAGE will provide to the COUNTY funds from the tax increment created by TID #8 at sufficient an amount to make the COUNTY whole on the COUNTY's convertible loan to the TENANT as contemplated in Section 3 of this Agreement. The annual total of the semi-annual payments will be approximately equal to \$93,075.66 per the amortization schedule in Exhibit E. This is calculated as follows: the sum of the principal amount of \$1,000,000 with interest accruing on the outstanding principal balance of the Loan at a fixed interest rate of 3.75% per annum (3/4 of the Wall Street Journal Prime Rate), amortized over a 15-year term (length of the lease term between DEVELOPER and TENANT) with payments deferred until February 28, 2021. The Municipal Revenue Obligation (MRO) generated by this cost-sharing arrangement shall be a project cost of TID #8. Payments on the MRO shall be payable only to the extent that the VILLAGE shall have received as of such payment date the available tax increment generated by TID #8 and that EDWC certifies the TENANT has met performance requirements for converting TENANT'S loan to a TID #8 MRO. The amount of the MRO shall be reduced in an amount equal to any principal balance established at the end of the TENANT's deferment period and/or any job penalty as part of the TENANT's retention period. Any payment to COUNTY hereunder shall be paid solely from the available tax increment remaining after the VILLAGE makes its annual debt service payment on the General Obligation Bonds used to complete the VILLAGE Improvements described in the DA. If there is insufficient available tax increment in any year to pay the scheduled payments, the deficiency shall be deemed a "Shortfall". If in a later year there is available tax increment in excess of the annual debt service payment and the schedule payments hereunder, the VILLAGE shall pay COUNTY additional funds to pay for the oldest Shortfall first, to the extent such amounts are available and until all Shortfalls are paid. The final year payment shall be a balloon payment equal to the total amount outstanding of the MRO less any payments made pursuant to the terms of this Agreement.
- b. The DA and any future amendments thereof between the VILLAGE and the DEVELOPER shall include a provision prohibiting the DEVELOPER, during and through the life of TID #8, from appealing the PROPERTY's assessed value as determined by the statutorily authorized assessing body.

3. COUNTY obligations:

- a. Upon successful execution of a Loan Agreement between the COUNTY and the TENANT (specifying TENANT'S obligations within the PROJECT to take place on the PROPERTY and terms of the convertible loan) and the meeting of other requirements under this Agreement, the COUNTY will act to provide the TENANT with an "Attraction Fund" incentive of up to \$1,000,000 calculated as follows: \$33,333.33 per employee multiplied by 30 full-time hires. As proposed, the incentive will be provided to the TENANT in a lump sum, which will start as a 15-year, 3.75% loan with principal and interest payments deferred for a period of 3 years. If during the 3-year deferment employment levels tied to the incentive's use have been consistently at or above that negotiated into the Loan Agreement, the loan shall be converted to a TID #8 MRO. Should employment levels fall below the negotiated terms, a principal balance would be established on a prorated basis using the difference between the average full-time employment of years 2 through 3 (year 1 exempt to allow flexibility during the transition) and the target employment level of 30 full-time employees. That prorated amount is amortized over the remaining 12 years of the loan. Specific mechanics of this incentive are subject to further negotiation between EDWC and the TENANT. The Loan Agreement shall include a provision prohibiting the TENANT, during and through the life of TID #8, from appealing the assessed value (as determined by the statutorily authorized assessing body) on its portion of the PROPERTY leased from the DEVELOPER.
- b. The COUNTY understands and agrees as follows: that the VILLAGE will provide the COUNTY with funds from the tax increment created by TID #8 at sufficient an amount to make the COUNTY whole on the COUNTY's convertible loan to the TENANT; that the annual total of the semi-annual payments will be approximately equal to \$93,075.66 as calculated per provisions in Section 2 of this Agreement; that the MRO generated by this cost-sharing Agreement shall be payable only to the extent that the VILLAGE shall have received as of such payment date the available tax increment generated by TID #8 and that EDWC certifies the TENANT has met performance requirements for converting TENANT'S loan to a TID #8 MRO; that the amount of the MRO shall be reduced in an amount equal to any principal balance established at the end of the TENANT's deferment period and/or any job penalty as part of the TENANT's retention period; that any payment to COUNTY hereunder shall be paid solely from the available tax increment remaining after the VILLAGE makes its annual debt service payment on the General Obligation Bonds used to complete the VILLAGE Improvements described in the DA; that if there is insufficient available tax increment in any year to pay the scheduled payments, the deficiency shall be deemed a "Shortfall"; that if in a later year there is available tax increment in excess of the annual debt service payment and the schedule payments hereunder, the VILLAGE shall pay COUNTY additional funds to pay for the oldest Shortfall first, to the extent such amounts are available and until all

Shortfalls are paid; and that the final year payment shall be a balloon payment equal to the total amount outstanding of the MRO less any payments made pursuant to the terms of this Agreement.

- c. The EDWC, on the COUNTY'S behalf, shall negotiate a Loan Agreement with the TENANT in good faith.

4. Indemnification:

To the fullest extent permitted by law, each party shall defend, indemnify, and hold harmless the other parties, and their respective elected officials, officers, employees, agents, and insurers from and against all claims, losses, damages, and expenses, including but not limited to attorneys' fees (together, "Claim") arising out of or resulting from or in connection with the performance of this Agreement, provided that the Claim is caused in whole or in part by the act or commission of the party against whom the Claim is asserted. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity or contribution that would otherwise exist.

5. Joint Defense:

If this Agreement is challenged the parties agree to cooperate in the joint defense against any such legal challenge. Furthermore, the parties agree to enter into an additional joint defense agreement in order to appropriately facilitate a vigorous defense, including the protection of privileged information. However, the legal fees and costs incurred by each party remain the financial responsibility of each party.

7. Other Provisions

- a. No Challenges to Agreement. Except as otherwise expressly provided in this Agreement, each of the parties hereby waives any right to commence or maintain, and hereby agrees not to commence or maintain, any civil action to contest or challenge the validity or enforceability of this Agreement or any of its provisions. Nothing in this section shall be construed as preventing a party from commencing or maintaining a declaratory judgment action regarding the interpretation or enforcement of this Agreement, provided and to the extent that the party's position is consistent with a good faith interpretation of the Agreement and does not challenge the validity or enforceability of the Agreement or any of its provisions.
- b. No Third-Party Beneficiary. This Agreement is intended to be solely between the parties. Nothing in this agreement accords any third party any legal or equitable rights whatsoever that may be enforced by any non-party to this Agreement.
- c. Construction. Pursuant to Wis. Stat., § 66.0301(2), this Agreement shall be interpreted liberally in favor of cooperative action between the parties. This Agreement shall not be deemed to have been drafted by any particular party so as

to be interpreted strictly against such party. The parties hereby acknowledge that this Agreement imposes on each of them a duty of good faith and fair dealing.

- d. Amendment. This Agreement may be amended only by written agreement of all parties hereto.
- e. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.
- f. Binding Effect. This Agreement shall be binding upon the parties and their successors and assigns, including, without limitation, future appointed or elected Village and County officials and officers.
- g. Severability. If any provision of this Agreement is invalidated by a court of competent jurisdiction, the invalidation of that provision shall not affect the validity of any other provision. In the event of the invalidation of all or any specific provision of this Agreement, the parties shall promptly meet for the purpose of reforming the offending provision(s).
- h. Term. This Agreement shall be in effect as long as is necessary for the parties to perform all material obligations described herein. The parties agree to extend the term of this Agreement if required by any term limitation specified by applicable law.
- i. No Waiver. The failure of any party to this Agreement to enforce any obligation hereunder shall not be construed as a waiver of that party's right to insist on performance of such obligation in the future. All waivers under this Agreement shall be made in writing.
- j. Approval/Authority. Each party hereby represents that this Agreement was duly authorized by its governing body on the date stated below in accordance with all applicable state and local laws, and that its governing body has caused its duly authorized officers to execute this Agreement on its behalf on the date stated after each signature below.
- k. Further Assurances. The parties agree that, from time to time hereafter, at the request of any party and without further consideration they will execute, acknowledge and deliver such other instruments as reasonably may be required to more effectively accomplish the intended purposes of this Agreement or to otherwise carry out the terms and conditions of this Agreement.
- l. DA. This Agreement and the DA are intended to supplement and complement each other and shall, where possible, be thus interpreted. If, however, any provision of this Agreement irreconcilably conflicts with a provision of the DA, the provision imposing the greater duty or obligation on a party shall govern.

- m. ADR. The parties recognize that problems and disputes between them may occur and that it is preferable for them to reach an amicable resolution without the need to resort to litigation. In that regard, they each pledge to participate in good faith in voluntary and non-binding alternative dispute resolution (“ADR”) procedures mutually agreeable to the parties. However, if such disputes are not resolved by mediation or another ADR procedure as the parties may agree then such disputes shall be resolved by litigation in the Washington County, Wisconsin Circuit Court.
- n. Non-discrimination. The parties agree that the performance of this Agreement shall be in all material respects in compliance with all laws, rules, regulations and ordinances relating to discrimination.
- o. No Personal Liability. Under no circumstances shall any VILLAGE or COUNTY elected official, officer, employee, attorney or agent have any personal liability arising out of this Agreement, the EDWC Loan or any other agreement relating to the PROJECT and no party shall seek or claim any such personal liability.
- p. Reservation of Rights. Nothing contained in this Agreement is intended to or has the effect of releasing Kerry from compliance with all applicable laws, rules, regulations and ordinances applicable to the Project.
- q. Execution. This Agreement may be executed in counterparts and any facsimile, electronic, or digital signature shall be considered an original signature.
- r. Notices. All communications or notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given (i) upon delivery, if hand delivered, or (ii) two business days following deposit in the United States mail, postage prepaid, or (iii) one business day following deposit with a nationally recognized overnight commercial carrier that will certify as to the date and time of delivery, airbill prepaid, or (iv) upon transmission if by facsimile, and each such communication or notice shall be addressed as follows, unless and until any such party notifies the other in accordance with this paragraph of a change of address:

If to the COUNTY:

Washington County, Wisconsin
Attn: County Clerk
432 E. Washington Street, P.O. Box 1986
West Bend, WI 53095-7986

with a copy to:

Brad Stern
Washington County Attorney's Office
432 E. Washington Street, P.O. Box 1986
West Bend, WI 53095-7986

If to the VILLAGE:

Village of Germantown
Attn: Steven Kreklow, Administrator
N112 W17001 Mequon Rd.
PO Box 337
Germantown, WI 53022

With a copy to:

Brian C. Sajdak
Wesolowski, Reidenbach & Sajdak, S.C.
11402 W. Church St.
Franklin, WI 53132

[Signature page follows.]

VILLAGE OF GERMANTOWN

By:_____

Dean Wolther
Village President

Date

Attest:_____

Deanna Boldrey
Village Clerk

Date

WASHINGTON COUNTY

By:_____

Donald Kriefall
Chairperson of the County Board

Date

Attest:_____

Ashley Reichert
County Clerk

Date

[This area left blank intentionally.]

EXHIBIT A
DEVELOPMENT AGREEMENT
(SEE ATTACHED)

EXHIBIT B
DEAL STRUCTURE

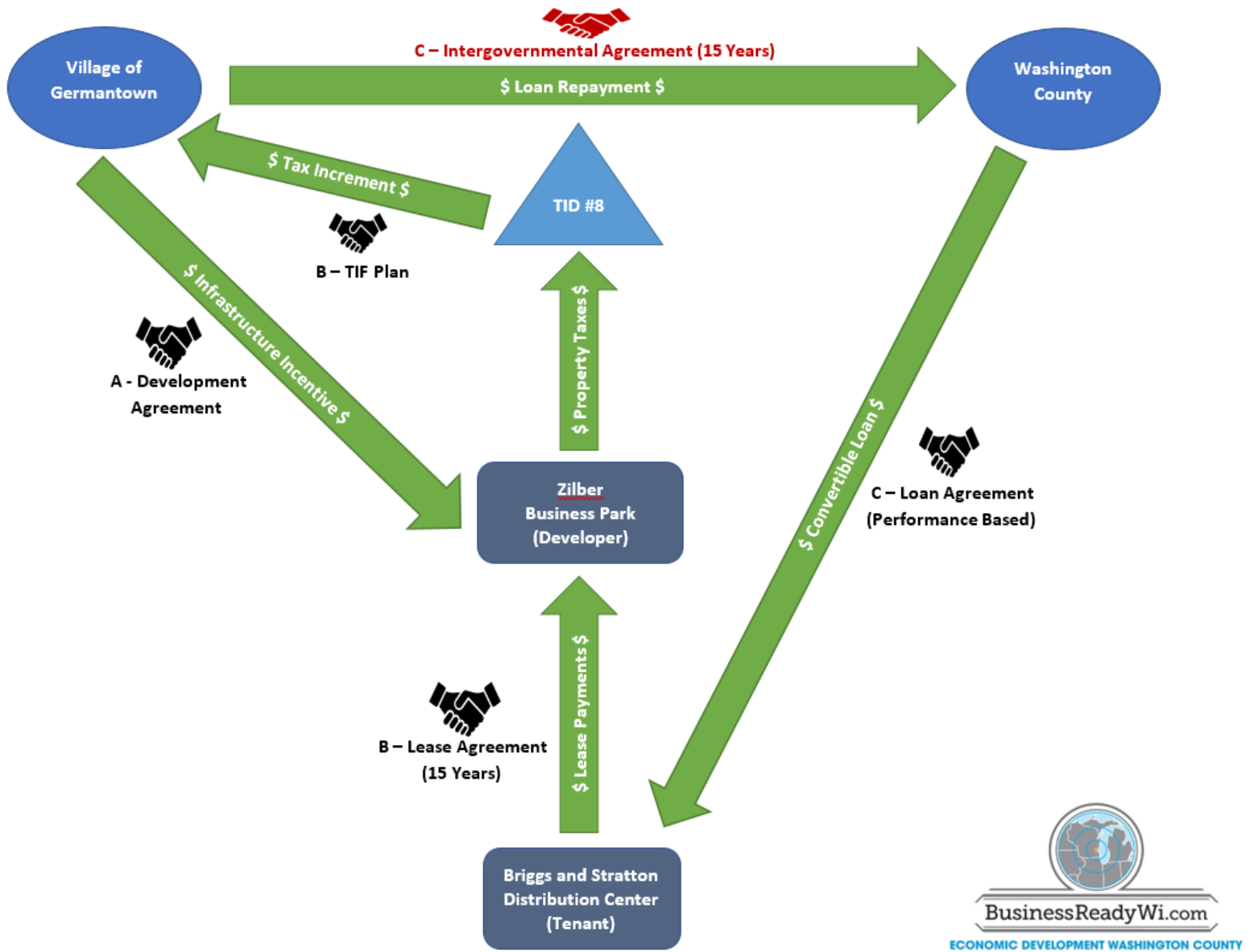


EXHIBIT C

TERM SHEET FOR CONVERTIBLE LOAN
(SEE ATTACHED)

DRAFT

EXHIBIT D

EHLERS AND ASSOCIATES TID #8 CASH FLOW PROJECTION
(SEE ATTACHED)

DRAFT

EXHIBIT E

CONVERTIBLE LOAN AMORTIZATION SCHEDULE
(SEE ATTACHED)

DRAFT

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 68-2018

**WAIVER AND AGREEMENT RELATED TO CERTAIN VILLAGE RIGHTS FOR
PROPERTIES WITHIN WILLOW CREEK BUSINESS PARK TID #6**

WHEREAS, the Waiver and Agreement for MLG Germantown Investment LLC and the Village of Germantown is attached; and

WHEREAS, the Waiver and Agreement list Recitals that include an extension of time to Commence and Continue Construction for Ryan Property; and

NOW, THERFORE BE IT RESOLVED that the Village of Germantown does Approve the attached Waiver and Agreement Related to Certain Village Rights for Properties within Willow Creek Business Park TID #6.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

[PLEASE PUT IN RECORDABLE FORM]

WAIVER AND AGREEMENT

THIS WAIVER AND AGREEMENT (this "Waiver") is entered into effective as of July __, 2018 by MLG Germantown Investment LLC ("Declarant") and Village of Germantown (the "Village").

RECITALS

- A. MLG is Declarant under the Declaration of Protective Covenants for Willow Creek Business Park of Germantown, dated October 2, 2017, filed October 4, 2017 as Document No. 1439286 ("Declaration") which encumbers certain real property located in Germantown, Wisconsin and legally described on Exhibit A attached hereto (the "Property"), for the benefit of Declarant and the Village.
- B. On October 19, 2017, MLG transferred to Ryan Companies US, Inc., a Minnesota corporation ("Ryan") certain real property as described in Exhibit B ("Ryan Property").
- C. Said Declaration granted certain option rights (the "Option Rights") in favor of Declarant and the Village to repurchase the Property from the current owner under certain circumstances set forth in the Declaration under Section 9 thereof.
- D. Declarant and the Village desire to waive certain of the Option Rights as to the Ryan Property.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

- 1. Capitalized Terms. Capitalized terms used herein and not otherwise defined have the meanings assigned to them in the Declaration.
- 2. Extension of Time to Commence and Continue Construction. The time period set forth in Section 9.01 requiring commencement of construction is hereby extended to June 30, 2019 for the Ryan Property, and Declarant and the Village acknowledge and agree that neither Declarant nor the Village shall exercise the Commencement Option unless construction on the Ryan Property has not commenced as of such date. Declarant and the Village further acknowledge that in the event of force majeure that causes cessation of construction on the Ryan Property for a period of one hundred eighty (180) consecutive days, neither Declarant nor Village will exercise the Construction Option so long as the owner of the Ryan Property is using diligent efforts to restart construction at the Ryan Property.
- 3. Waiver of Right of First Refusal. Declarant hereby waives its right of first refusal set forth in Section 9.03 of the Declaration as to the Ryan Property.
- 4. Ratification. Except as expressly set forth herein, the Declaration is hereby fully ratified and continues in full force and effect.
- 5. Counterparts. This Waiver may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

6. Successors and Assigns. This Waiver shall be binding on and inure to the benefit of MLG, the Village and Ryan and each of their successors and assigns and shall run with the land.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed the day and year first above written, intending to be legally bound thereby and warranting authority to execute the same.

MLG Germantown Investment LLC,
A Wisconsin limited liability company

By: MLG Investment Fund II LLC, its
Manager

By: RE Principals Investments II
LLC, its Manager

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of July, 2018 by _____, the _____ of RE Principals Investments II LLC, the manager of MLG Investment Fund II LLC, the manager of MLG Germantown Investment LLC, a Wisconsin limited liability company, on behalf of said limited liability company.

Notary Public

[Signatures Continue on Following Pages]

Village of Germantown, Wisconsin

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of July, 2018 by _____, the _____ and _____, the _____ of Village of Germantown, Wisconsin and who executed the foregoing instrument and acknowledged the same as the act and deed of said entity.

Notary Public

Drafted by:
Ryan Companies US, Inc. (AEW)
533 South 3rd St. Suite 100
Minneapolis, MN 55415

[Waiver of Repurchase Option]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY ENCUMBERED BY DECLARATION

BEGINNING at the Southeast corner of said Northeast 1/4 Section, thence North 89°56'02" West along the South line of said Northeast 1/4 Section 967.64 feet to a point; thence North 47°58'02" West 369.24 feet to a point; thence South 42°01'58" West 222.02 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 354.12 feet to a point; thence North 43°11'13" East along the Southeasterly line of Certified Survey Map No. 2911 and its extension 400.39 feet to a point; thence North 46°48'47" West along the Northeasterly line of said Certified Survey Map 448.35 feet to a point; thence South 88°46'35" West along the Northerly line of said Certified Survey Map 227.59 feet to a point; thence South 01°13'25" East 336.97 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 339.22 feet to a point; thence North 47°52'41" West along said centerline 411.36 feet to a point; thence North 01°18'32" West 1098.81 feet to a point; thence North 89°35'20" East 550.07 feet to a point on the West line of the East 35 acres of the West 1/2 of the Northeast 1/4 of Section 32; thence North 01°18'32" West along said West line 150.06 feet to a point; thence North 89°35'20" East 652.58 feet to a point; thence North 01°18'32" West 330.00 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20" East along said North line 577.34 feet to a point; thence North 00°30'22" West 1307.93 feet to a point; thence North 89°45'33" East 15.16 feet to a point; thence South 01°04'05" East 696.98 feet to a point; thence North 89°38'41" East 509.45 feet to a point on the West line of Maple Road; thence South 00°21'19" East along said West line 610.45 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20" East along said North line 79.99 feet to a point on the West line of Maple Road; thence South 01°29'48" East along said West line 336.09 feet to a point; thence North 89°35'20" East 50.01 feet to a point on the East line of the Northeast 1/4 of Section 3; thence South 01°29'48" East along said East line 1393.10 feet to a point; thence South 88°30'12" West 363.50 feet to a point; thence South 01°29'48" East 779.67 feet to a point; thence North 88°30'12" East 363.50 feet to a point on the East line of the Northeast 1/4 of Section 32; thence South 01°29'48" East along said East line 179.43 feet to the point of beginning. Containing 5,215,935 or 119.7414 acres of land.

EXHIBIT B

RYAN PROPERTY

Lot 3 of Certified Survey Map No. 6782, recorded September 28, 2017 in Volume 52 of Certified Survey Maps on Pages 160-171, as Document No. 1438853, being part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29, all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.