MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE & TIME:	**Monday, April 28, 2025 at 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

Any member of the body and/or citizen also attend the meeting virtually through the WebEx platform, Meeting #: **2554 915 6290** Password: **vbBsJn478R3** which can be accessed by phone at **408-418-9388** or by logging on at **https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m346442641011b4239decb111c3da7490**

Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.
Previously recorded Village Board Meeting Videos can be viewed at **https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.**

AGENDA

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. APPROVAL OF MINUTES:

A. PC Minutes 4/14/25

IV. NEW BUSINESS:

A. Josh Tarantino, Agent for LAW Development, Property Owner, and Wendland Nursery & Wendland Landscape Services, Inc.; Amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of products not grown on the property; and Site Plan Review for a proposed 2,560 sqft square greenhouse on the property located at W172N10415 Division Road. (PUBLIC HEARING & ACTION)

B. Paul & Christine Ryan, Property Owners, W168N12394 Century Lane. Conditional Use Permit (CUP) Application for a Mother-In-Law Suite. (PUBLIC HEARING & ACTION)

C. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210 N10738 Appleton Avenue. Site Plan Review for a 5,200 sqft building and a Conditional Use Permit (CUP) Application to allow grading & filling within a 25’ wetland and 75’ navigable waterway setback. (PUBLIC HEARING & ACTION)

D. Discussion of a Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown (DISCUSSION)

E. Vincent Hallmann, Property Owner. Zoning Permit application to install a 6' fence in a public drainage easement on property located at N106 W16331 Fieldstone Pass. (ACTION)

F. Bauer Sign & Lighting, Agent for Kahlid Ahmed, Property Owner W156 N9650 Pilgrim Road; Sign Permit Review for proposed canopy and monument signs for CITGO re-branding of the gasoline convenience & car wash facility located at W156 N9650 Pilgrim Road. (ACTION)

V. CITIZEN INPUT/PUBLIC APPEARANCE: *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

VI. ANNOUNCEMENTS:

VII. 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)250-4745 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of the Village Board per State ex rel.Badke v Greendale Village Board, even though the Village Board will not take formal action at this meeting.

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, April 14, 2025 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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.*

Chairman Wolter called the meeting to order at 6:30pm.

II. ROLL CALL:

Chairman Wolter and Committee Members Baum, Tarantino, Williams, Shadid (via Webex) and Henk were all present. Also present were Community Development Director Retzlaff and Associate Planner Jordan Yanke.

III. APPROVAL OF MINUTES:

A. PC Minutes 3/31/25

Motion: Approve as presented
Motioned By: David Baum
Seconded By: Josh Tarantino
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

VI. CITIZEN INPUT/PUBLIC APPEARANCE: *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

Motion: Move Citizen Input up to first on the agenda
Motioned By: Josh Tarantino
Seconded By: William Shadid
Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk, Dean Wolter
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

Citizens that spoke included:
Lynn Bednarz who lives on Pawnee Court.
Sarah Larson who lives on Butternut Road.
Melanie Smythe who lives on Cedar Lane.

Doug Loman who lives on Rivers Bend Circle.
Tom Stauffacher who lives on Cedar Lane.
Judy Rogers who lives on Wagon Trail.
Randall Wolff who lives on Mulberry Court.
Tom Barney who lives on Old Farm Road.
Ron Koepsell who lives on Rivers Bend Circle.
Les Borman who lives on Bramblewood Court.

IV. UNFINISHED BUSINESS:

A. Consideration and possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10 (ACTION)

Director Retzlaff stated that this is a follow-up from the April 14th Plan Commission meeting, which will include answers to questions that were raised at that meeting. Retzlaff introduced Phil Cossen with Ehlers, who went over the 3 options for the Plan Commission (approve, deny or modify) and answered questions that were brought up last month, including the property map, historic property appreciation vs. 2% assumed in TID 10, overall equalized tax rate assumption, impact of property purchase if TID not created and the $6M gap options.

Discussion followed with Committee members expressing both positive and negative opinions about the project, including:

- Creating a gathering place for residents
- A place to move to within the community when you no longer want the home maintenance responsibility
- Bringing new businesses into the community and upscale multifamily housing
- Financial concerns included the assumed conservative figures, the 2% growth rate and the gap in revenue of $6 million.
- Potential purchase of the BMO and BP properties and what happens if they won't sell
- Traffic impact
- School impact and waiting for the study to be completed and the report studied
- Possibility of multiple developers teaming up to develop this project

Attorney Saydak stated that all TIDs are created similar to this. Developers are brought in after the purchase of the properties. The benefit of owning the bulk of the properties is that we are in the driver's seat when we bring in those developers. And with that control, the Village Board can hold off until we have those additional properties under contract. If this stops, the Village can sell the properties and recoup all or at least a large part of what we spent on them. If this had to go on the tax levy, it would be approximately $62/year per property. Bailey from Copeland stated that the whole idea of phasing is to bring in the apartments to support the eventual businesses. There isn't a population here now to make the new businesses successful without more housing.

Motion: Approve Resolution and Project Plan as presented
Motioned By: David Baum

Seconded By: Josh Tarantino
Yes: David Baum, Robert Williams, Bridget Henk, Dean Wolter
No: Josh Tarantino, William Shadid
Abstain: None
Motion Passed (Yes 4, No 2, Abstained 0)

V. NEW BUSINESS:

A. Village of Germantown Community Development Department - Proposed Text Amendments to Sections 14 (Building) and 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)

Director Retzlaff reviewed the three (3) proposed code amendments.
Chairman Wolter opened the public hearing at 8:15pm.
Residents who spoke included:
Melanie Smythe who lives on Cedar Lane asked for clarification about little buildings for the kids to stay warm in winter and some small farm stands. Are those things included in this? Retzlaff stated those types of things are not included in this.
Jan Miller who lives on Windsong Circle West stated that she hopes Amendent 1 provides clarity to a business that wanted to put up a temporary gazebo this summer.
Chairman Wolters closed the public hearing at 8:20pm
Staff recommends the approval of the proposed text amendments as presented in the draft ordinance.
Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

B. Trio Engineering, LLC, Agent for Charles Smith, Property Owner - W148N12470 Pleasant View Drive; Application for Rezoning a portion of property from the A-1: Agricultural District to the Rs-1: Single-Family Residential District and a portion of property from the A-1: Agricultural District to the A-2: Agricultural District, and a 2-Lot Certified Survey Map. (PUBLIC HEARING & ACTION)

Associate Planner Yanke reviewed the proposal.
Staff recommends approval of the proposed Rezoning for a portion of property (CSM Lot 1; 5.0 acres) from the A-1: Agricultural District to the Rs-1: Single-Family Residential District and a portion of property (CSM Lot 2; 12.87 acres) from the A-1:Agricultural District to the A-2: Agricultural District.

Staff recommends approval of the proposed Certified Survey Map (CSM) for Charles Smith to divide an existing parcel into two (2) parcels totaling 17.87 acres for property located at W148 N12470 Pleasant View Drive, subject to the following conditions:

1. Any new Private Onsite Wastewater Treatment System (POWTS) for proposed Lot 1 or Lot 2 must comply with the requirements of Wis Admin Code SPS 383 and be issued a permit by the Washington County Land Resources Division

prior to installation. A note stipulating this condition shall be added to the CSM prior to recording.

2. Applicant/owner shall identify/document which detached accessory buildings will be removed on Lot 1 in the proposed CSM to comply with Village Code Sec. 17.41 in terms of the maximum number allowed (2). Applicant/owner shall submit such documentation to Village staff prior to recording the CSM. Applicant/owner shall apply for a demolition permit with SAFEBuilt Inspection Services, and the identified buildings shall be removed within six (6) months after recording of the CSM.
3. The Village signature block shall be revised to reflect correct Village officials prior to submitting CSM for recording.

Chairman Wolter opened the public hearing at 8:28pm.
No residents came forward to speak. Wolter read 1 email that was submitted in favor.
Chairman Wolter closed the public hearing at 8:31pm.
Motion 1: Approve the Rezone as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

Motion 2: Approve the CSM as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

C. Donald Thoma, Accurate Surveying & Engineering, LLP Agent for Shepherd ETAL, property owners, N104W21677 Willow Creek Road (GTNV312-993) and Laskowski Revocable Family Trust, property owner N101W21628 Birch Lane (GTNV312-990); Rezoning from RS-1: Single-Family Residential to A-2: Agricultural and two (2) Certified Survey Maps (CSM) for a Land Exchange and Property Line Adjustment. (PUBLIC HEARING & ACTION)

Director Retzlaff reviewed the proposal and stated that a settlement agreement was reached to resolve a building and other encroachments by Shepherd onto the Laskowski property. Although zoned A-2: Agricultural, current uses of the Shepherd property appear to include a private campground with multiple RV's, boats, construction equipment and material storage; all of which are potential Zoning Code violations. These issues are separate from the proposed rezoning & CSM applications needed to consummate the settlement agreement between Shepherd and Laskowski and will be addressed at a later date with the Shepherd property owners.

Staff recommends the approval of the proposed Certified Survey Map (CSM) for the Shepherd ETAL property and the proposed Certified Survey Map (CSM) for the Laskowski Family Trust property as submitted subject to the following conditions:

1. All technical issues and plan correction identified by the Village Surveyor's review memo dated February 21, 2025 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.

2. The Village signature block on both CSM's shall be revised to reflect the correct Village officials prior to submitting the CSM's for recording.

Chairman Wolter opened the public hearing at 8:38pm.
No residents came forward to speak. Wolter read one email with a question about why it needs to be rezoned. Retzlaff answered the question.
Chairman Wolter closed the public hearing at 8:39pm.
Motion 1: Approve the CSMs as presented
Motioned By: David Baum
Seconded By: Josh Tarantino
Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk, Dean Wolter
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

Motion 2: Approve the Rezoning as presented
Motioned By: David Baum
Seconded By: Josh Tarantino
Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk, Dean Wolter
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

D. Savannah Wehinger, Property Owner and Agent for John and Christine Ceremuga, and Daniel and Christina Ihde, Property Owners - W204N10530/10558/10578 Hilltop Drive; Application for Rezoning portions of property from the Rs-1: Single-Family Residential District to the Rs-4: Single-Family Residential District and a portion of property from the Rs-4: Single-Family Residential District to the Rs-1: Single-Family Residential District, and a Certified Survey Map to accommodate the adjustment of property lines between three (3) existing parcels. (PUBLIC HEARING & ACTION)

Associate Planner Yanke reviewed the proposal and stated that the purpose of this application is to adjust lot lines between three (3) existing parcels to eliminate the odd property line configuration that currently exists.

Staff recommends approval of the proposed Rezoning for portions of property from the Rs-1: Single-Family Residential District to the Rs-4: Single-Family Residential District (Lot 1; 0.93 acres and Lot 3; 0.86 acres) and a portion of property from the Rs-4: Single-Family Residential District to the Rs-1: Single-Family Residential District (Lot 2;

6.43 acres).

Staff recommends approval of the proposed Certified Survey Map (CSM) for Savannah Wehinger, John and Christine Ceremuga, and Daniel and Christina Ihde, to accommodate the adjustment of property lines between three (3) existing parcels for properties located at W204 N10530/10558/10578 Hilltop Drive, subject to the following condition:

1. The Village signature block shall be revised to reflect correct Village officials prior to submitting CSM for recording.

Chairman Wolter opened the public hearing at 8:44pm.
No residents came forward to speak. Chairman Wolter read 1 email from a resident asking for clarification about the RS-4 zoning.
Chairman Wolter closed the public hearing at 8:47pm.
Motion 1: Approve the Rezoning as presented
Motioned By: David Baum
Seconded By: Josh Tarantino
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

Motion 2: Approve the CSM as presented
Motioned By: David Baum
Seconded By: Josh Tarantino
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

E. Design 2 Construct, Agent for WAGO Corporation, Property Owner - N120W19129 Freistadt Road; Site Plan Review application for an 18,626 square foot building addition to an existing industrial/warehousing facility located in the Germantown Industrial Park. (ACTION)

Associate Planner Yanke reviewed the proposal for a site plan application that includes a proposed building addition to an existing industrial/warehousing facility.

Staff recommends approval of the site plan application for WAGO Corporation for an 18,626 square foot building addition to an existing industrial/warehousing facility located at N120 W19129 Freistadt Road, subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site development and building plan set submitted and dated February 10, 2025, and February 11, 2025, and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the civil, landscaping, and architectural plan sheets per

index listed on the Title Sheet of the development and building plan set noted under this condition.

2. State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
3. The landscaping plan shall be subject to final approval/acceptance from the Village Forester prior to commencing construction activities.
4. The shut down and relocation of the hydrant shown on the Utility Plan (sheet C1.06 of development plan) shall be coordinated with the Village's Superintendent of Water Utility and the relocation of the hydrant shall be inspected by an approved inspection firm.
5. Per the Village's Superintendent of Wastewater Utility, the applicant/owner shall submit a Notice of Intent (NOI) form to the Village for the proposed building addition prior to issuance of any permits.
6. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations.
7. Dumpster enclosures shall be designed to meet the Village's dumpster enclosure guidelines. The proposed dumpster enclosure shall be screened from the public roadway pursuant to the submitted landscaping plan.
8. Applicant/owner shall provide a roof plan with the location of all roof-mounted HVAC units and any other roof-mounted equipment along with sightline diagrams as part of all future building permitting/plans. RTU's shall be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways. If RTU's cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU's shall be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and occupancy.

Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: Josh Tarantino
Motion Passed (Yes 5, No 0, Abstained 1)

F. Crew Carwash, Property Owner - N96 W17500 County Line Road; Site Plan and Conditional Use Permit (CUP) Approval Extension Request. (ACTION)

Director Retzlaff reviewed the background of Crew Carwash project.
Staff recommended the approval of the request to extend the Site Plan approval for an additional 12 months with a new deadline for commencement of construction to April 8, 2026, with the same conditions of approval as the original April 8, 2024, Plan Commission approval.
Recommend to the Village Board to approve the request to extend the approval of CUP #xx-2024 for an additional 12 months with a new deadline for commencement of construction to April 8, 2026, with the same conditions of approval contained in CUP

#xx-2024.
Motion 1: Approve Site Plan Extension as presented
Motioned By: David Baum
Seconded By: Josh Tarantino
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

Motion 2: Approve CUP extension
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

VII. ANNOUNCEMENTS:

President Wolters gave a heartfelt farewell speech.

VIII. ADJOURNMENT:

Chairman Wolter adjourned the meeting at 9:04pm.

CONDITIONAL USE PERMIT (CUP) & SITE PLAN REVIEW APPLICATIONS

04/28/25 Plan Commission Meeting

Josh Tarantino / Wendland Nursery / LAW Development

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Josh Tarantino, Agent for LAW Development, Property Owner, and Wendland Nursery & Wendland Landscape Services, Inc.; Amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of products not grown on the property; and Site Plan Review for a proposed 2,560 sqft square greenhouse on the property located at W172 N10415 Division Road in the Alt Bauer Neighborhood.

Property Location: W172 N10415 Division Road

Applicant/ Owner:

Josh Tarantino
W172 N10415 Division Rd
Germantown, WI 53022

LAW Development
W172 N10415 Division Rd
Germantown, WI 53022

Zoning: A-2: Agricultural District

Adjacent Land Uses		**Zoning**
North	Agricultural/Institutional	A-1/I
South	Residential	Rs-5
East	Residential/Institutional	Rs-4/I
West	Agricultural	A-2

Background/Proposal

Josh Tarantino, Agent for LAW Development, Property Owner, and Wendland Nursery & Wendland Landscape Services, Inc.; Amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of products not grown on the property; and Site Plan Review for a proposed 2,560 sqft square greenhouse on the property located at W172 N10415 Division Road in the Alt Bauer Neighborhood.

The Wendland business was established in the 1980s. The Village issued the previous owner, Russell Wendland, a Conditional Use Permit (CUP) in 1989 which allowed for the "operation of nursery and retail sale of products not grown on the site and associated gardening/nursery materials". A copy of the original CUP is attached for reference. Over time the business has grown and evolved into a multi-faceted business including landscape and horticultural services, in addition to accessory snow plowing services during winter months. A link to the business website is provided here: Wendland Nursery Website

Like the business itself, the Village Zoning Code has changed since 1989 to specifically provide for the type of horticultural services (i.e. landscape/hardscape services) and snow removal services (i.e. plowing) that the Wendland operation provides and that are typical and customary for business operations in Southeastern Wisconsin. Given the changes to the zoning code and the business itself, the owner submitted an application to update/revise the original CUP to accurately reflect and permit the current business operations. Note that this CUP filing is also intended to update and assign current ownership, which is listed as LAW Development on the submittals.

As presented in the application, Josh Tarantino of Wendland Nursery is also proposing a 2,560 square foot greenhouse that is to be used as flex space allowing the business to house temperature sensitive plant material and indoor classes associated with the business. The project involves removal of three (3) buildings to accommodate the placement of the greenhouse that will be adjacent to other existing structures on site. Given the proposed greenhouse, the applicant was also required to submit for site plan review and approval. The proposed business hours and number of employees are based on "peak" season and "off season" for the landscape/nursery component and winter months for the accessory plowing services. The details of each are listed below:

- Landscape/Nursery Peak Season (May – June)
  - M-F (7:00am – 6:00pm)
  - Saturday (7:00am – 4:00pm)
  - Sunday (10:00am – 2:00pm)
  - 25-30 employees
- Landscape/Nursery Off Season (Other Months)
  - M-F (9:00am – 5:00pm)
  - Saturday (9:00am – 5:00pm)
  - 4-8 employees
- Snow Plowing Services (Winter Months; November – March)
  - No set days/hours, operations based on snowfall
  - 9 employee drivers/trucks

Conditional Use Permits (CUP)

This project proposes an amendment to an existing Conditional Use Permit (CUP No. 06-1989). The details of what is requested under the application are listed below. Note that the amendment is intended to revise/update the conditions that were originally tied to CUP No. 06-1989 and add horticultural services to the permit.

- Conditional Use Permit in A-2: Agricultural District
    - Operation of Nursery and Retail Sales of Products Not Grown on Site and Associated Gardening/Nursery Materials
    - Horticultural Services

Site Plan

The site is approximately 15 acres and contains several structures, customer and employee parking areas, designated areas for nursery products and sales, bulk material storage and supply, and other accessory uses. The following is a list of pertinent site plan features that will exist on the property:

- 2,560 sqft greenhouse (proposed) for flex space and indoor activities.
- 1,950 sqft building with offices and front desk sales to customers.
- 2,400 sqft accessory barn structure with heated workspace.
- 4,000 sqft accessory supply barn for storing supplies and equipment.
- 2,600 sqft farmhouse used as rental.
- 560 sqft accessory building for employee use.
- 450 sqft detached garage.

Parking, Access, and Traffic Circulation

Access to the site will remain as is, with a driveway entrance from Division Road that leads to an existing customer parking area near the sales office. Another driveway, which is an existing gravel drive, serves the site from Division Road and is partially located on the subject property and is also located within Village right-of-way. The right-of-way was originally platted and reserved for Donges Bay Road if extended west from its intersection with Division Road. According to past aerial imagery, the driveway entrances and their configuration, including the portion within the Village right-of-way, appear to have been in place since the business was granted its original approval in 1989.

No changes are proposed to the paved customer parking area near the sales office building. There are five (5) parking spaces in this area with an additional six (6) spaces in the existing gravel lot adjacent to the west. Employee parking will continue to be located on sections of the paved area just east of the accessory white barn, north of the proposed greenhouse. There is also a large parking area for employees in the gravel yard west of the accessory supply barn. This area is gate-restricted allowing access to employees only. Please see the attached site plan for reference to these areas.

Storm Water Management

Storm water runoff from the site flows towards an existing pond located in the middle of the site. Runoff also flows further west and northwest to another pond and natural wetland/floodplain areas on and adjacent to the site.

Landscaping and Buffering
No landscaping is proposed. The site is currently screened by a row of evergreen trees and other plantings along Division Road. There is also screening between the site and the existing subdivision to the south, which is Lone Oaks Subdivision.

Lighting
No site lighting is proposed. A light pole providing illumination to the customer parking area and a light pole providing light to the gravel sales/nursery yard exist and are shown per attached site plan/photos. There are also lights mounted on areas of the existing structures to provide security lighting on premises.

Signage
No exterior signage is proposed. An existing monument sign is located near the customer driveway entrance off Division Road.

Staff Comments
Community Development: Planning and Zoning
The zoning for the site is A-2: Agricultural District, and the proposed site improvement (greenhouse) complies with applicable district regulations. The project site is in the *Alt Bauer Neighborhood* under the Village's 2050 Comprehensive Plan, which supports existing uses in the neighborhood.

Within the A-2 District a nursery/garden center with retail sales of products not grown on site requires a Conditional Use Permit (CUP). The same is true for "Horticultural Services". While there are no significant changes requested under the CUP amendment to the nursery/garden center/retail sales (outside of updating the conditions), the primary component of the request is to add horticultural services to the CUP and note the accessory snow plowing services to accurately reflect present day operations for the business.

The reason these uses require a CUP is due to the fact the operations vary in the type and number of activities that are performed and services offered, and the CUP review process is meant to evaluate a proposal specific to a site. The Wendland operation includes the storage and movement of stone, sand/soil products, plantings, and mulch to/from the property. The business portfolio includes landscape and hardscape services, in addition to the nursery/garden center and snow removal services during the winter months. Although the business has been in place for many years and prior to most of the now surrounding residential developments, including Lone Oaks Subdivision to the south (final platted in 1994), staff recommends a condition of approval that requires the owner/operator to work cooperatively with the Village in the event any complaints are received about the operation.

As mentioned previously, there is Village right-of-way extending west from Division Road. This right-of-way was originally platted to be reserved for a future extension of Donges Bay Road west. It extends along the southern boundary of the project site and is unimproved. Based on a review of the project site, it appears there are encroachments associated with the business/site into the right-of-way. Although there

are no immediate plans to improve the right-of-way (i.e. extend Donges Bay Road west), staff is recommending a condition of approval that the property owner/operator work with the Village to pull back/relocate any identified encroachments emanating from the project site at a time that the Village improves the right-of-way.

Community Development: Inspection Services
Approved plans and a building permit for the greenhouse are required through SAFEBuilt of Wisconsin, the Village's Inspection Services Department.

Public Works/Village Engineer
The Village Engineer confirms that there are no grading/plan requirements for the 2,560 square foot greenhouse, as the new impervious area added is less than the 5,000 square foot threshold that triggers the need for a Green Infrastructure (GI) plan per Milwaukee Metropolitan Sewerage District (MMSD) standards. If/when this threshold is met by any proposed improvements in the future, the owner will be required to submit the necessary grading plan showing compliance with storm water management requirements.

Due to a planned roadway project for Division Road, a new right-of-way plat along Division Road where the project site is located will be established. While this will impact the location of the parcel's front property line (i.e. right-of-way line), it does not impact the greenhouse proposal or services/activities provided by Wendland Nursery. A condition of approval is recommended to reflect that a new right-of-way plat is in process.

Village Forester
No comments.

Fire and Police Departments
No comments.

VILLAGE STAFF RECOMMENDATIONS

APPROVE an amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of products not grown on the property for the parcel located at W172 N10415 Division Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting site plan documents dated February 24, 2025. Days and hours of operation shall be limited to those specified in the CUP supporting documents submitted to the Village.
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit (CUP) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of buildings and new building (i.e. greenhouse). Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for more information.
7. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).

APPROVE the site plan and building plans submitted by Josh Tarantino of Wendland Nursery for a 2,560 square foot greenhouse for property is located at W172 N10415 Division Road, subject to the following conditions:

1. This approval is for the site plan sheets submitted with the site plan application dated February 24, 2025, and for various plan sheets that comprise the building plans prepared by the Wisconsin Greenhouse Company, dated February 10, 2025. If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.
2. Site plan shall be revised to denote correct setback distances from Structures 1, 2, 4, 6, and the greenhouse, from the front/eastern property line. Site plan shall also be revised to denote correct setback distances from Structures 3 and 5 from the southern property line.
3. One (1) ADA parking space shall be installed to meet accessibility standards. The site plan shall be revised to show the additional ADA space.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. Property Owner/Operator shall work with the Village to remove/relocate any identified encroachments emanating from the project site into the right-of-way abutting the property to the south at a time that the Village improves the right-of-way.
6. Property Owner/Operator acknowledges a planned roadway project for Division Road and that a new right-of-way plat along Division Road where the project site is located will be established.

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid JY ✓ Date 02/24/25

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Josh Tarantino - Wendland Nursery

Phone (414-690-6079

Fax ( )

E-Mail info@wendlandnursery.com

PROPERTY OWNER

Josh Tarantino - LAW Development

Phone (414) 690-6079

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

Josh Tarantino & Elizabeth Wendland DBA Wendland Nursery

3 **PROPERTY ADDRESS**

W172N10415 Division Road Germantown WI 53022

TAX KEY NUMBER

GTNV-284997

4 **DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

operates as nursery with garden center and retail area of gardening type items and offers landscape services hours of operation during peak season (May & June, Sunday 10am-2pm, M-F 7am-6pm, Saturdays 7am-4pm) off season hours are Monday - Saturday 9am-5pm. Peak season employees 25-30 employees and off season 4-8 employees

5 **DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Same as above

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6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

see attachment

7 SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

JT I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

JT I will notify the Village if <u>any</u> aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

JT I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

JT I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — Date 02/19/25

Owner — Date 02/19/25

Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☑ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID JY ✓ DATE 02/24/25

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

JOSH TARANTINO

Phone (414) 690-6079

E-Mail INFO@WENDLANDNURSERY.COM.

PROPERTY OWNER

LAN DEVELOPMENT

Phone ( )

E-Mail

2 PROPERTY ADDRESS

W172 N10415 DIVISION RD
GERMANTOWN WI 53022

3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
RESIDENTIAL	→	→	NATURAL

4 READ AND INITIAL THE FOLLOWING:

JT I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

JT I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

JT I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

RECEIVED FEB 18 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 01/08/25 Date

Owner 01/08/25 Date

Outlook

Fw: Layout with color

From Josh Tarantino <jtarantino@germantownwi.gov>
Date Mon 2/10/2025 3:16 PM
To Jeff Retzlaff <jretzlaff@germantownwi.gov>
Cc Jordan Yanke <jyanke@germantownwi.gov>

1 attachment (2 MB)
AS_Wisconsin Wendland Nursery CT4062DGE+_Engineered_Drawing_Pack_2025_02_10.pdf;

Here is the revised layout with the trusses shown in color. Pertaining to our conversation the other day about the use of the building, we are using it as a flex space that allows for us to house temperature sensitive plant material and housing indoor classes when weather is inclimate. These uses are no different than the uses we currently use the space we have for. we have been doing the same thing for 40 years. This project involves removal of 3 buildings totaling approximately 2300 sf that is going to be replaced with 2560 sq ft. Obviously there is a small increase in impervious surface if you compare building to building but the reduction of cement pavement on the east side will make it a literal "wash". The building will serve as an extension of what we are already using our buildings for.
I'll see you guys later tonight.
thanks,
Josh

SITE PLAN

N

BUILDINGS

(1) 1,950 SQFT BUILDING WITH OFFICES AND FRONT DESK SALES
(2) 2,400 SQFT ACCESSORY BARN STRUCTURE WITH HEATED WORKSPACE
(3) 4,000 SQFT ACCESSORY SUPPLY BARN FOR STORING SUPPLIES/EQUIPMENT
(4) 2,600 SQFT FARMHOUSE USED AS RENTAL
(5) 560 SQFT ACCESSORY BUILDING FOR EMPLOYEE USE
(6) 450 SQFT DETACHED GARAGE

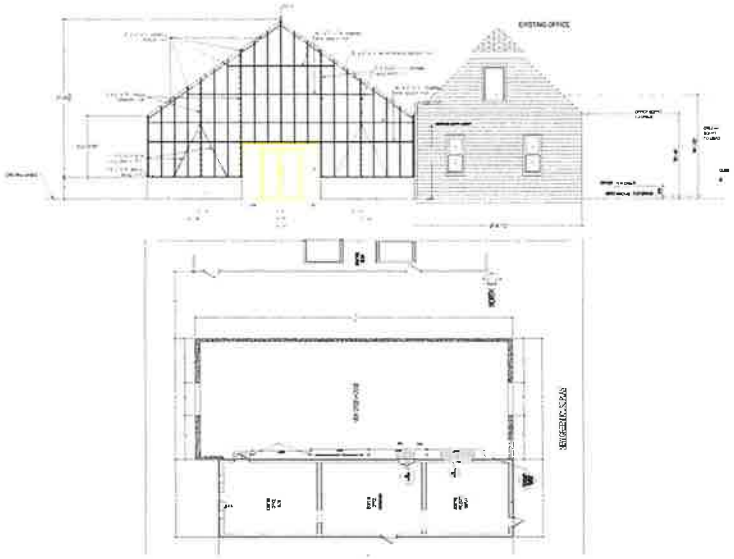
LP: LIGHT POLE FP: FLOODPLAIN

Wendland Landscape Services, Inc. and Nursery - Site Plan

Address: W172N10415 Division Road, Germantown, WI 53022
Place Name: Village of Germantown
Parcel ID: GTNV 284998

2/5/2025, 11:22:41 AM

1:2,754



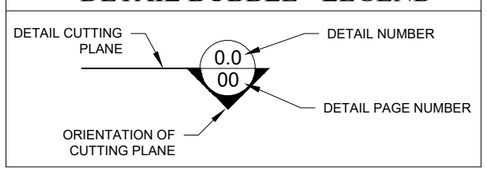
DRAWING INDEX	
PAGE	DRAWING TITLE
00	DRAWING INDEX
01	3D VIEW
02A	PLAN VIEW
02B	FOUNDATION LAYOUT
03A	TYP. GABLE ELEVATION
03B	LEFT SIDE WALL ELEVATION
03C	RIGHT SIDE WALL ELEVATION
04	TRUSS ELEVATION
05	DETAILS AND SECTIONS
06	DETAILS AND SECTIONS
07	DETAILS AND SECTION
08	TUBE AND GUTTER SECTION

NOTES:

- CUSTOM 7.65:12 ROOF SLOPE
- ALL OPEN DIE ALUMINUM EXTRUSIONS LESS THAN 3/16" THICKNESS ARE 6063-T52 ALLOY
- ALL OPEN DIE ALUMINUM EXTRUSIONS 3/16" OR THICKER ARE 6063-T6 ALLOY
- RIDGE & GUTTER ARE 6063-T6 ALLOY
- ALL FASTENERS ARE STAINLESS STEEL
- GLAZING: 6mm GLASS, TEMPERED
- FOUNDATION: CONCRETE, BY OTHERS

MEMBER DESIGNATIONS:		
	MEMBER:	DESCRIPTION:
01	RIDGE	6063 T-6
02	ROOF RAFTER	6063 T-52
03	GLAZING BAR	6063 T-52
04	GUTTER	6063 T-6
05	2"x1/4" FLAT BAR	6063 T-6
06	1"x2"x1/8" ANGLE	6063 T-52
07	2"x2"x3/16" ANGLE	6063 T-6
08	2"x3"x3/16" ANGLE	6063 T-6
09	1"x3"x1/8" CHANNEL	6063 T-52
10	1 1/2"x3"x3/16" CHANNEL	6063 T-6
11	2"x4"x1/4" CHANNEL	6063 T-6
12	2"x6"x1/4" CHANNEL	6063 T-6
13	3/16" ANGLE CLEAT	6063 T-6
14	1/4" ANGLE CLEAT	6063 T-6

DETAIL BUBBLE - LEGEND



Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

WISCONSIN GREENHOUSE COMPANY

CROSS COUNTRY GREENHOUSES
HOBBY AND CUSTOM

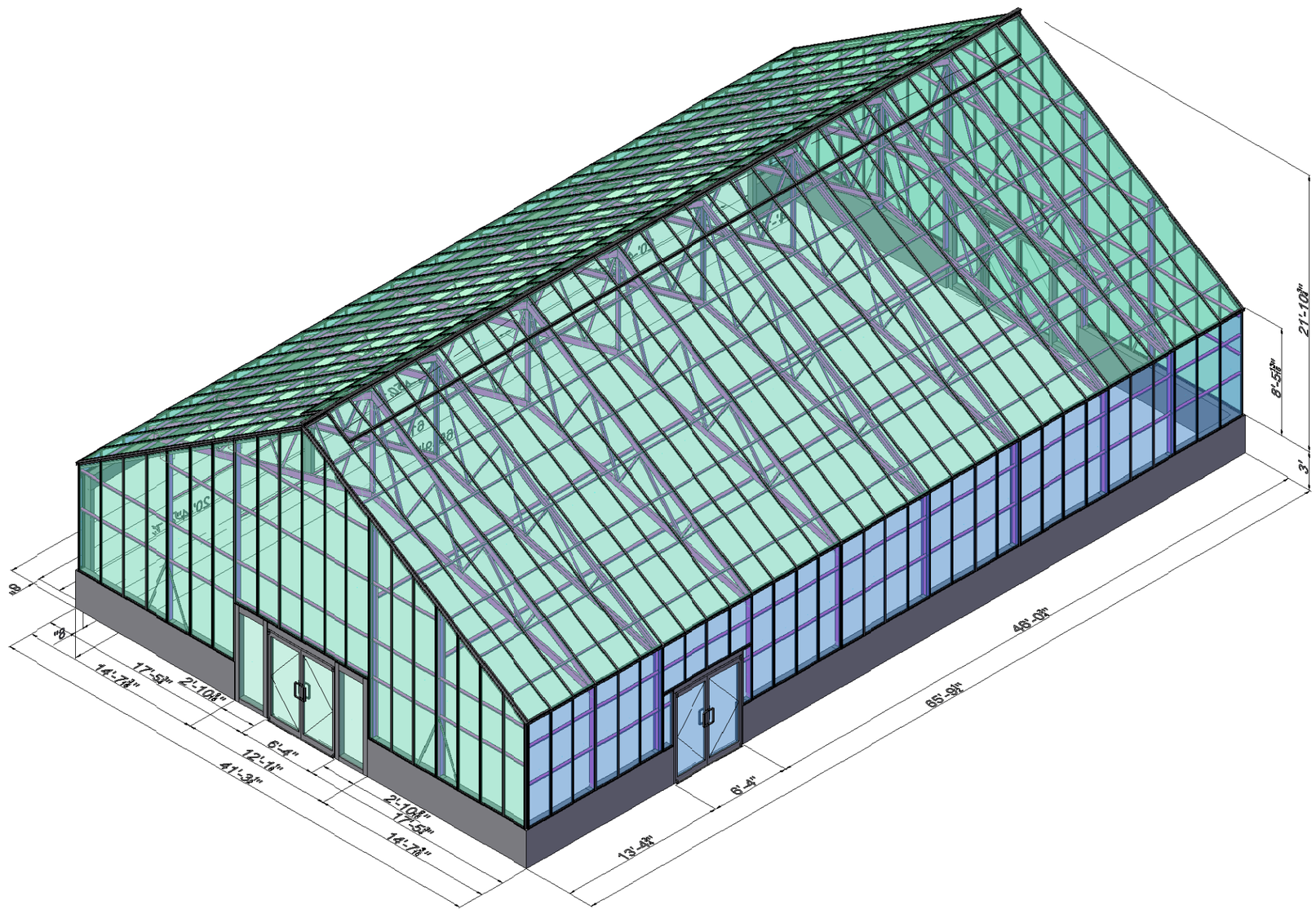
Product: CT 40 62 SG6+

Customer:
WISCONSIN
WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

Drawn By: ED

Checked By: --

Page No.: 00



3D VIEW

Scale: N.T.S.

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

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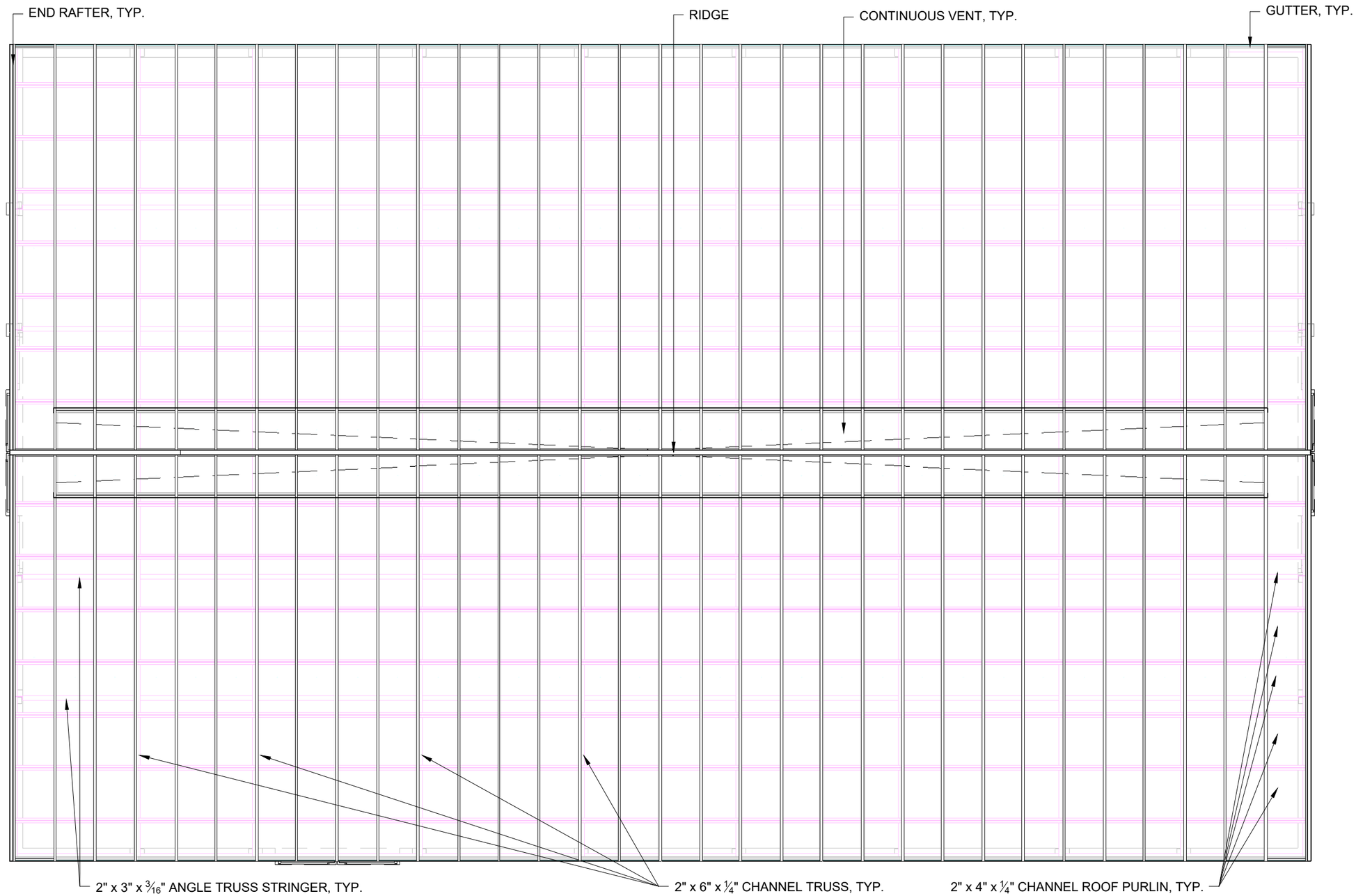

ROOF TOP PLAN

Scale: 3/16" = 1'-0"

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Engineering	2025 02 06	
Engineering	2025 02 10	Colour

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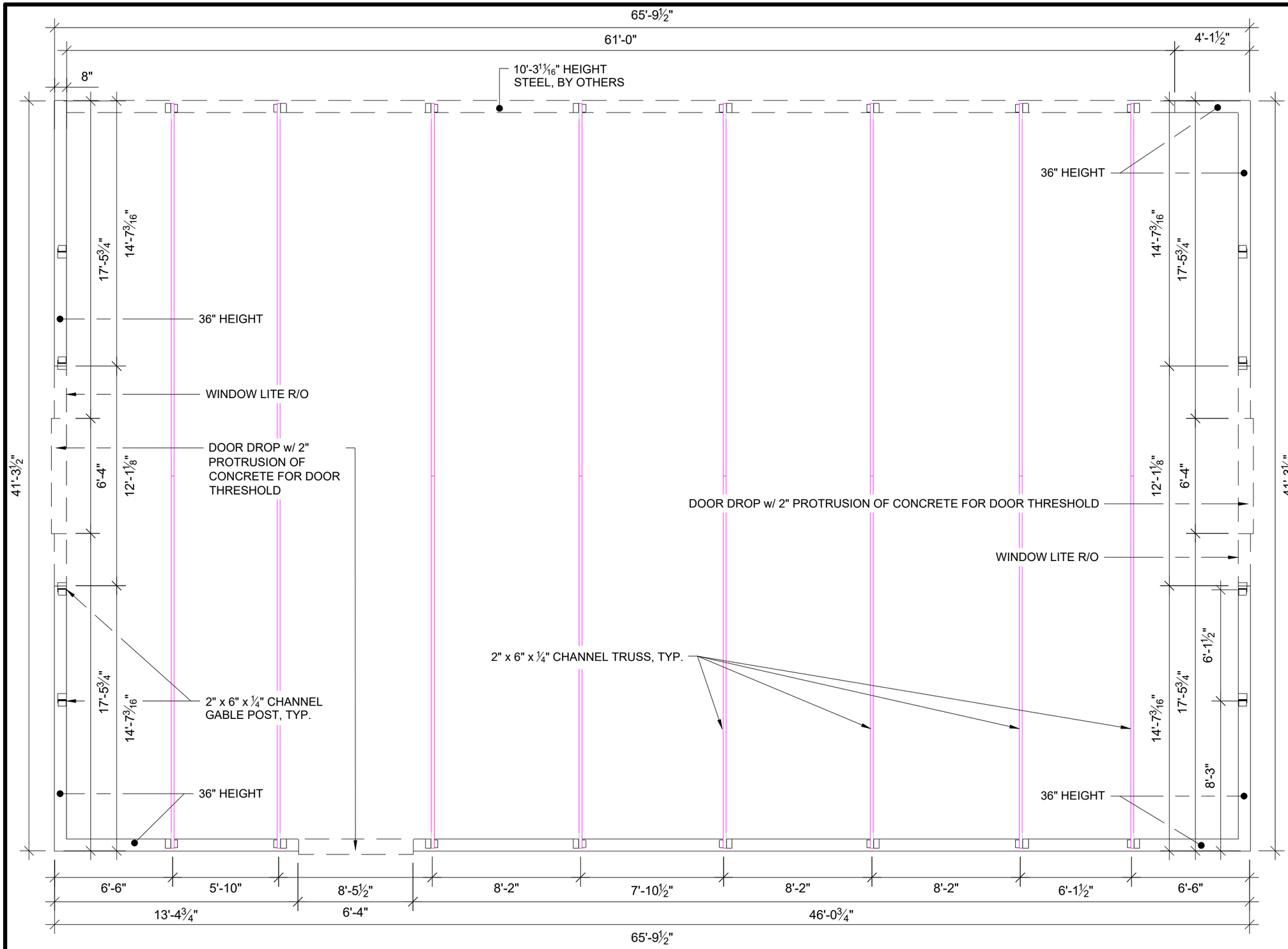

FOUNDATION PLAN LAYOUT

Scale: 3/16" = 1'-0"

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

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CROSS COUNTRY GREENHOUSES
HOBBY AND CUSTOM

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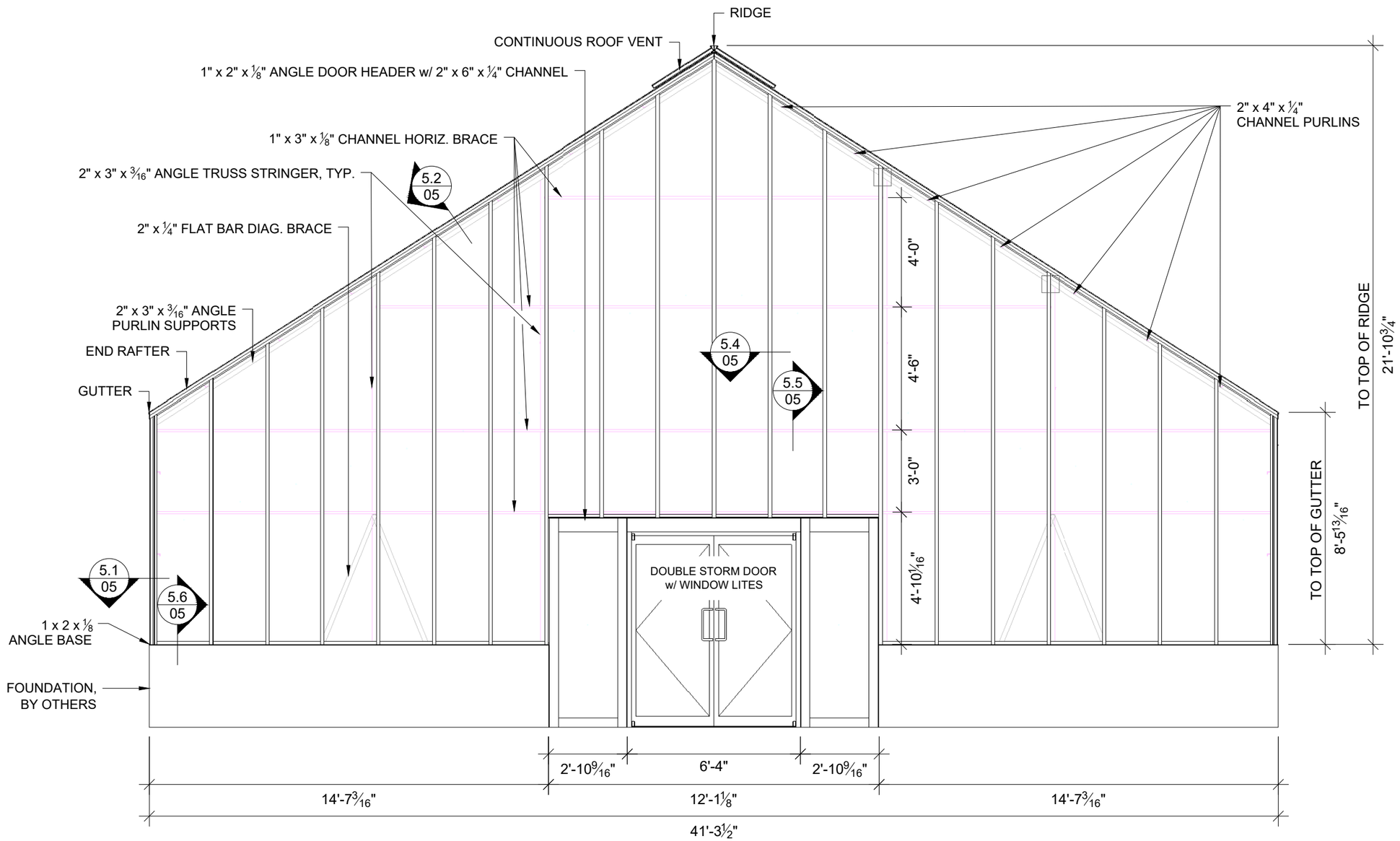
Page No.: 02B



TYP. GABLE ELEVATION

Scale: 1/4" = 1'-0"

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

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W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

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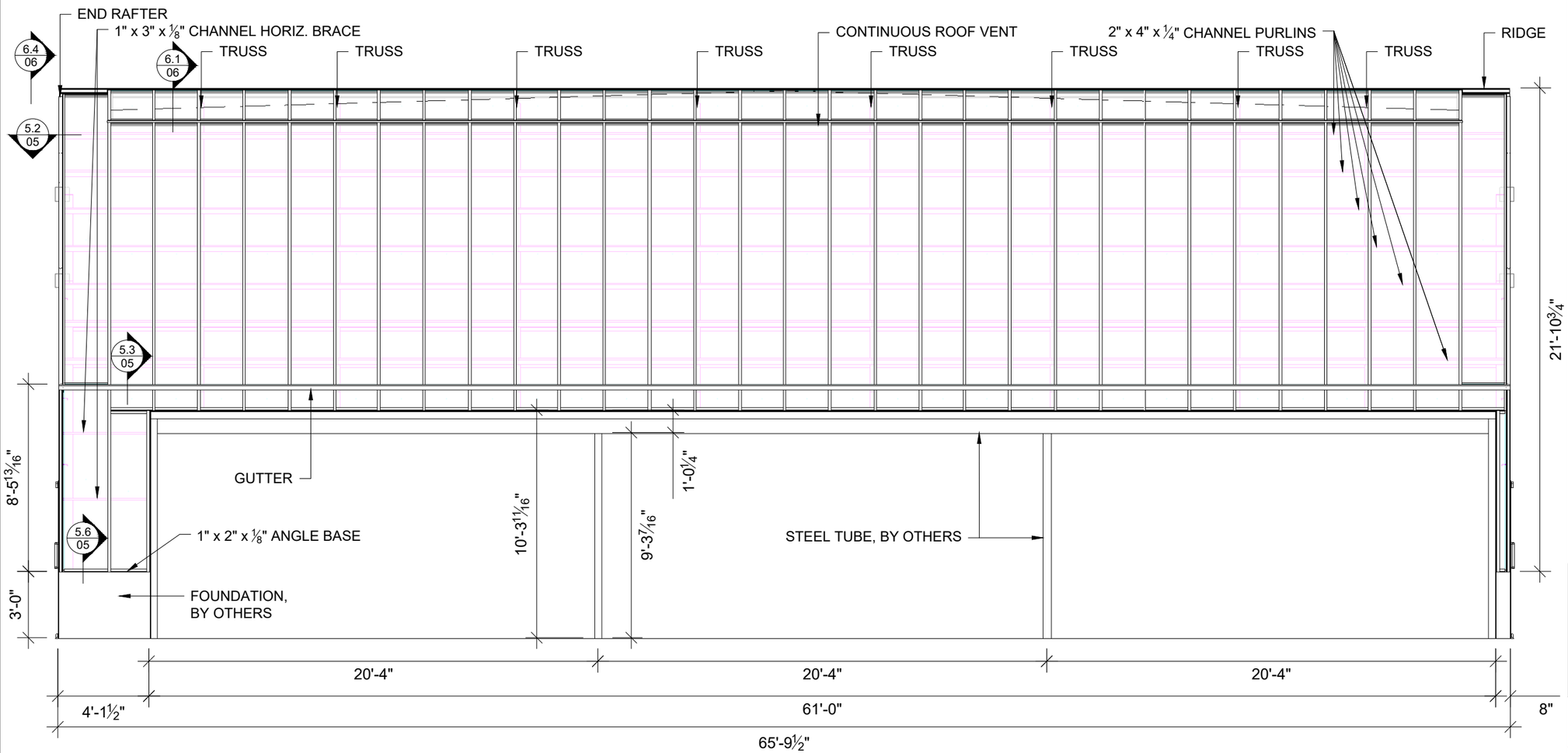
Checked By: --

Page No.: 03A



LEFT SIDE WALL ELEVATION

Scale: 3/16" = 1'-0"

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

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W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

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Checked By: --

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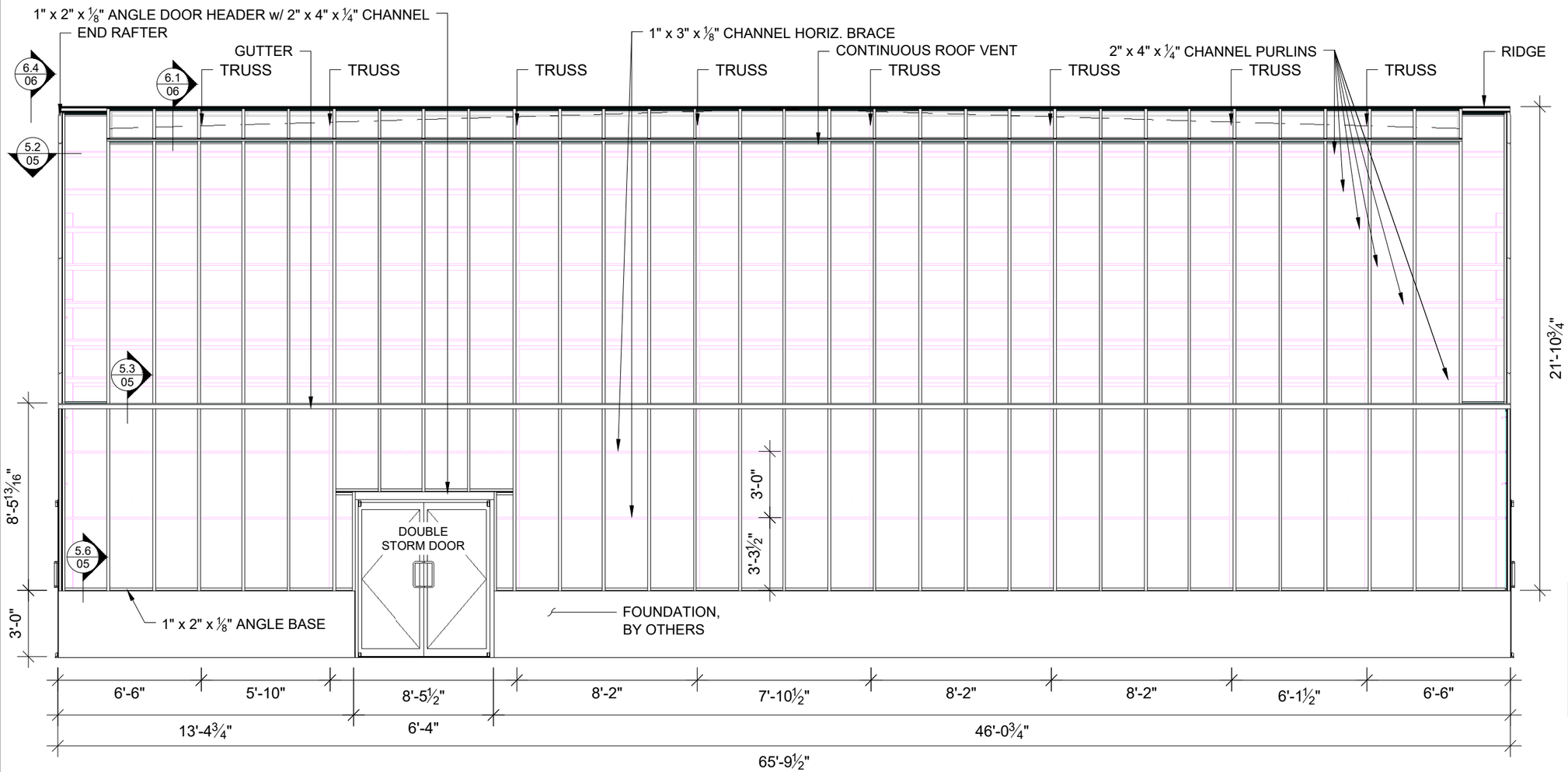

RIDGE SIDE WALL ELEVATION

Scale: 3/16" = 1'-0"

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Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

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CROSS COUNTRY GREENHOUSES
HOBBY AND CUSTOM

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GERMANTOWN, WI 53022

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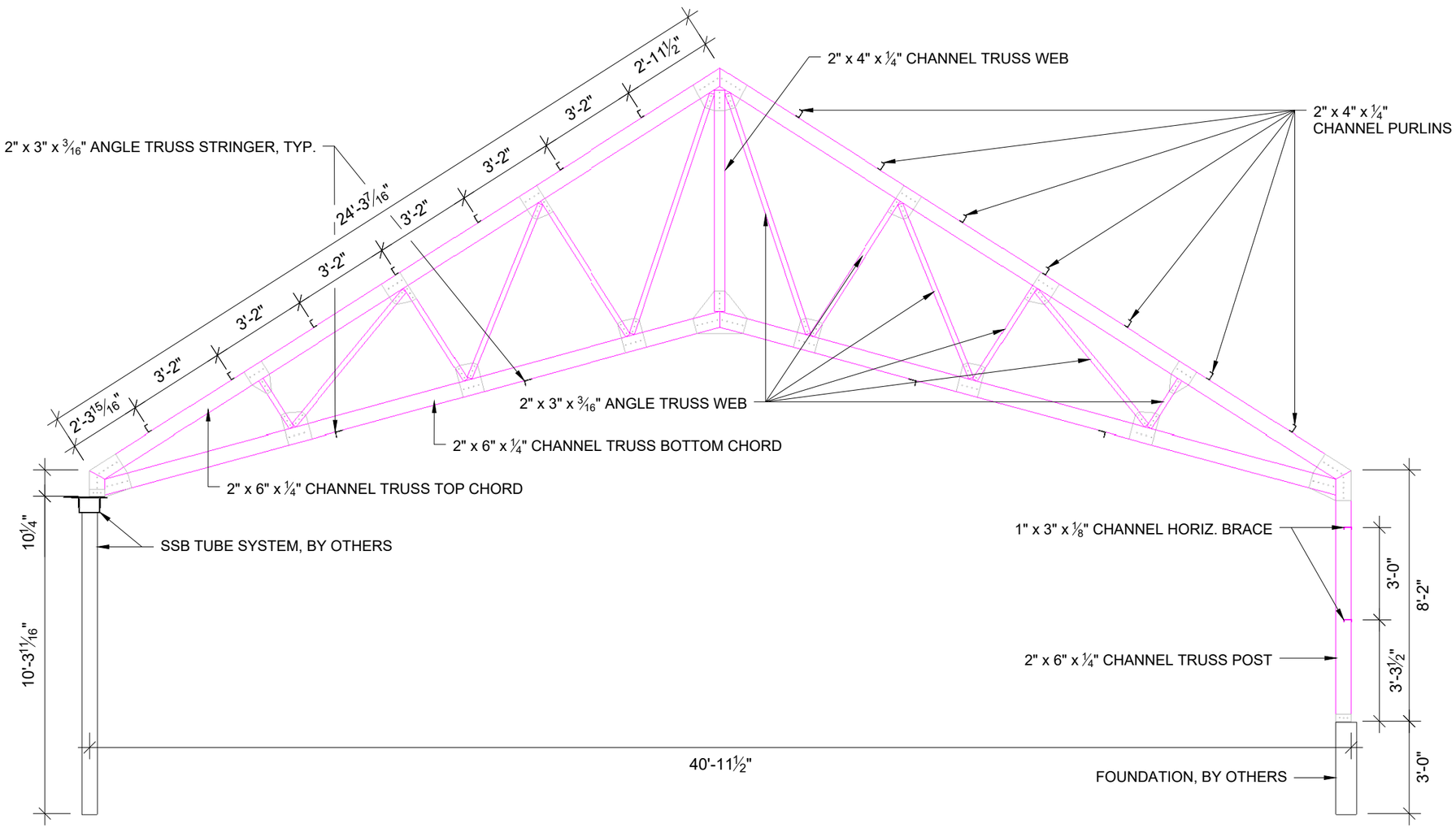

TRUSS ELEVATION

Scale: 1/4" = 1'-0"

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

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WENDLAND NURSURY
W172N10415 DIVISION ROAD
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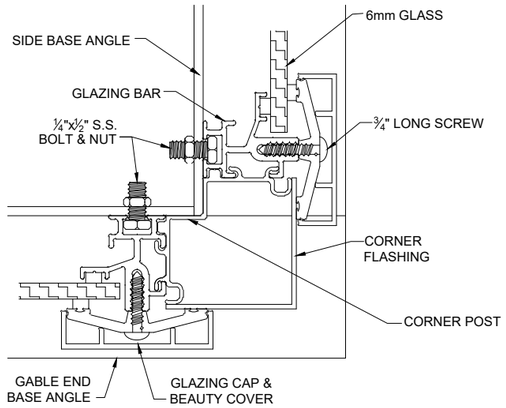
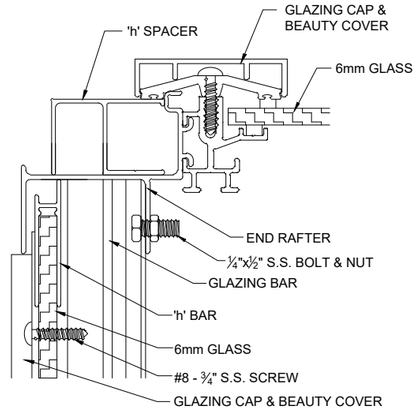
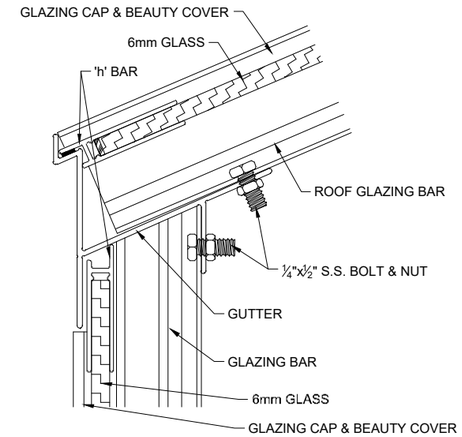


5.1 **CORNER POST DETAIL**
Scale: 6" = 1' - 0"



5.2 **END RAFTER SECTION**
Scale: 6" = 1' - 0"



5.3 **GUTTER SECTION**
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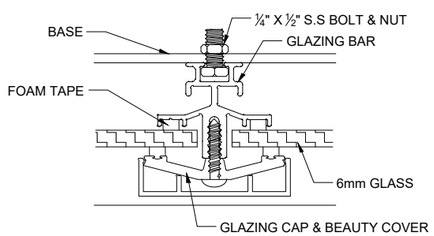
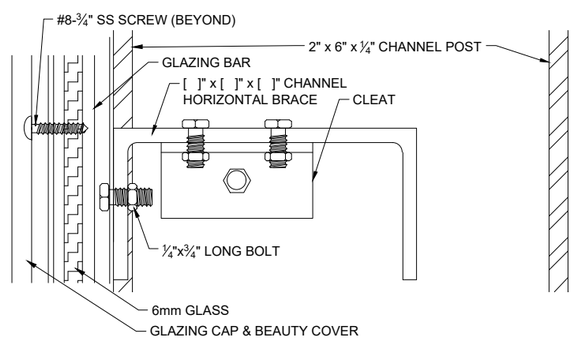
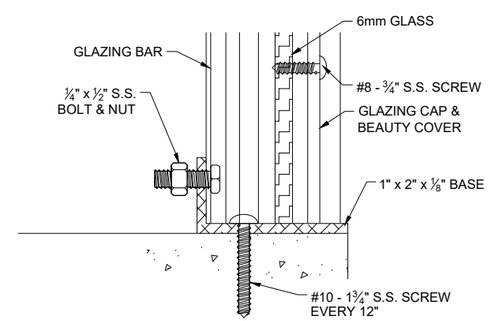


5.4 **GLAZING BAR**
Scale: 6" = 1' - 0"



5.5 **HORIZONTAL BRACE CONNECTION SECTION**
Scale: 6"= 1'-0"



5.6 **BASE SECTION**
Scale: 6" = 1' - 0"

Submitted For:	Submitted On:	Rev. Description
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Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

WISCONSIN GREENHOUSE COMPANY

CROSS COUNTRY GREENHOUSES
HOBBY AND CUSTOM

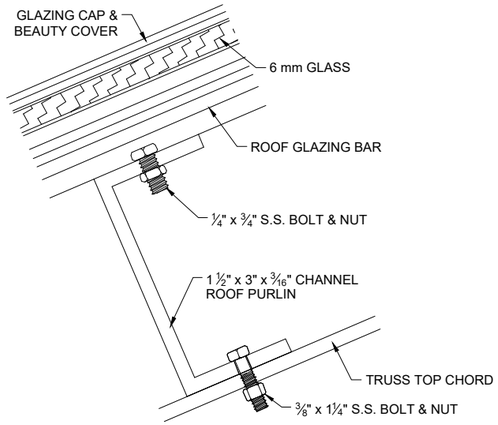
Product: CT 40 62 SG6+

Customer:
WISCONSIN
WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

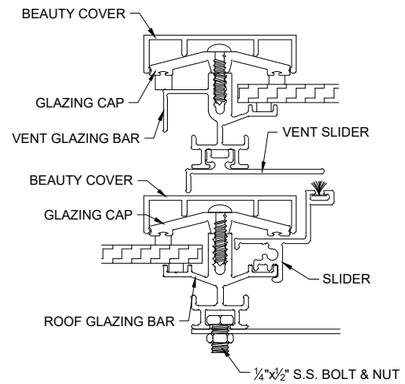
Drawn By: ED

Checked By: --

Page No.: 05



6.1 **ROOF PURLIN SECTION**
Scale: 6" = 1' - 0"



6.2 **VENT BAR SECTION**
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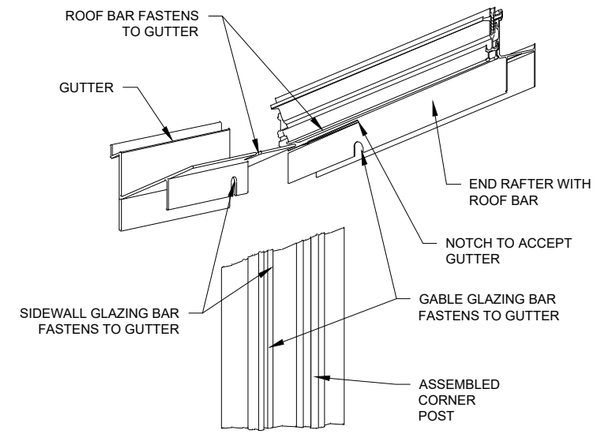

6.3 **3D CORNER ASSEMBLY DETAIL**
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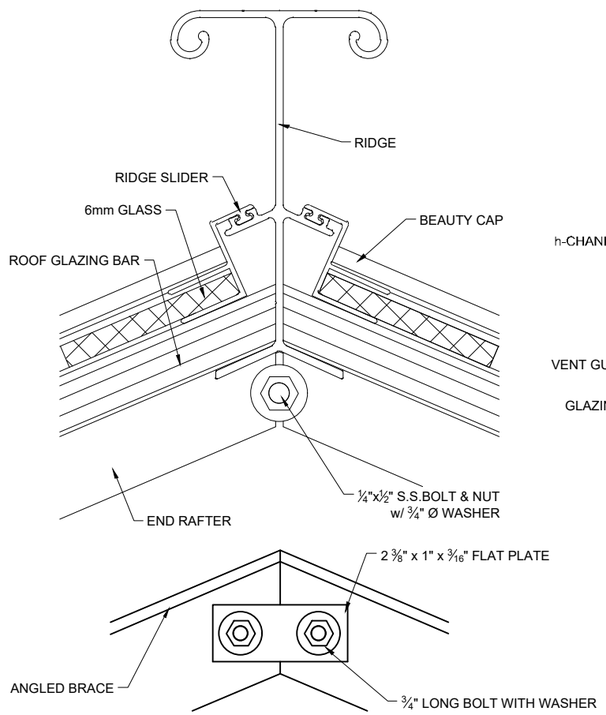

6.4 **END RAFTER MITRE DETAIL**
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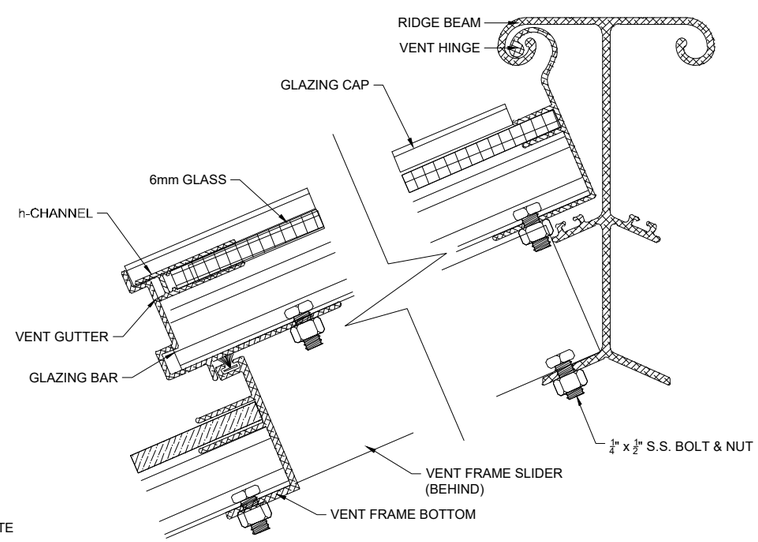
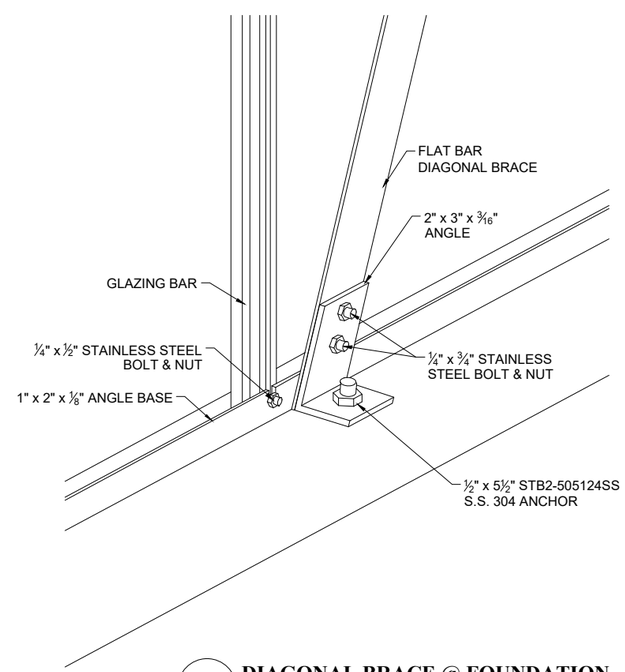


6.5 **VENT & RIDGE SECTION**
Scale: 6" = 1' - 0"



6.6 **DIAGONAL BRACE @ FOUNDATION**
Scale: NTS

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

WISCONSIN GREENHOUSE COMPANY

CROSS COUNTRY GREENHOUSES
HOBBY AND CUSTOM

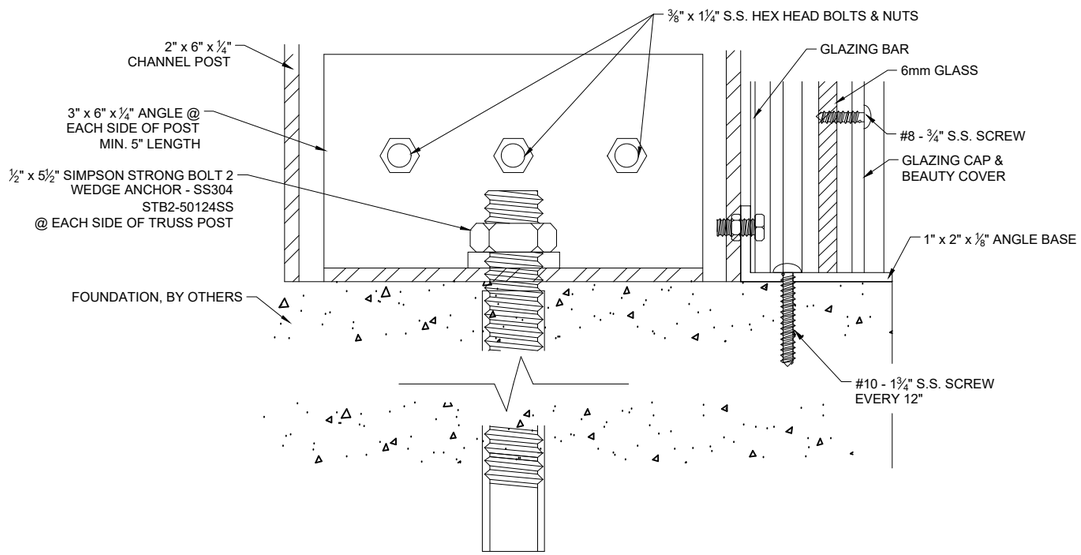
Product: CT 40 62 SG6+

Customer: WISCONSIN WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

Drawn By: ED

Checked By: --

Page No.: 06



7.1 **POST @ BASE**
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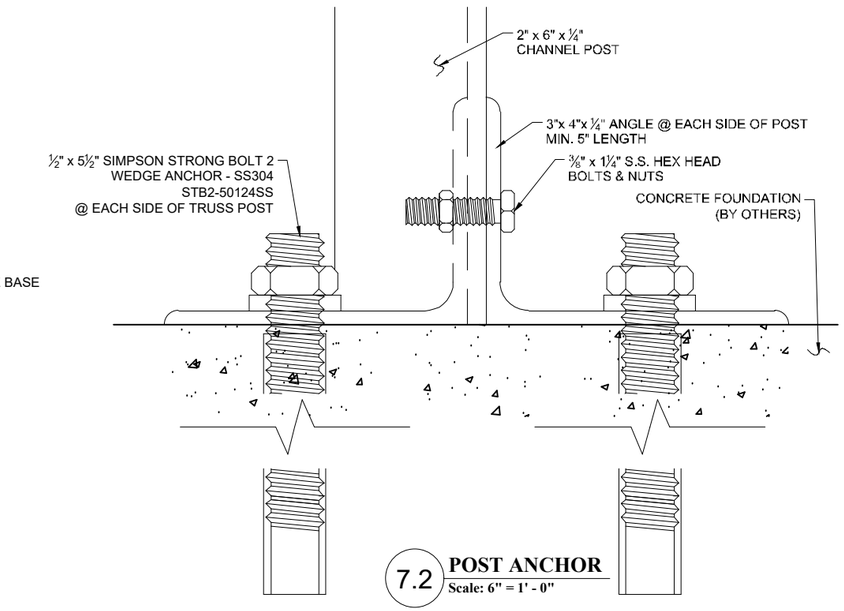
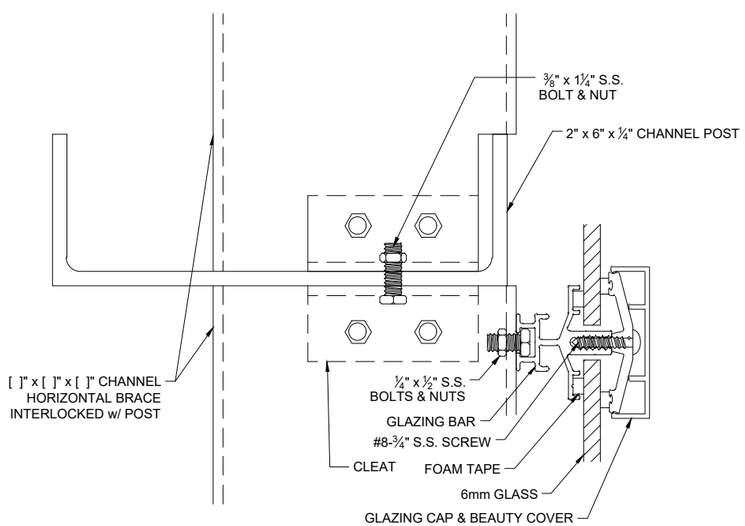


7.2 **POST ANCHOR**
Scale: 6" = 1' - 0"



7.3 **TRUSS @ GLAZING BAR**
Scale: 6" = 1' - 0"

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

WISCONSIN GREENHOUSE COMPANY

CROSS COUNTRY GREENHOUSES
HOBBY AND CUSTOM

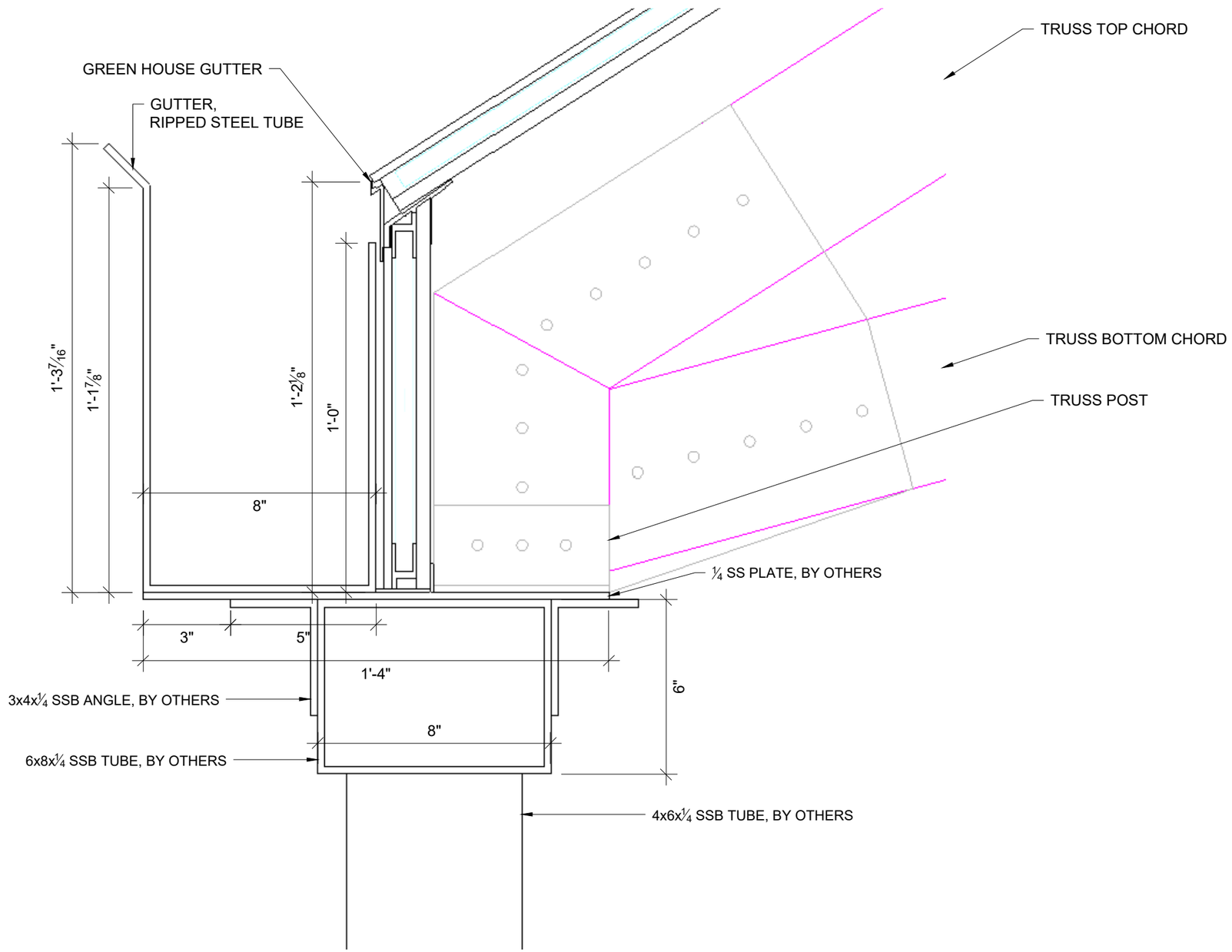
Product: CT 40 62 SG6+

Customer:
WISCONSIN
WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

Drawn By: ED

Checked By: --

Page No.: 07



TUBE ELEVATION

Scale: 3" = 1'-0"

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):

WISCONSIN GREENHOUSE COMPANY

CROSS COUNTRY GREENHOUSES
HOBBY AND CUSTOM

Product: CT 40 62 SG6+

Customer: WISCONSIN WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

Drawn By: ED

Checked By: --

Page No.: 08

RECEIVED JUL 1 3 1989

VILLAGE OF GERMANTOWN

CONDITIONAL USE ZONING PERMIT

OFFICE OF ZONING ADMINISTRATOR

PERMIT NO.: 6-89 ISSUED DATE: July 17, 1989

Whereas, Russell, Robert & Cora Wendland d/b/a Wendland Nursery agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to:

Russell, Robert & Cora Wendland d/b/a Wendland Nursery - to allow for operation of nursery and retail sale of products not grown on the site and associated gardening/nursery materials.

on the following described real estate in the Village of Germantown, Washington County, Wisconsin:

W172 N10415 Division Road

pursuant to the following conditions:

1) Hours of operation of retail sales shall be April 1 thru December 1 8:00 a.m. to 7:00 p.m.

2) Excluding sale of the following products: pesticides, tools, machinery & hardware

APPROVED: _____
Zoning Administrator

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITEE

I, Russ Wendland permitee, do hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Russ Wendland
Permitee

Division Rd

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, April 28th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for the following: Application for an amendment to Conditional Use Permit No. 6-89 that allowed for the "Operation of Nursery and Retail Sales of Products Not Grown On Site and Associated Gardening/Nursery Materials" and to allow for "Horticultural Services" from the property described below pursuant to Section 17.13(2)(k) and (r) of the Village Zoning Code.

Applicant: Josh Tarantino, Agent for Wendland Nursery and LAW Development, Property Owner
Property Address: W172N10415 Division Road (GTNV_284997; GTNV_284998; GTNV_284999)

Property Description (W172N10415 Division Road):
LOT 2 OF CERTIFIED SURVEY MAP NO. 2999, RECORDED IN THE WASHINGTON COUNTY REGISTER OF DEEDS OFFICE ON DECEMBER 18, 1986 IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 99, AS DOCUMENT NO. 503372, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

LOT 3 OF CERTIFIED SURVEY MAP NO. 2999, RECORDED IN THE WASHINGTON COUNTY REGISTER OF DEEDS OFFICE ON DECEMBER 18, 1986 IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 99, AS DOCUMENT NO. 503372, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN. ALSO THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 264.50 FEET; THENCE WESTERLY AT A RIGHT ANGLE 247.00 FEET; THENCE SOUTHERLY AT A RIGHT ANGLE 264.50 FEET; THENCE EASTERLY AT RIGHT ANGLE ON THE SOUTH LINE OF SAID SECTION, 247.00 FEET TO THE PLACE OF BEGINNING.

ALSO

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: https://www.germantownwi.gov/589/Proposed-Development-Projects

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 2nd day of April 2025

To Be Published On: April 9th and April 16th, 2025

CONDITIONAL USE PERMIT (CUP)

04/28/25 Plan Commission Meeting

Paul & Christine Ryan

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

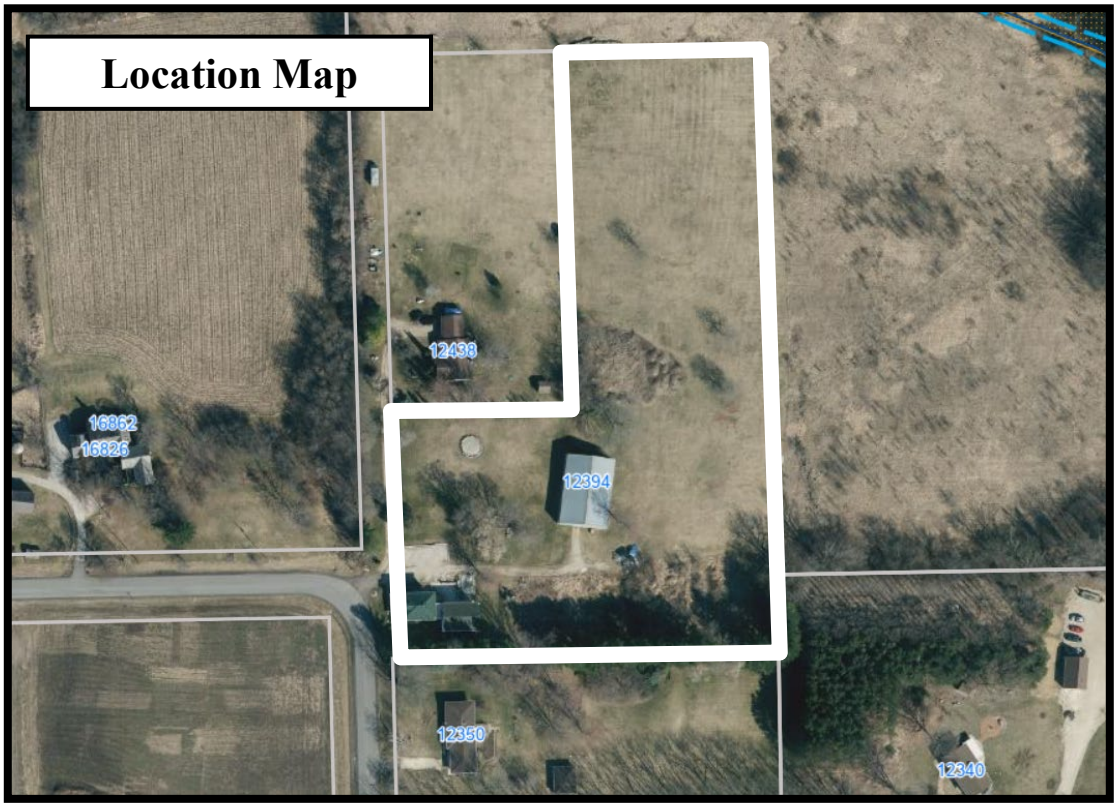
Paul & Christine Ryan, Property Owners. Conditional Use Permit (CUP) application for a “Mother-In-Law Suite” accessory dwelling unit within an existing residence located at W168 N12394 Century Lane.

Property Location: W168 N12394 Century Lane

Property Owner: Paul & Christine Ryan
W168 N12394 Century Lane
Germantown, WI 53022

Zoning: Rs-1: Single-Family Residential District

Adjacent Land Uses		**Zoning**
North	Agricultural/Residential	A-1/Rs-2
South	Residential	Rs-3
East	Agricultural/Residential	A-1/A-2
West	Agricultural/Residential	A-2/Rs-2



Background/Proposal

Paul and Christine Ryan, Property Owners, are requesting a Conditional Use Permit (CUP) for a “Mother-In-Law Suite” (hereafter MILS) accessory dwelling unit within an existing residence on a 5.26-acre parcel located at W168 N12394 Century Lane.

The existing dwelling is a 2-story building with approximately 3,300 square feet of living space. Paul and Christine Ryan are proposing to convert 1,190 square feet of the existing floor space into an accessory MILS dwelling. The project specifically proposes to convert a storage/closet space into a bathroom, two (2) offices into bedrooms, and a bonus room into a living room to make up the MILS. The resulting square footage will be 3,300 square feet of living space (1,190 square feet being MILS) and 2,142 non-living space, equaling 5,442 total square feet for the total dwelling. The MILS will be connected internally and externally to the principal dwelling, and a shared/primary entrance to both will be located on the northern side of the building, in addition to shared access being granted from the attached garage below the structure.

According to the application, the MILS will include two bedrooms, kitchenette, and a shower. The MILS is intended for occupancy by the owner’s parents.

Staff Analysis

As provided in the Zoning Code, a single-family dwelling may include a "Mother-In-Law Suite" as a separate and accessory dwelling unit provided it meets the minimum requirements established under Section 17.08(51a) therein:

DWELLING, SINGLE-FAMILY. (Am. Ord. #12-08) A detached building designed, arranged, used for and occupied by one family. A single-family dwelling may include a "mother-in-law suite" as provided for and defined herein subject to the granting of a conditional use permit by the Village Board.

MOTHER-IN-LAW SUITE. (Cr. Ord. #12-08) One or more rooms within the principal dwelling that are designed, arranged, and occupied by one or more members of the same family occupying the principal dwelling provided that such rooms do not constitute a separate dwelling unit. Further, for purposes of this provision, and unless otherwise provided for as a condition of approval in a conditional use permit, a "mother-in-law suite" shall meet the following minimum requirements and limitations:

a. *The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
b. *The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
c. *The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal dwelling;*
d. *The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
e. *The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
f. *The "mother-in-law suite" cannot have a separate mailing address;*

g. *The owner of the single-family dwelling must live in the principal dwelling;*
h. *The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit floor area;*
i. *The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*
j. *Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

All the minimum requirements listed above appear to be met by the proposed MILS. In addition to the requirement for ongoing compliance with the “Mother-In-Law Suite” limitations and requirements, the owners should be required to notify the Village if/when use of the accessory dwelling changes or ceases to be used as a MILS.

VILLAGE STAFF RECOMMENDATION

APPROVE the Conditional Use Permit (CUP) for Paul and Christine Ryan to allow a “Mother-In-Law Suite” accessory dwelling as part of the single-family dwelling located at W168 N12394 Century Lane, subject to the following conditions:

1. The MILS shall be constructed consistent with the building/floor plan revised dated March 3, 2025, as presented to the Village Plan Commission and Village Board.
2. The MILS shall comply with the MILS requirements as defined in Section 17.08(51a) of the Zoning Code of an ongoing basis.
3. The property owner shall notify the Community Development Director/Village Zoning Administrator if/when use of the lower level of the dwelling changes or ceases to be used as a “Mother-In-Law Suite”.
4. The Conditional Use Permit shall not be transferable to a subsequent owner unless said owner is a member of the Ryan family.

SCANNED

Village of Germantown ...Willkommen

Fee must accompany application

☑ $1460 Paid JV Date 03/11/25

Chk # 1344

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Paul + Christine Ryan - owners
W168 N12394 Century Lane
Germantown, WI 53022

Phone (414) 546-6617

Fax ( )

E-Mail paul54666@yahoo.com

PROPERTY OWNER

" "

Phone ( )

RECEIVED MAR 11 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Ryan, Paul + Christine

3 PROPERTY ADDRESS

W168N12394 Century Lane

TAX KEY NUMBER

GTNV 152987

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Single family home, w addition attached to home. The addition has two floors. Floor 1 is a garage and floor 2 is living space also attached to the main home. Paul + Christine Ryan and 18 yo daughter

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

(5)(a) Mother-in-law Suite (Ord. # 17.08)

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Paul and Christine each have elderly parents. Additionally we have 2 daughters 18 and 29. We also have numerous grandchildren.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☒ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

PSB I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

PSB I will notify the Village if <u>any</u> aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

PSB I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

PSB I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Paul D. Bz 3/10/25
Applicant Date

Christine Bz 3/10/2025
Paul D. Bz 3/10/2025
Owner Date

CONDITIONAL USE PERMIT

Village Board Meeting

SUMMARY

Paul and Christine Ryan, property owners of a 5-acre parcel, are requesting a Conditional Use Permit in order to convert an existing addition into a mother-in law-suite. The conversion will not alter the footprint of the existing structures.

Property locationtion: W168N12394 Century Lane

Conditional Use Permit **Paul & Christine Ryan**

Proposal

Paul and Christine Ryan, property owners of a 5-acre parcel, are requesting to convert an addition built in 2013 into a mother-in-law suite. The property address is W168N12394 Century Lane.

The dwelling unit is a two-story building with approximately 2111 square feet of living space prior to constructing the addition. Paul and Christine Ryan are proposing to convert a 1190.1 square foot addition into a mother-in-law suite. If the conversion is approved, the total living space would be 3300.76 square feet.

The first floor of the addition is a 4-car garage with a square footage of 1190.1 feet. Additionally, the original dwelling unit has a basement with 952 square feet. The resulting square footage will be 5442.86. The mother-in law suite will occupy 1190.1 square feet.

The mother-in-law suite will be connected internally and externally to the principal dwelling. The entrance to both the primary dwelling and the mother-in-law suite will continue to be the main entry to the building.

The mother-in-law suite will include two bedrooms, kitchenette, and a shower. The mother-in-law suite is intended for occupancy by Christine's aging parents. We also may use the space for either of our adult daughters and grandchildren.

Scope

The scope of the project will include the following modifications:

1) The room in the addition currently labeled as a closet will be converted into a full bathroom.
2) The two rooms currently labeled as offices will have closets installed and be relabeled as bedrooms.

Conditional Use Permit Paul & Christine Ryan

3) The room currently labeled as "bonus room" will be relabeled as "living room". One more window will be added to the living room. This will bring the room into compliance with SPS321.05. Natural light is 8% of the floor area by glazed openings and ventilation is 3.5% of the floor area in the form of openable doors or windows.

Analysis

As provided in the Zoning Code, a single-family dwelling may include a "mother-in-law suite" as a separate and accessory dwelling unit provided it meets the minimum requirements under section 17.08(51a) therein:

DWELLING, SINGLE-FAMILY. (Am. Ord. #12-08) A detached building designed, arranged, used for and occupied by one family. A single-family dwelling may include a "mother-in-law suite" as provided for and defined herein subject to the granting of a conditional use permit by the Village Board.

MOTHER-IN-LAW SUITE. (Cr. Ord. #12-08) One or more rooms within the principal dwelling that are designed, arranged, and occupied by one or more members of the same family occupying the principal dwelling provided that such rooms do not constitute a separate dwelling unit. Further, for purposes of this provision, and unless otherwise provided for as a condition of approval in a conditional use permit, a "mother-in-law suite" shall meet the following minimum requirements and limitations:

a. *The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
b. *The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
c. *The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal dwelling;*
d. *The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
e. *The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
f. *The "mother-in-law suite" cannot have a separate mailing address;*
g. *The owner of the single-family dwelling must live in the principal dwelling;*
h. *The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit*

Conditional Use Permit **Paul & Christine Ryan**

floor area;

i. *The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*

j. *Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

In accordance with (Cr. Ord. #12-08)a Our addition* does not have a separate entrance.

In accordance with (Cr. Ord. #12-08)b Our addition does share the main entrance with the main dwelling unit.

In accordance with (Cr. Ord. #12-08)c Our addition does have a shared laundry room and a shared garage.

In accordance with (Cr. Ord. #12-08)d We agree to the terms that the mother-in-law suite will never be occupied by anyone who is not a family member. We also understand that at no time can the mother-in-law suite be rented.

In accordance with (Cr. Ord. #12-08)e The addition and main home are only served by one electric meter, one well, and one gas meter.

In accordance with (Cr. Ord. #12-08)f The address for the addition and the main dwelling unit are the same address.

In accordance with (Cr. Ord. #12-08)g We are the owners of the single family residence and we occupy the principal dwelling unit.

In accordance with (Cr. Ord. #12-08)h The addition does not occupy more than 50% of our principal dwelling unit.

Conditional Use Permit **Paul & Christine Ryan**

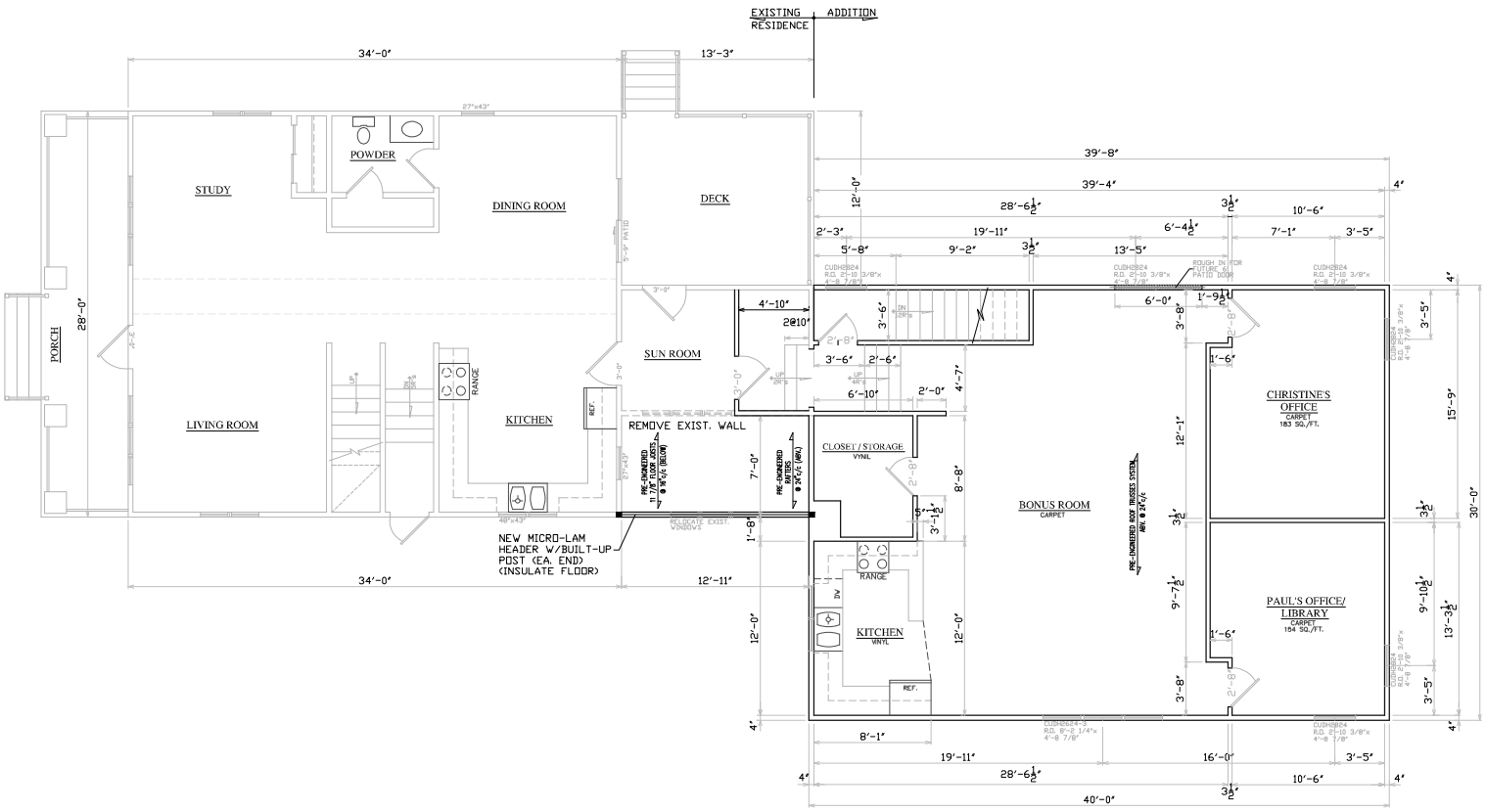
In accordance with (Cr. Ord. #12-08)I The footprint will not change with a conversion to a mother-in-law suite.

In accordance with (Cr. Ord. #12-08)j We understand that the conditional use permit is a privilege and not a right.
Unless otherwise stated "Our addition"="Our Mother-in-Law Suite"

In addition to the requirements for ongoing compliance with the mother-in-law suite limitations and requirements, the owners understand that we are required to notify the Village if/when use of the accessory dwelling changes or ceases to be used as a mother-in-law suite.

Living Space	Floor size	Sq ft
Laundry Room	16'x12'-11"	206.66
1st floor main dwelling unit	34'x28'	952
2nd floor main dwelling unit	34'x28'	952
Addition	**39'-8"x30'**	**1,190.10**
Total living space before addition		2110.66

Non Living space	Floor size	Sq ft
Main dwelling unit basement	34'x28'	952
Garage	39'-8"x30'	1,190.10
Total non living space		2,142.10
Total square footage		5,442.86
Total living space including addition		3,300.76
÷2=Maximum allowed square footage for a Mother in law Suite per (Cr. Ord. #12-08)h 50% of the total dwelling unit floor area.		**1650.38**



FIRST FLOOR PLAN

1/4" = 1'-0"
APPROX. 1290 SQ./FT.

PLAN NORTH

NOTE:
- INTERIOR WALLS TO BE INSTALLED BY G.C.
- ALL FIXTURES TO BE LOCATED AND FINISHED BY OWNER.
- ELECTRICAL BY OWNER.

FOR FIELD USE

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PAUL & CHRISTINE RYAN RESIDENCE
ADDITION
W168 N12394 NORTH CENTURY LANE
GERMANTOWN, WISCONSIN
PHONE: 414-546-6617

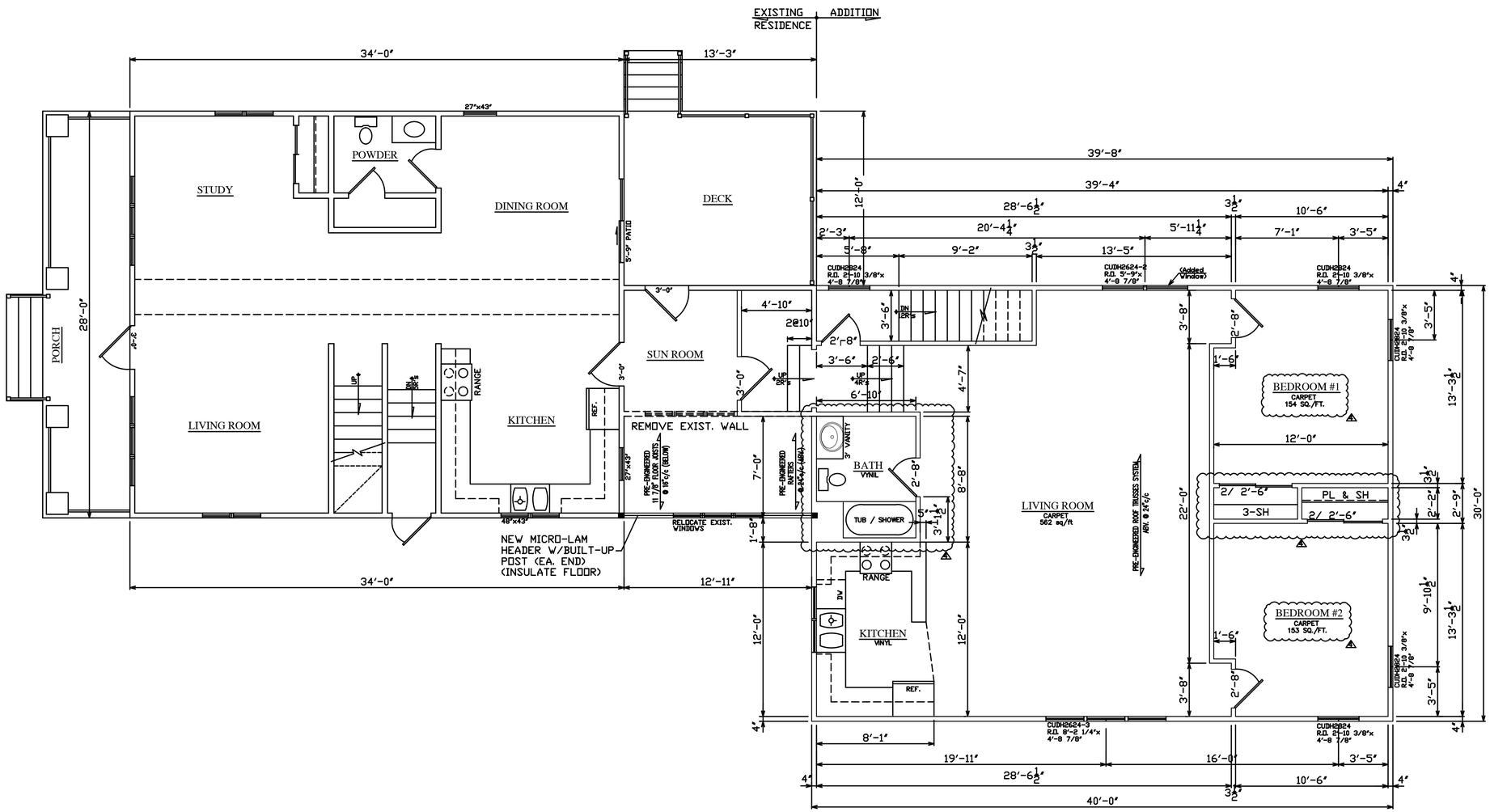
REVISIONS

DATE:	BY:	DESCRIPTION
11/11/10	SM	REVISED STAIR WELL
9/30/12	SM	REVISED KITCHEN AREA
10/26/12	SM	REVISE CLADDY

CLIENT: Ryan Residence
Germantown, Wisconsin

TITLE: First Floor Plan	DATE: 9/18/10	SQ. FEET: 1290	PAGE #: A2
PROJECT #: 410114	DRAWN BY: SM	SCALE: 1/4"=1'	

HORIZON DESIGN LLC
Commercial / Residential Design
Project Management & Consulting
SC-
N161 W16021 Oakland Drive
Jackson, Wisconsin 53037
Ph: 262-677-3262
Fax: 262-677-3263
horizondesignllc@charter.net
www.horizondesignllc.net
REC



FIRST FLOOR PLAN

1/4" = 1'-0"
APPROX. 1290 SQ./FT.

PLAN NORTH

NOTE:
* INTERIOR WALLS TO BE INSTALLED BY G.C.
* ALL FIXTURES TO BE LOCATED AND FINISHED BY OWNER.
* ELECTRICAL BY OWNER.
* ALL ROUGH OPENINGS MUST BE VERIFIED WITH WINDOW/DOOR MANUFACTURER.

FOR FIELD USE

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PAUL & CHRISTINE RYAN RESIDENCE
ADDITION
W168 N12394 NORTH CENTURY LANE
GERMANTOWN, WISCONSIN
PHONE: 414-546-6617

REVISIONS

DATE:	BY:	DESCRIPTION
11/11/10	SM	REVISED STAIR WELL
9/30/12	SM	REVISED KITCHEN AREA
10/28/12	SM	REVISE CLOSET
3/3/25	SM	UPDATE FLOOR PLAN

CLIENT: Ryan Residence
Germantown, Wisconsin

TITLE: First Floor Plan

DATE: 9/18/10

SQ. FEET: 1290

PROJECT #: H1014

DRAWN BY: SM

SCALE: 1/4"=1'

PAGE #: A2

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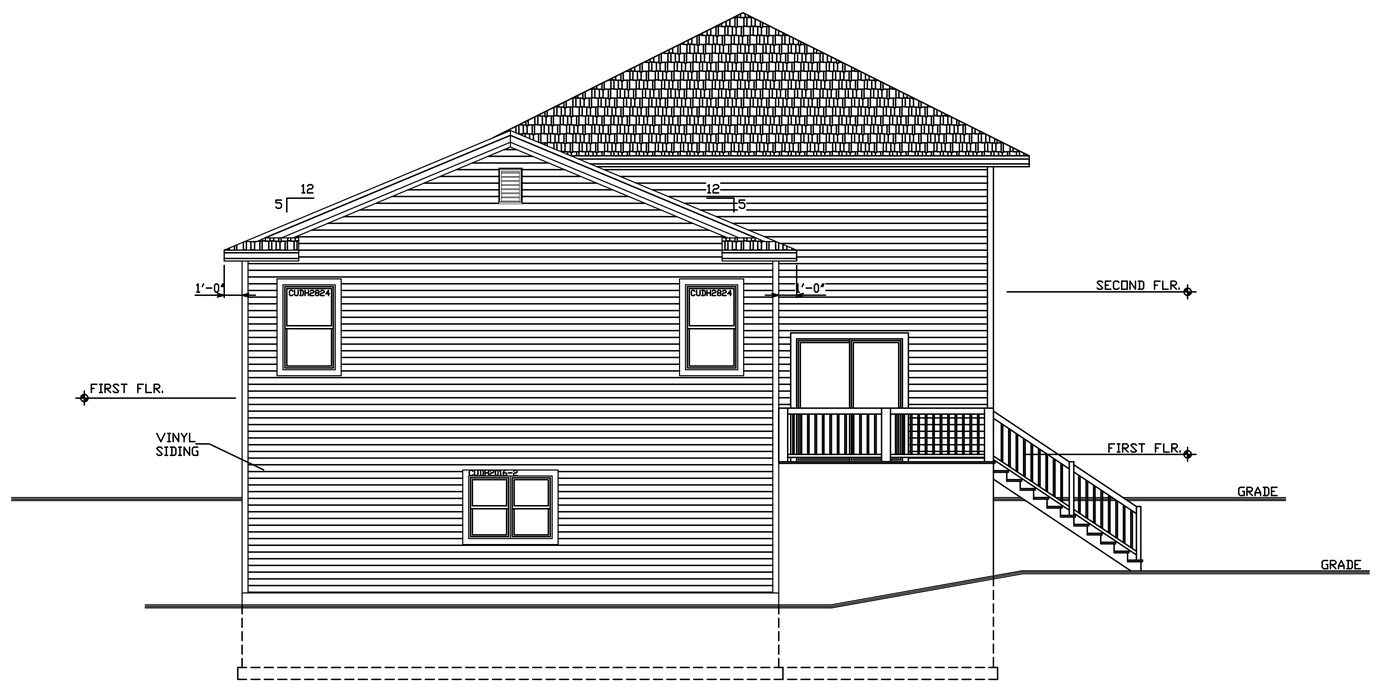
WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
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PAUL & CHRISTINE RYAN RESIDENCE
ADDITION
W168 N12394 NORTH CENTURY LANE
GERMANTOWN, WISCONSIN
PHONE: 414-546-6617

REVISIONS

DATE:	BY:	DESCRIPTION
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CLIENT: Ryan Residence
Germantown, Wisconsin

TITLE: Elevations

DATE: 9/18/10
SQ. FEET: –
DRAWN BY: SM
SCALE: 1/4"=1'
PROJECT #: H1014
PAGE #: A4

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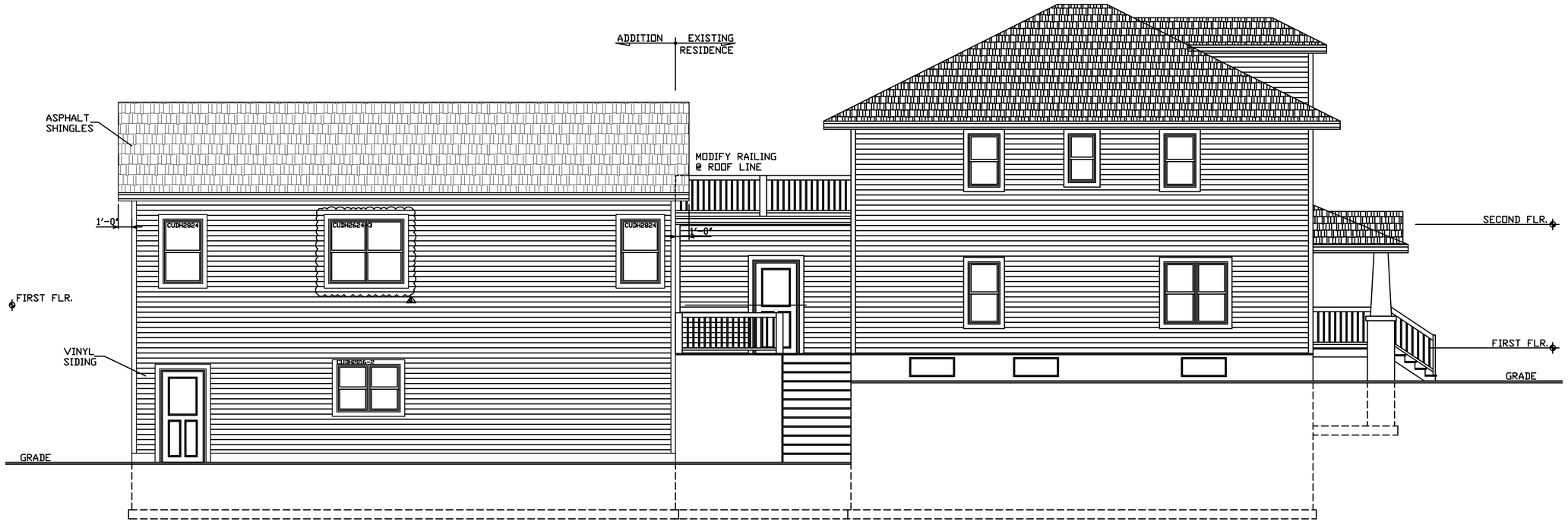
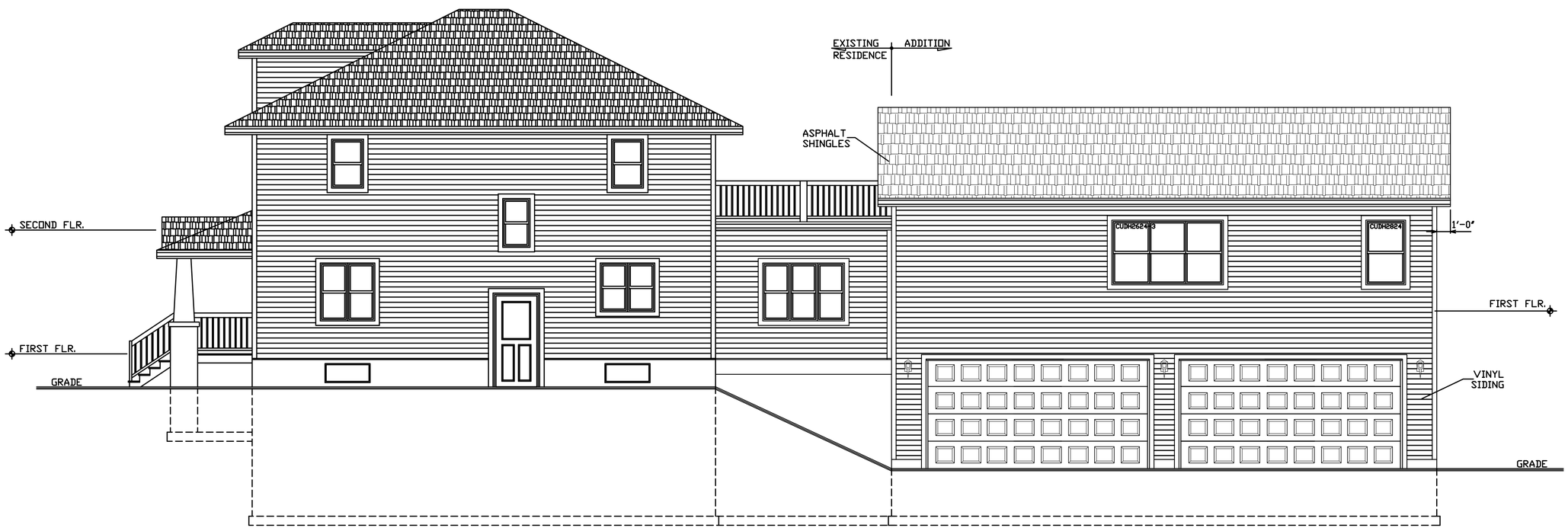


NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

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REVISIONS

DATE:	BY:	DESCRIPTION
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3/3/25	SM	REVISED PER OWNER

CLIENT: Ryan Residence
Germantown, Wisconsin

TITLE: Elevations

DATE: 9/18/30	SQ. FEET: –
SCALE: 1/4"=1'	PAGE #: A4
DRAWN BY: SM	
PROJECT #: H1014	

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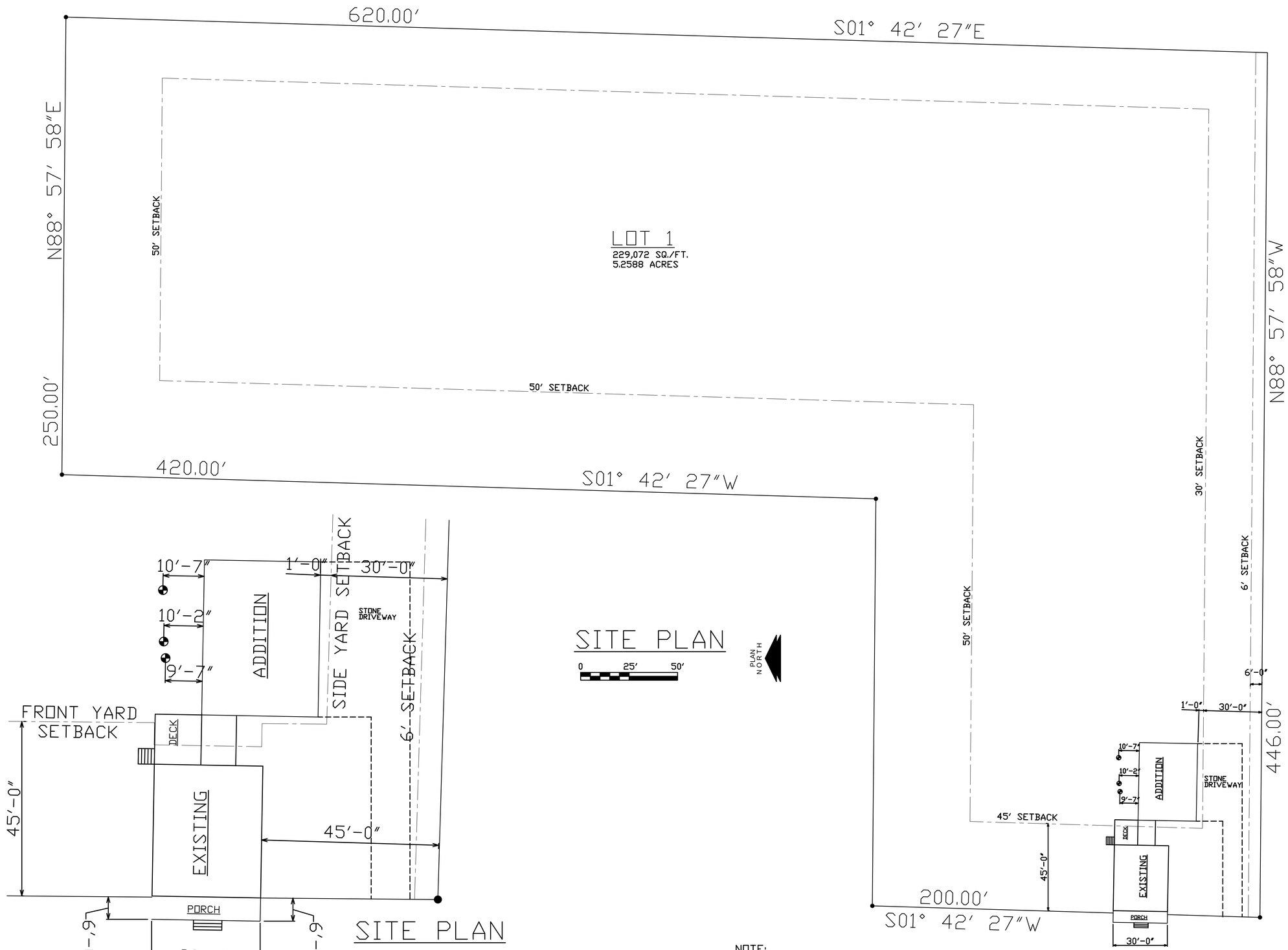

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DATE:	BY:	DESCRIPTION
-	-	-
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CLIENT: Ryan Residence
Germantown, Wisconsin

TITLE: Site Plan

DATE: 9/20/10 | SQ. FEET: xxx

PROJECT #: H1014 | DRAWN BY: SM | SCALE: X | PAGE #: SP1

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NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, April 28th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against a Conditional Use Permit application for a "Mother-In-Law Suite" from the property described below pursuant to Section 17.08 (51a) of the Village Zoning Code.

Applicant: Paul & Christine Ryan, Property Owners
Property Address: W168N12394 Century Lane (GTNV_152987)

Property Description:
LOT 1 OF CERTIFIED SURVEY MAP NO. 5849, RECORDED FEBRUARY 14, 2005, IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGES 35 TO 38, AS DOCUMENT NO. 1078223, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on our website by following this link:

Website: https://www.germantownwi.gov/589/Proposed-Development-Projects

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 2nd day of April 2025

To Be Published On: April 9th and April 16th, 2025

SITE PLAN & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

4/28/25 Plan Commission Meeting

TLC Acres LLC / Matthew Seban

Village Planner Report **Germantown, Wisconsin**

Summary

Evan Nicodem, Parish Survey & Engineering, Agent for Matt Seban and TLC Acres LLC property owners, is requesting Site Plan approval for a 5,200 sqft accessory building addition and a Conditional Use Permit (CUP) to allow an encroachment into a 25' wetland and 75' navigable waterway setback on the 53.4-acre TLC Acres property located at W210 N10738 Appleton Avenue.

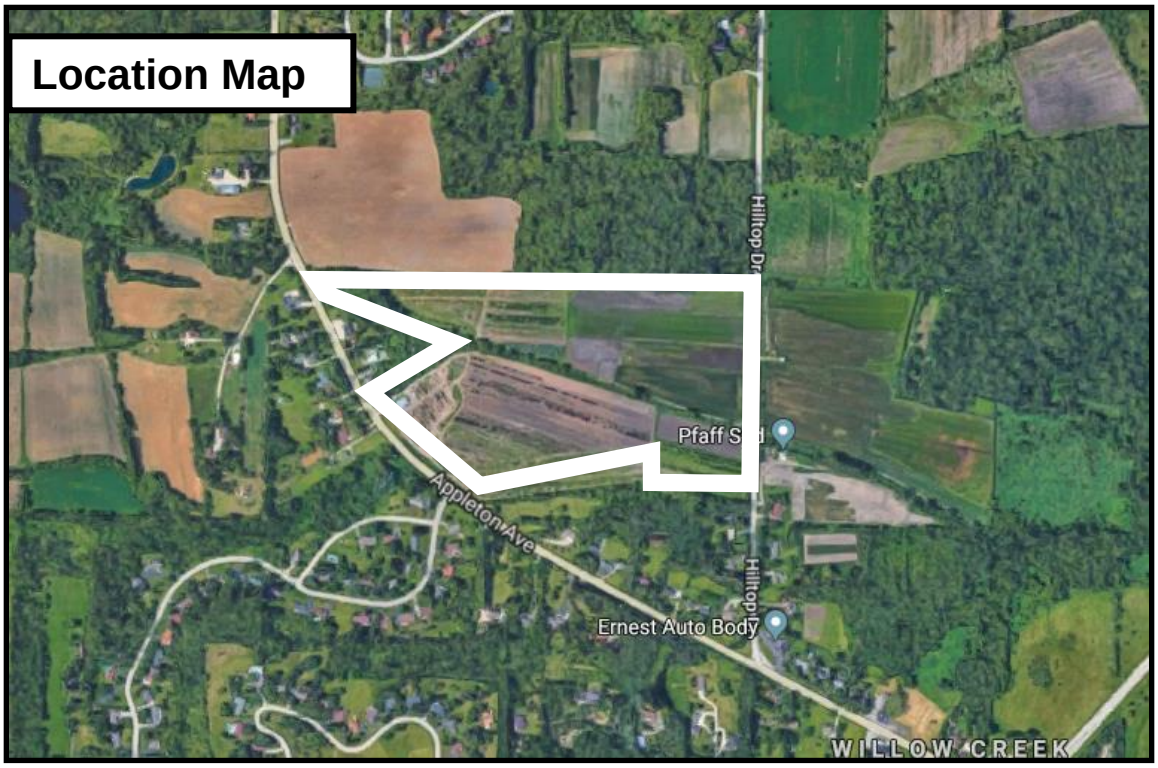
Location: W210 N10738 Appleton Avenue

Applicant/ Property Owner:

Evan Nicodem Parish Engineering West Bend, WI	Matthew Seban W210 N10738 Appleton Avenue Germantown, WI

Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1/A-2
South	Residential	Rs-2/Rs-3/Rs-4/Rs-5
East	Agricultural	A-1
West	Residential/Business	Rs-2/Rs-3/Rs-4/B-3



Background

Matt & Amy Seban, MSTLC LLC, agents for TLC Acres LLC and property owners, obtained a Conditional Use Permit (CUP #08-2019) in 2019 to operate a landscape maintenance and construction services business and sell retail products not raised on the 53.4-acre tree nursery property located at W210 N10738 Appleton Avenue. The property is located in an A-2: Agricultural Zoning District.

Fundamental to the nursery operation is the concept of growing plants, e.g. evergreen and deciduous trees and shrubs, on elevated “plateaus” or “tiers”. After acquiring the property in 2019 Seban began trucking in fill material (and continue to do so) to create two (2) tiers in the area abutting Appleton Avenue south of an existing drainage ditch and existing maintenance building. Tier 1 (approximately 1.75 acres in area) was completed and a portion planted with trees in 2018. Tier 2 (approximately 4.85 acres in area) is currently under construction.

In addition to the tree nursery, Seban leases approximately 3 acres of land to MSTLC LLC, a.k.a. “Total Lawn Care”, a landscaping maintenance and construction services business also owned and operated by Seban. The area leased to MSTLC is used for parking and storage of business and employee vehicles, equipment and materials used in the landscape maintenance and construction services operation. This mutually beneficial lease arrangement also involves the use of MSTLC vehicles and equipment for the tree nursery and other farming-related activities on the 53.4-acre TLC Acres property. *(Note: the original application and staff report are included in the packet for additional background information).*

Proposal

At this time, Evan Nicodem, agent for Matt Seban and TLC Acres LLC, is requesting Site Plan approval for a 5,200 sqft accessory building and a Conditional Use Permit (CUP) to allow encroachment into a 25’ wetland and 75’ navigable waterway setback on the 53.4-acre TLC Acres property as detailed below.

<u>Site Plan Application</u>

Seban is requesting approval of site development and building plans for a 50’ x 104’ (5,200 sqft) accessory building addition and associated site improvements with the following characteristics:

Site Improvements

- Reconstruct and asphalt pave approximately 11,000 sqft of existing gravel driveway internal to the site adjacent to the new building
- Construct an on-site storm water management basin and swales south of the existing navigable waterway to control the treatment and discharge of run-off from the developed portions of the property (designed to accommodate an additional future 10,000 sqft of building area and 30,000 sqft of asphalt pavement)

Building Improvements

- 5,200 sqft single-story building addition (existing 40’ x 60’ 2,400 sqft building)
- metal pole building w/ metal exterior wall and roof panels @ 16’ wall height & 25’ peak height
- equipment and material storage

No additional landscaping, lighting or signage is proposed.

Conditional Use Permit (CUP) Application

A Conditional Use Permit (CUP) application has been submitted for a proposed encroachment into the Village’s 25’ wetland and 75’ navigable waterway setback along the south side of the drainage ditch that runs through the property. Ongoing site disturbance activities associated with the tree nursery operation, including topsoil excavation & screening along with future disturbance associated with constructing the storm water basin and swale south of the drainage ditch.

As shown and discussed in the Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025), collectively, these activities will result in approximately 57,650 sqft (1.32 acres) of 25’ wetland & 75’ waterway setback disturbance.

Under the Village’s Shoreland-Wetland Code, development may be permitted within both a 25’ wetland and a 75’ waterway setback provided that additional buffering for these features and/or other compensation is provided somewhere else on the property. The ratio of compensation required is based on a 1:1 ratio for “horizontal” development (defined as grading or filling with < 3’ of elevation change) or a 2:1 ratio for “vertical” development (defined as any structural improvements, grading or filling with a >3’ of elevation change). As detailed in the Compensation Plan, all the 57,650 sqft of disturbance qualifies as being “horizontal” development that requires a minimum compensation ratio of 1:1.

As shown on Exhibits CUP-1 & CUP-2, Seban proposes to restore a 21,895 sqft area within which past farming activities have occurred (highlighted GREEN on CUP-2) and a 41,335 sqft area adjacent to and south of the waterway (highlighted BLUE on CUP-2) will be planted with a vegetated buffer. A total of 63,230 sqft (1.45 acres) of area will eventually be converted into a permanent vegetated buffer along and adjacent to the south side of the waterway a mitigation ratio greater than the minimum required (1: 1.10 is proposed). Compensation will be in the form of installing/seeding with native grass seed mix and plant forbs to create a permanent vegetated buffer.

Staff Comments

Consistency with Village's 2050 Plan & A-2 Zoning District.

Under the Village's 2050 Plan this property is located within the "Willow Creek/Weidenbach Neighborhood". The current zoning of the property is A-2: Agricultural. As discussed above, many of the activities conducted on or from the property are permitted "by right" land uses and not subject the Village's CUP requirements. Agricultural activities such as these are "desirable" land uses consistent with the 2050 Plan.

As discussed in 2019 when the TLC Acres operations were originally approved, full-service landscaping operations such as the Seban's MSTLC/Total Lawn Care business are typically located in agricultural zoning districts. Particularly those that involve growing their own trees and other plant material, as well as those that provide landscaping maintenance and hardscaping services that include the storage and screening of topsoil, the hauling, cutting, grinding and mulching of cut trees and other plant debris. While not the same as more traditional agricultural operations as dairy farming or crop raising, landscaping services businesses are one of many specialized land uses that is typical and customary for agriculturally zoned districts.

With that said, the circumstances unique to this property and Seban's business operations are: (1) the previous owner of the 53.4-acre property also operated a tree nursery but to a much lesser degree. It did not include a full-service landscaping business with the maintenance, hardscape construction or snow management services like the MSTLC/Total Lawn Care operation; and (2) the property is relatively close to pre-existing residential neighborhoods that "were there first" before Seban acquired the property and started the MSTLC/Total Lawn Care business. This is slightly different than what has been experienced with other similar operations such as the D.J. Frank Contracting or the Wendland Landscape and Nursery operations that were already in business at their respective locations well before those areas were developed with nearby residential development.

For these reasons, Staff supports the proposed accessory building and pavement construction because these improvements will further lessen potential impacts on the nearby residential neighborhood and adjacent properties, e.g. visual buffer with covered storage, protection against tracking mud on roads, etc.

With that said, the proposed location of the building addition does not meet the minimum required 50' property line setback from the side (north) property line. While the existing 40'x60' building appears to be located at/on the 50' setback, the addition does not and will have to be moved slightly to meet the setback requirement (as will the existing hoop structure and relocated shipping container east of the proposed building addition).

Also, the proposed 5,200 sqft storage building addition is not listed as an improvement or asset contemplated or included in the original CUP application nor reflected in CUP #08-2019 (either as part of the TLC Acres nursery operation or the MSTLC landscaping services operation that leases land from TLC Acres. Therefore, CUP #08-2019 should be revised to include a revised site layout showing the proposed building addition and site improvements subject of the current Site Plan application.

Original Site Layout – submitted with CUP #08-2019

The building and site improvements, including the proposed storm basin, were initially discussed with Village staff in 2024. At that time, a “stop work order” was issued against certain grading and filling activities that were underway on the property, i.e. topsoil excavation and screening, given close proximity of that activity to the existing drainage ditch that runs through the property and wetlands associated with it. Until that time, this ditch was assumed to be an unregulated, man-made ditch.

However, in the fall of 2024, the DNR declared the ditch to be a navigable and, therefore, a regulated waterway. Consequently, the topsoiling activity was stopped pending the approval of Village and DNR permits and approvals for land disturbing activity within the Village’s 25’ wetland and 75’ navigable waterway setbacks and within the DNR’s jurisdictional area outward from navigable waterways (the Chapter 30 waterway protection permitting process regulates activities such as constructing ponds within 500’ of a waterway, grading along the banks of a waterway, etc). In addition to the CUP application, Seban will also have to obtain whatever additional permits or approvals are required by the DNR for the proposed storm basin construction and any other land disturbing activities that may fall within DNR jurisdiction on this property.

It is important to point out that the ongoing filling and grading activities associated with construction of the tree nursery “tiers” and the topsoil excavation & screening activities were included in the original plan of operation details submitted in support of the original CUP that was eventually issued in 2019 (CUP #08-2019). While not a traditional farming activity that is exempt from certain zoning restrictions and regulation under Wisconsin’s “right to farm” statutes, the tree nursery “tier” filling and grading and topsoil excavation activities are temporary land disturbing activities that are subject to the Village’s erosion control permitting regulations. Seban has an existing erosion control permit from the Village and, as a result of this proposal, will need to revise that erosion control permit accordingly to reflect these proposed site improvements and land disturbing activities on the property.

Finally, the Village’s flood hazard rate maps (FIRMs) that establish the 100-year floodplain boundary used by the federal government (FEMA) for determining eligibility in the National Flood Insurance Program (NFIP) and by state and local municipalities for various regulatory purposes, are in the process of being revised. Sometime in 2025, the new FIRM’s will become effective, and the Village will be required to update our Floodplain Zoning Code to include the new maps. As a result of adopting the new maps, additional land area, including some developed properties with buildings and other undeveloped properties, will be subject to new and more restrictive floodplain zoning regulations. Land uses and activities, such as filling and building construction, may be impacted by these new regulations and, in some cases, may no longer even be allowed, after the new FIRM maps are adopted.

It appears that this is/will be the case with respect to the TLC Acres property.
As shown in figure 1 below, the “new” 100-year floodplain boundary presented on the new FIRM map (at an elevation approximately 850’) for this area shows in a wide swath

of the TLC Acres property being located within the 100-year floodplain boundary (see BLUE solid line with hatching). Under the current FIRM map (Figure 2), the floodplain boundary effectively stops at Hilltop Drive and does not extend onto the TLC Acres property.

Figure 1 - PROPOSED FIRM 100-Year Floodplain

Figure 2- CURRENT FIRM 100-Year Floodplain

As presented in the proposed Site Plan, Seban intends to continue filling the Tier 2 growing area as well as additional land east of Tier 2 all the way over to Hilltop Drive south of the navigable waterway (these areas are shown on Site Plan Sheet C1.04 as "Ongoing Fill Area"). As topsoil is excavated from these areas, it will be replaced with clean dirt fill and the areas raised anywhere from 1 to 7 feet to an of elevation up to 853' and above the floodplain.

Although the "ongoing fill areas" on the east side of the property can be filled today because these areas are not located in the currently adopted 100-year floodplain, it's a relative certainty that the new FIRM's are going to become effective in 2025 and adopted by the Village as part of the Floodplain Zoning Code in 2025. Therefore, unless the areas are filled and restored as presented in the proposed Site Plan before the new FIRM's become effective, the area NOT completely filled and restored before the FIRM map effective date will become regulated under the Village's Floodplain Zoning Code and possibly not permitted.

Public Works/ Village Engineer
The Village Engineer has identified several items related to grading, storm water management, and grading that will need to be resolved in revised plans and/or supplemental documents prior to commencing construction activities in a February 21, 2025 review memo (copy attached).

VILLAGE STAFF RECOMMENDATIONS

APPROVE a Conditional Use Permit to allow encroachment into a 25' wetland and 75' navigable waterway setback as presented in the Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025) for the TLC Acres property pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. To the extent practicable, CUP #08-2019 should be revised to include approval of the setback encroachment and Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025).
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.

3. The Property Owner shall implement the setback compensation measures as set forth in the Setback Compensation Plan dated January 30, 2025, as part of the site development activities. Any changes to the mitigation plan or changes to any proposed development of the site that impacts the ability to implement the mitigation plan shall be reported to the Village.
4. The Property Owner shall prepare and submit an annual monitoring report to the Village concerning the management activities proposed in the CUP narrative including the planting of native vegetation. Said report shall, at a minimum, detail the type and number of seeding and plantings, activities carried out in the previous year and the observed success (or failure) of previous activities, and detail on the planned activities to be carried out for the coming year. Said report shall be submitted to the Community Development Department annually at the end of each year beginning in 2025 and for a period of three (3) years.

APPROVE site development and building plans for a 5,200 sqft accessory building addition 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 plans unless the conditions of approval adopted by the Plan Commission require or necessitate revisions to these plans:
   a. Architectural, Building & Elevation plans dated March 19, 2024;
   b. Civil Engineering plans dated January 29, 2025;
   c. Storm water Management Report dated January 23, 2025;
   d. Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025).

2. The proposed building addition, existing hoop storage structure, and re-located shipping container shall be constructed to meet the minimum required 50 feet property line setback from the side yard (north) property line. The Site Plan set shall be revised accordingly to show the minimum required 50’ setback line and building/structure locations in compliance with said setback and submitted to the Village Planner prior to issuance of a building permit for the proposed building addition.

3. CUP #08-2019 shall be revised to include by reference the proposed Site Plan set including the proposed building addition, asphalt paving, and storm water basin improvements as approved by the Plan Commission.

4. The Owner/operator shall submit a revised erosion control permit application to the Village of Germantown as necessary to include the site improvements and other land disturbing activities approved as part of this Site Plan so the permit and any requirements stipulated in the erosion control permit are accurate and up-to-date. No additional land disturbing activity shall commence until a revised erosion control permit has been issued by the Village.

5. 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 for the shell building.

6. 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.

7. All comments and issues raised in the Village engineer’s February 21, 2025 review memo shall be resolved and reflected in additional information and/or revised plans submitted to the Engineer for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding any “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS).

8. The owner/operator is responsible for applying for and obtaining all permits or approvals required by the Wisconsin Department of Natural Resources (WisDNR) for construction of the storm basin and other land disturbing activities located on the property prior to commencing said construction or land disturbing activities.

9. At such time as the shipping container is no longer used for farm-related storage purposes it shall be removed from the property pursuant to Section 17.41(7)(c) of the Zoning Code.

10. The owner/operator is advised that the Village’s flood hazard rate maps (FIRMs) that establish the 100-year floodplain boundary used for determining eligibility in the National Flood Insurance Program (NFIP) and by the Wisconsin DNR and Village of Germantown for regulatory purposes are in the process of being revised. Sometime in 2025, the new FIRMs will become effective, and the Village will update the Floodplain Zoning Code to include the new maps. As a result, portions of the TLC Acres property are expected to become impacted by and subsequently further regulated by the 100-year

floodplain boundary and Floodplain Zoning Code. That part of the TLC Acres property will be subject to new and more restrictive floodplain zoning regulations and the proposed grading, filling and other improvements may be impacted by these new regulations to the extent that said improvements may not be allowed after the new FIRM maps and Floodplain Zoning Code are adopted. To the extent provided by law, Village approval of the Site Plans referenced herein does not provide a vested right to the owner/operator to complete the grading, filling and other improvements set forth in said plans in the event the new FIRMs and resulting 100-year floodplain boundary, revised Village of Germantown Floodplain Zoning Code, or other applicable floodplain regulations effect the TLC Acres property.

Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☒ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID DR DATE 2/3/25
chk# 2672

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Evan Nickodem
Parish Survey & Engineering
122 Wisconsin Street
West Bend, WI 53095

Phone (262) 333-2167
E-Mail enickodem@parishse.com

PROPERTY OWNER

Matt Seban
TLC Acres
W210 N10738 Appleton Ave
Germantown, WI 53022

Phone (414) 403-8956
E-Mail matt@tlcwisconsin.com

2 PROPERTY ADDRESS

W210 N10738 Appleton Ave

3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
A-1, Idleman Land A-2, Ahmad and Saeed land	RS-2, Schnickel RS-2, Sell RS-5, Steinbach	A-1, Pfaff Land Trust	RS-2, Powell RS-6, Vidal B-3, Aerona LLC

4 READ AND INITIAL THE FOLLOWING:

_____ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

_____ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

_____ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Evan P. Nickodem 01/29/2025
Applicant Date

Owner 2/3/25
Date

RECEIVED FEB 03 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid [illegible] Date 2/3/25

Chk #2672

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Evan Nickodem
Parish Survey & Engineering
122 Wisconsin Street
West Bend, WI 53095

Phone (262) 333-2167
Fax ( )
E-Mail enickodem@parishse.com

PROPERTY OWNER

Matt Seban
TLC Acres
W210 N10738 Appleton Ave
Germantown, WI 53022

Phone (414) 403-8956
matt@tlcwisconsin.com

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

Matt Seban
TLC Acres

3

PROPERTY ADDRESS	TAX KEY NUMBER
W210 N10738 Appleton Ave	304959

4 **DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

landscaping materials and supply, agricultural uses

5 **DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

no change in use or operation

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

RECEIVED
FEB 03 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

THAT PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 30, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER, SECTION 30-9-20, THENCE SOUTH 0 DEGREES 27' 58" EAST ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1222.00 FEET, THENCE SOUTH 89 DEGREES 32' 02" WEST -670.00 FEET, THENCE NORTH 0 DEGREES 27' 58" WEST 118.80 FEET, THENCE SOUTH 81 DEGREES 32' 02" WEST -863.51 FEET, THENCE NORTH 55 DEGREES 27' 58" WEST ON THE C/L OF APPLETON AVENUE 113.65 FEET, THENCE NORTH 55 DEGREES 21' 58" WEST ON SAID C/L 148.60 FEET, THENCE NORTH 53 DEGREES 08' 58" WEST, ON SAID C/L 107.70 FEET, THENCE NORTH 44 DEGREES 39' 18" WEST, ON SAID C/L 203.19 FEET, THENCE NORTH 40 DEGREES 55' 06" WEST, ON SAID C/L 199.71 FEET, THENCE NORTH 54 DEGREES 23' 20" EAST, -669.00 FEET, THENCE NORTH 75 DEGREES 12' 40" WEST, -310.40 FEET, THENCE NORTH 64 DEGREES 10' 40" WEST, -471.50 FEET, THENCE SOUTH 89 DEGREES 30' 20" WEST -175.40 FEET, THENCE NORTH 26 DEGREES 14' 40" WEST, -36.70 FEET, THENCE NORTH 89 DEGREES 30' 20" EAST, ON THE EAST 1/4 LINE OF SAID SECTION 2463.18 FEET TO THE POINT OF BEGINNING.

7 SUPPORTING DOCUMENTATION:

- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

_____ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

_____ I will notify the Village if <u>any</u> aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

_____ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

_____ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Evan P. Vaulada 01/30/2025
Applicant Date

2/3/25
Owner Date

Village of

Germantown

Village of Germantown
Inspection
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

02/03/2025 04:18PM Inspectio
000835-0012
Payment Effective Date 01/31/2025

MISCELLANEOUS

PLAN COMMISSION REVIEW FEES (GENPLN)	
2025 Item: GENPLN	
1 @ $3,555.0000	
PLAN COMMISSION REVIEW FEES (GENPLN)	$3,555.00
	$3,555.00
Subtotal	**$3,555.00**
Total	**$3,555.00**
CHECK	$3,555.00
Check Number2672	
Change due	**$0.00**

Thank you for your payment

CUSTOMER COPY

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, April 28th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for the following application: CONDITIONAL USE PERMIT application to allow grading and filling into portions of a 25' wetland and 75' navigable waterway setback pursuant to Section 24.04(3)(c)(5) of the Village Zoning Code and to amend CUP #08-2019 as necessary for the properties described below:

Applicant: Parish Survey & Engineering, Agent for Matthew & Amy Seban, Property Owners
Property Address: W210N10738 Appleton Avenue (GTNV_304959)

Property Description:

THAT PART OF THE NORTHEAST ¼ AND NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 30, TOWN 9 NORTH,RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST ¼ CORNER, SECTION 30-9-20, THENCE SOUTH 0 DEGREES 27' 58" EAST ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 1,222.00 FEET; THENCE SOUTH 89 DEGREES 32' 02" WEST, 670.00 FEET; THENCE 0 DEGREES 27' 58" WEST, 118.80 FEET; THENCE SOUTH 81 DEGREES 32' 02"WEST, 863.51 FEET; THENCE NORTH 55 DEGREES 27' 58" WEST ON THE CENTER LINE OF APPLETON AVENUE 113.65 FEET; THENCE NORTH 55 DEGREES 21' 58" WEST ON SAID CENTER LINE 148.60 FEET; THENCE NORTH 53 DEGREES 08' 58" WEST ON SAID CENTERLINE 107.70 FEET; THENCE NORTH 44 DEGREES 39' 18" WEST ON SAID CENTER LINE 203.19 FEET; THENCE NORTH 40 DEGREES 55' 06" WEST ON SAID CENTER LINE 199.71 FEET; THENCE NORTH 54 DEGREES 23' 20" EAST, 669.00 FEET; THENCE NORTH 75 DEGREES 12' 40" WEST, 310.40 FEET; THENCE NORTH 64 DEGREES 10' 40" WEST, 471.50 FEET; THENCE SOUTH 89 DEGREES 30' 20" WEST, 175.40 FEET; THENCE NORTH 26 DEGREES 14' 40" WEST, 36.70 FEET; THENCE NORTH 89 DEGREES 30' 20" EAST ON THE EAST ¼ LINE OF SAID SECTION 2,463.18 FEET TO THE POINT OF BEGINNING CONTAINING 53.39 Acres.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: https://www.germantownwi.gov/589/Proposed-Development-Projects

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 2nd day of April 2025

To Be Published On: April 9th and April 16th, 2025

Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☒ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID_____ DATE_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Evan Nickodem
Parish Survey & Engineering
122 Wisconsin Street
West Bend, WI 53095

Phone (262) 333-2167
E-Mail enickodem@parishse.com

PROPERTY OWNER

Matt Seban
TLC Acres
W210 N10738 Appleton Ave
Germantown, WI 53022

Phone (414) 403-8956
E-Mail matt@tlcwisconsin.com

2 PROPERTY ADDRESS

W210 N10738 Appleton Ave

3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
A-1, Idleman Land A-2, Ahmad and Saeed land	RS-2, Schnickel RS-2, Sell RS-5, Steinbach	A-1, Pfaff Land Trust	RS-2, Powell RS-6, Vidal B-3, Aerona LLC

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_____ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

_____ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Evan P. Nickodem 01/29/2025

Applicant Date Owner Date

N112 W17001 Mequon Rd.
P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4720 (Engineering)
FAX: (262) 253-8255

Permit #:

STORMWATER MANAGEMENT PERMIT APPLICATION

Applicant/Agent		Property Owner	
Name:	Evan Nickodem	Name:	Matt Seban
Address:	Parish Survey & Engineering 122 Wisconsin Street West Bend, WI 53095	Address:	TLC Acres W210 N10738 Appleton Ave Germantown, WI 53022
Phone:	262 333-2167	Phone:	414 403-8956
E-mail:	enickodem@parishse.com	E-mail:	matt@tlcwisconsin.com

Property Address: W210 N10738 Appleton Ave

Base SWM Permit Application Fee (Non-Refundable):

- ☐ $300.00.
- ☒ Waived, if application associated with Planning Department's Site Plan Review Application.

First-Time SWM Plan Report Review Fee (Non-Refundable):

- ☐ $200.00 for First Detention/Infiltration/Retention Pond or Water Quality Device.
- ☐ $25.00 for each Additional Detention/Infiltration/Retention Pond or Water Quality Device. Quantity: (_____)
- ☐ $10.00 for each Channel/Culvert/Storm Sewer Branch. Quantity: (_____)
- ☐ $500.00 Additional Fee for Optional Expedited Review (3 business days).
- ☒ Waived, if application associated with Planning Department's Site Plan Review Application.

Additional SWM Plan Report Review Fee (Non-Refundable):

- ☐ $250.00 for 2nd SWM Plan Review (i.e., review of 1st SWM Plan revision).
- ☐ $500.00 for each Additional SWM Plan Review (i.e., review of 2nd, 3rd, 4th, etc. SWM Plan revision).
- ☐ $500.00 Additional Fee for Optional Expedited Review for each Additional SWM Plan Review (3 business days).

Certification:

I hereby certify that the information contained herein, including all attachments, is true, accurate, and complete to the best of my knowledge. Further, I grant the Village of Germantown's employees and agents to enter the property to review information included with this application, and to make inspections during and after construction. Application and report review times, approval/denial, and final action shall be as set in Chapter 27, Mun. Ord. Applicant/Agent and Property Owner understand other fee mechanisms (i.e., Site Plan Review Fee) are in place for Village review and approval of the Stormwater Management Plan Report. I am aware that this permit expires the date the Village Engineer or designee notifies me that all stormwater management practices have passed final inspection required under subsection (4)(d) and an approved Maintenance Declaration is recorded with the Register of Deeds as required under section 27.11, or after two years of issuance, whichever occurs first.

Applicant/Agent Signature & Date:	Property Owner Signature & Date:
Evan P. Nickodem 01/29/2025	

REPORT CHECKLIST

The storm water management plan for a site shall include:

- ☒ Detailed report containing a narrative description of the storm water facility design, assumptions, and computations
- ☒ Detailed maps showing pre-development and post-development conditions, 24" x 36" sheets
- ☒ Signature and seal by a Wisconsin Registered Professional Engineer
- ☐ Detailed tabular estimate of construction costs for proposed facilities
- ☒ Two complete copies of the entire plan

The report describing the site conditions and detention design shall include the following:

- ☒ Full watershed of site with contours
- ☒ Sub area boundaries
- ☒ Time of concentration determination with lengths and slopes
- ☒ Hydrologic soil groups
- ☒ Curve numbers
- ☒ Existing flood plain and wetlands shown, including setback lines
- ☐ Comparison of different agency analysis, if appropriate, in tabular format
- ☐ Cross section/details of vegetation proposed on berm, safety shelf, water line areas, etc.
- ☒ Detention basin volumes
- ☒ Existing and proposed contours in pond area at one foot contour interval
- ☒ Stage-discharge curve or table for proposed outfall structure
- ☒ Site hydrograph for 100-year and 2-year storm predeveloped condition without detention
- ☒ Site hydrograph for 100-year and 2-year storm post-developed condition without detention
- ☒ Pond output hydrograph for 100-year and 2-year storm post-developed condition with detention
- ☒ Clearly indicate pre-development and post-development site discharge for the 2-year and 100-year storm events.
- ☒ Draft copy of long term maintenance plan in recordable format
- ☒ Completed copy of this checklist

Project Name: TLC Acres

Village staff only:

Permit #: _____

Initial submittal date: _____

Response date: _____

Subsequent response date(s): _____

Approval date: _____

Date sent to MMSD (If applicable) _____

*MMSD approval date:*_____

*Date financial guarantee provided and amount:*_____

Facility Certification-date approved: _____

*Final maintenance declaration recorded:*_____

Financial guarantee released: _____

TLC Acres

Project Narrative

Written By: Matthew Seban

(414) 403-8956

6/10/24

TLC Acres is proposing to build an addition to our existing pole building. We hired Parish Engineering to complete all the survey and engineering required for this project.

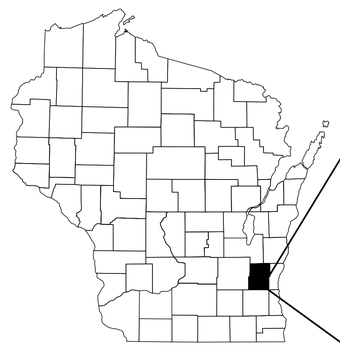
The proposed building is 50’ x 100’. It will be used as vehicle and equipment storage for both TLC Acres as well as MSTLC, LLC. The peak of the building will be 25’ high and the sidewalls will be 16’. The exterior will match the existing building using the same materials.

As of June 10, TLC Acres has an open zoning permit application for a roughly 10,000 square foot addition to our existing drive lane. The final requirement for approval is for a storm water management plan which is also being submitted today for that permit. This stormwater management plan has been calculated for both the additional paved surface as well as the new addition.

TLC ACRES

W210 N10738 APPLETON AVENUE

LOCATION MAP:



Professional Engineer's Seal

WISCONSIN PROFESSIONAL ENGINEER
EVAN P. NICKODEM
E-31628
JACKSON
WI

Signature

Date

PROJECT CONTACTS:

OWNER:
TLC ACRES
ATTN: MATT SEBAN
W210 N10738 APPLETON AVE
GERMANTOWN, WI 53022

CIVIL:
PSE, LLC
ATTN: EVAN NICKODEM
122 WISCONSIN STREET
WEST BEND, WI 53095

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.00	TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS WEST
C1.03	SITE PLAN WEST
C1.04	OVERALL EROSION CONTROL PLAN
C1.05	GRADING PLAN WEST
C1.06	POND GRADING PLAN
C2.01	EROSION CONTROL DETAILS
C2.02	STORMWATER MANAGEMENT DETAILS

BENCHMARK:

SITE BENCHMARK:
TOP OF WELL CASING
EAST SIDE OF EXISTING BUILDING
ELEV=862.67

SECTION CORNER:
EX: NE 1/4 OF SEC 30, T9N, R20E.
BRASS DISC IN CONCRETE
ELEV=849.11

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
TITLE SHEET

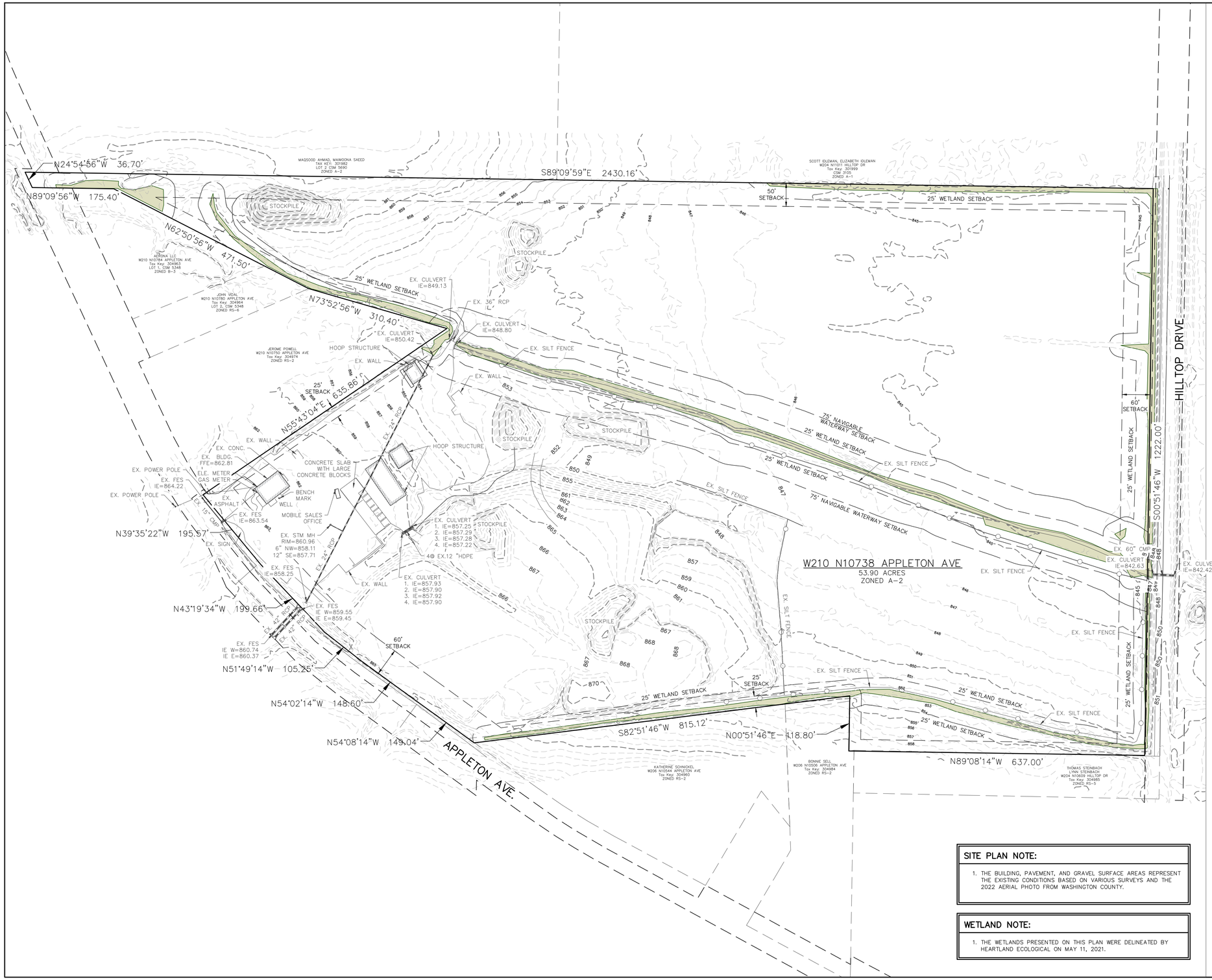
DRAWN BY: WWS
DESIGNED BY: EPN
CHECKED BY: KJP

PLAN DATE: 1/28/2025

PROJECT NO: \TL-05-21\

BID SET

SHEET NO: C1.00



SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

LEGEND:

- EXISTING WETLANDS.
- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- FENCE
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- E – POWER POLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.

NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: **WWS**

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

PLAN DATE: **1/29/2025**

PROJECT NO: **\TL-05-21**

BID SET

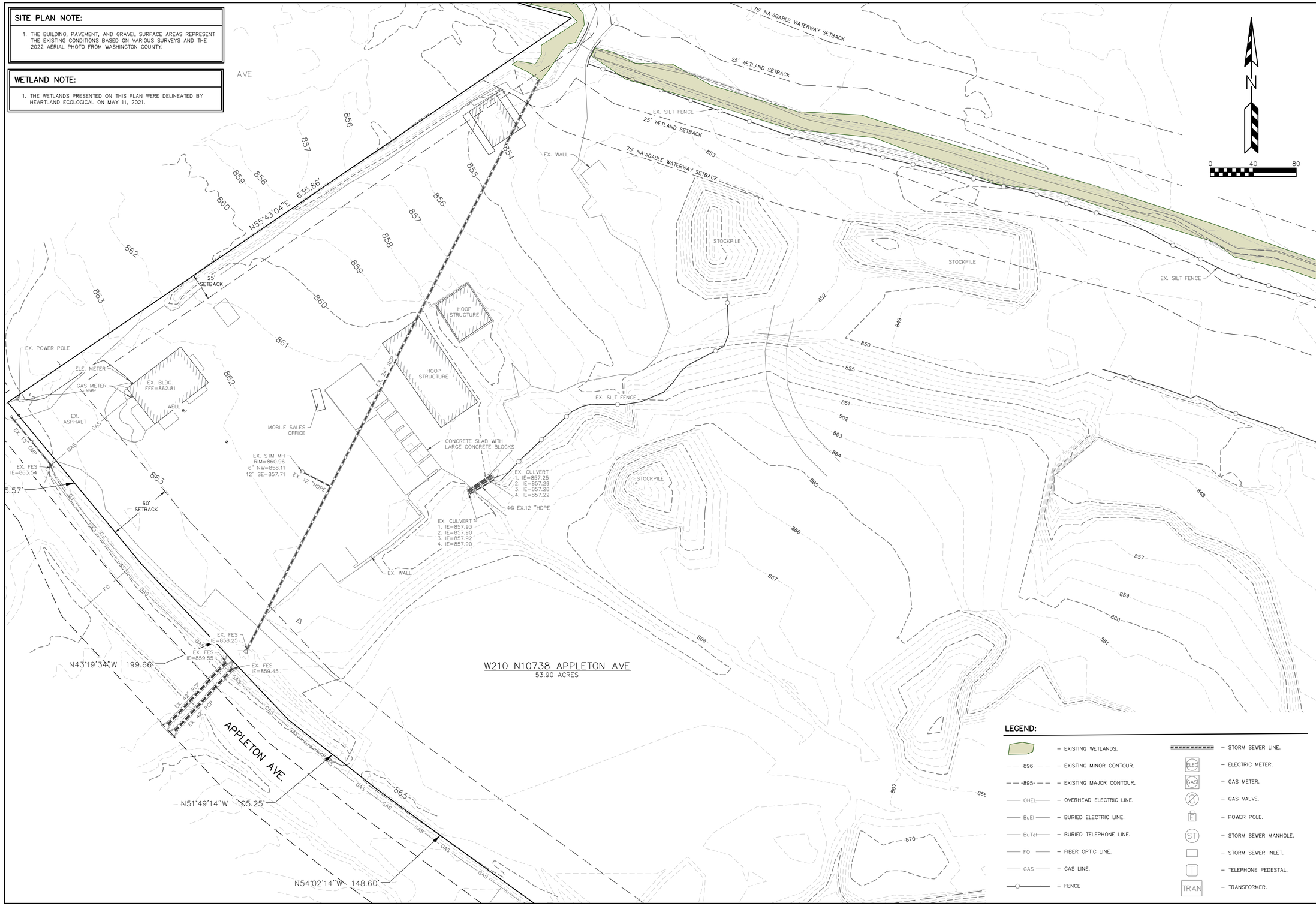
SHEET NO:
C1.01

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



LEGEND:

- EXISTING WETLANDS.
- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
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- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS WEST

DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/29/2025**

PROJECT NO: **\TL-05-21**

BID SET

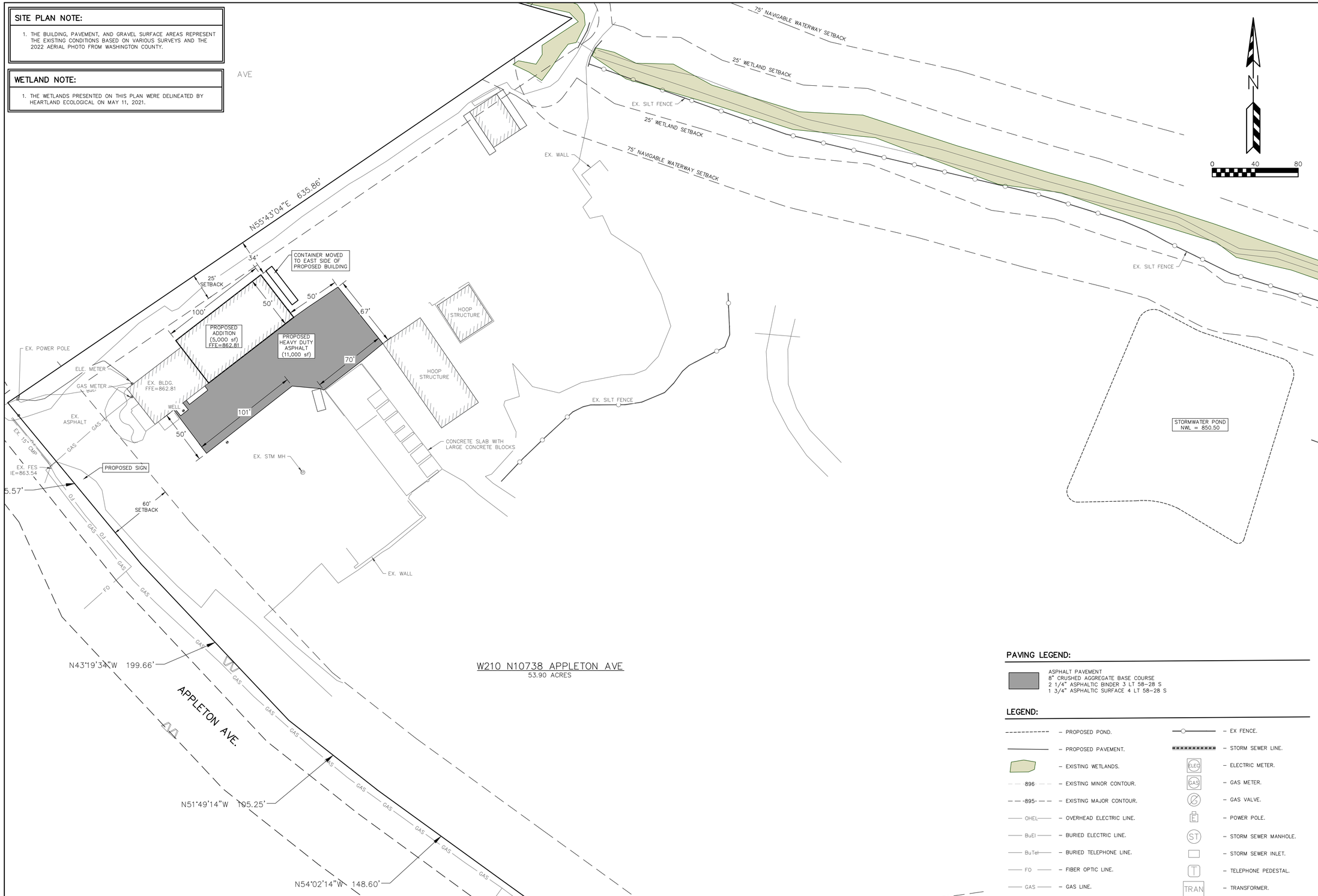
SHEET NO:
C1.02

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



PAVING LEGEND:

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

LEGEND:

- PROPOSED POND.
- PROPOSED PAVEMENT.
- EXISTING WETLANDS.
- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
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NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
SITE PLAN WEST

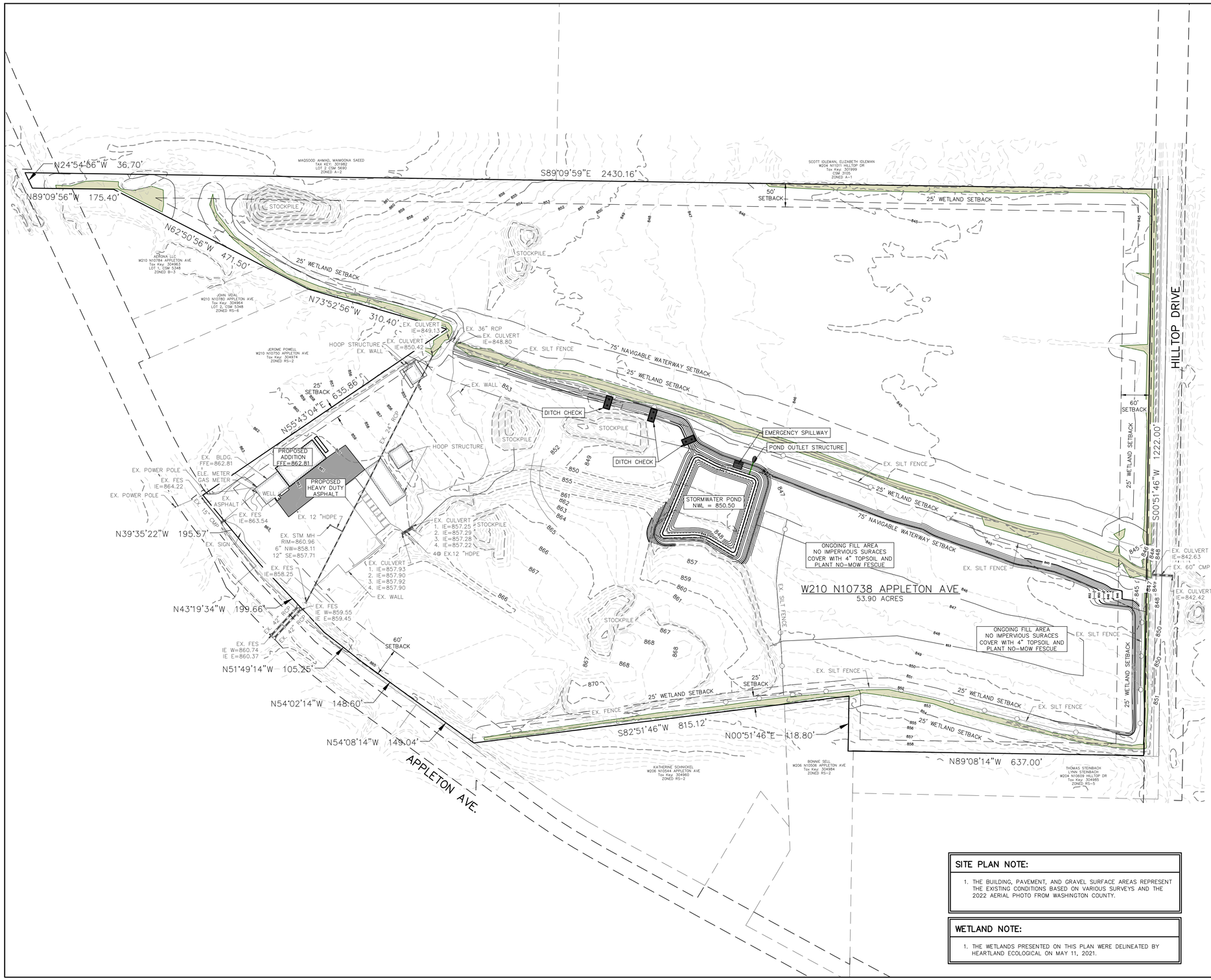
DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/29/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
C1.03



0 100 200

LEGEND:

- EXISTING WETLANDS.
- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL CLASS I TYPE A EROSION MAT
- INSTALL DITCH CHECK.
- DRAINAGE ARROW.
- INSTALL SILT FENCE.

STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2025

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.

APRIL 16, 2025 – NOVEMBER 1, 2025

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
6. CONTINUE SITE GRADING.
7. INSTALL BUILDING FOUNDATION
8. INSTALL BASE COURSE, PROPOSED PAVEMENT
9. GRADE SITE TO DRAIN AND INSTALL 4" TOPSOIL ON AREAS TO RECEIVE GRASS COVER.
10. APPLY FINAL STABILIZATION TO ENTIRE SITE.

SEPTEMBER 2 – 15, 2025

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
OVERALL EROSION CONTROL PLAN

DRAWN BY: **WWS**

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

PLAN DATE: **1/29/2025**

PROJECT NO: **\TL-05-21**

BID SET

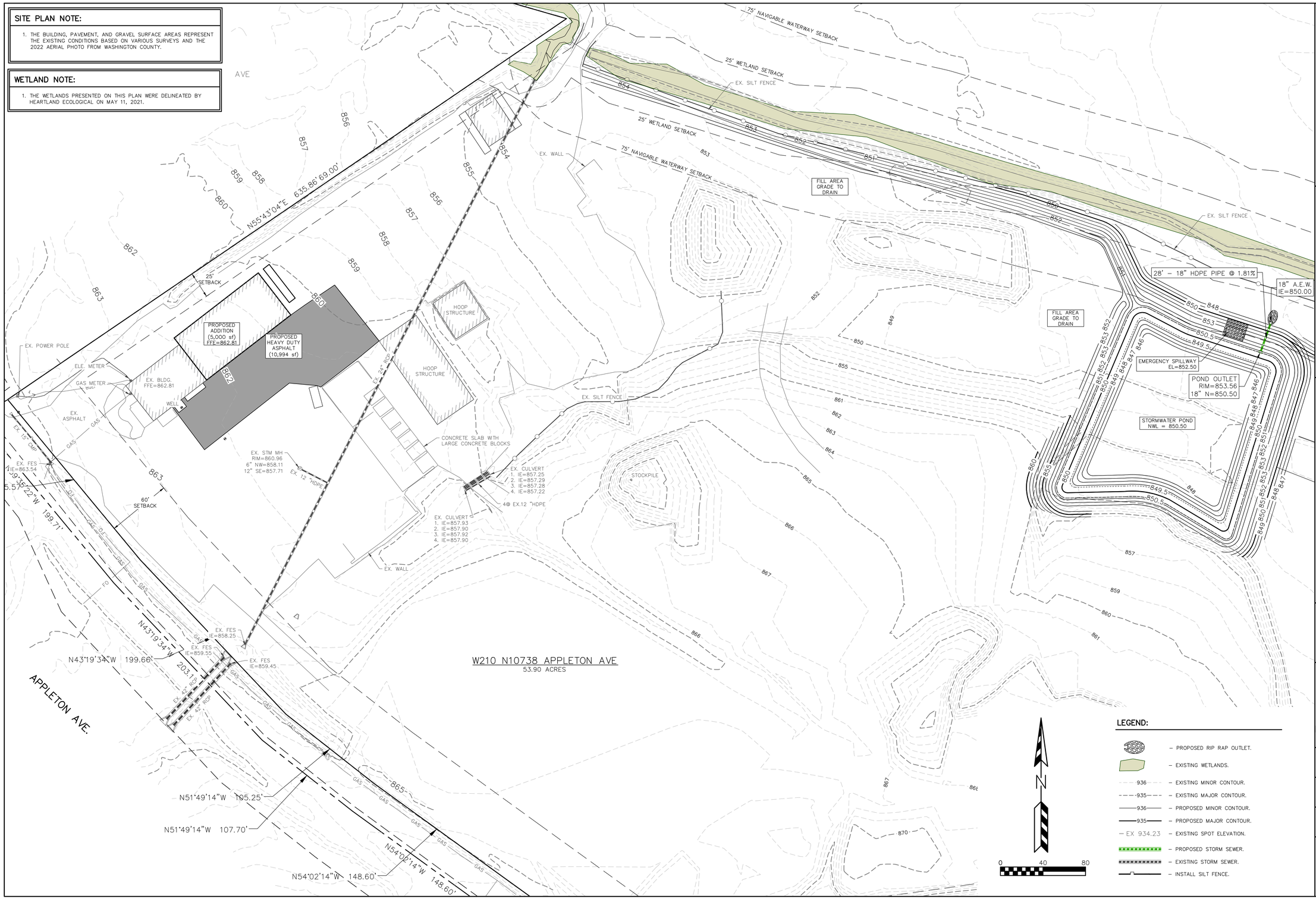
SHEET NO:
C1.04

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING PLAN WEST

DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/29/2025**

PROJECT NO: **\TL-05-21**

BID SET

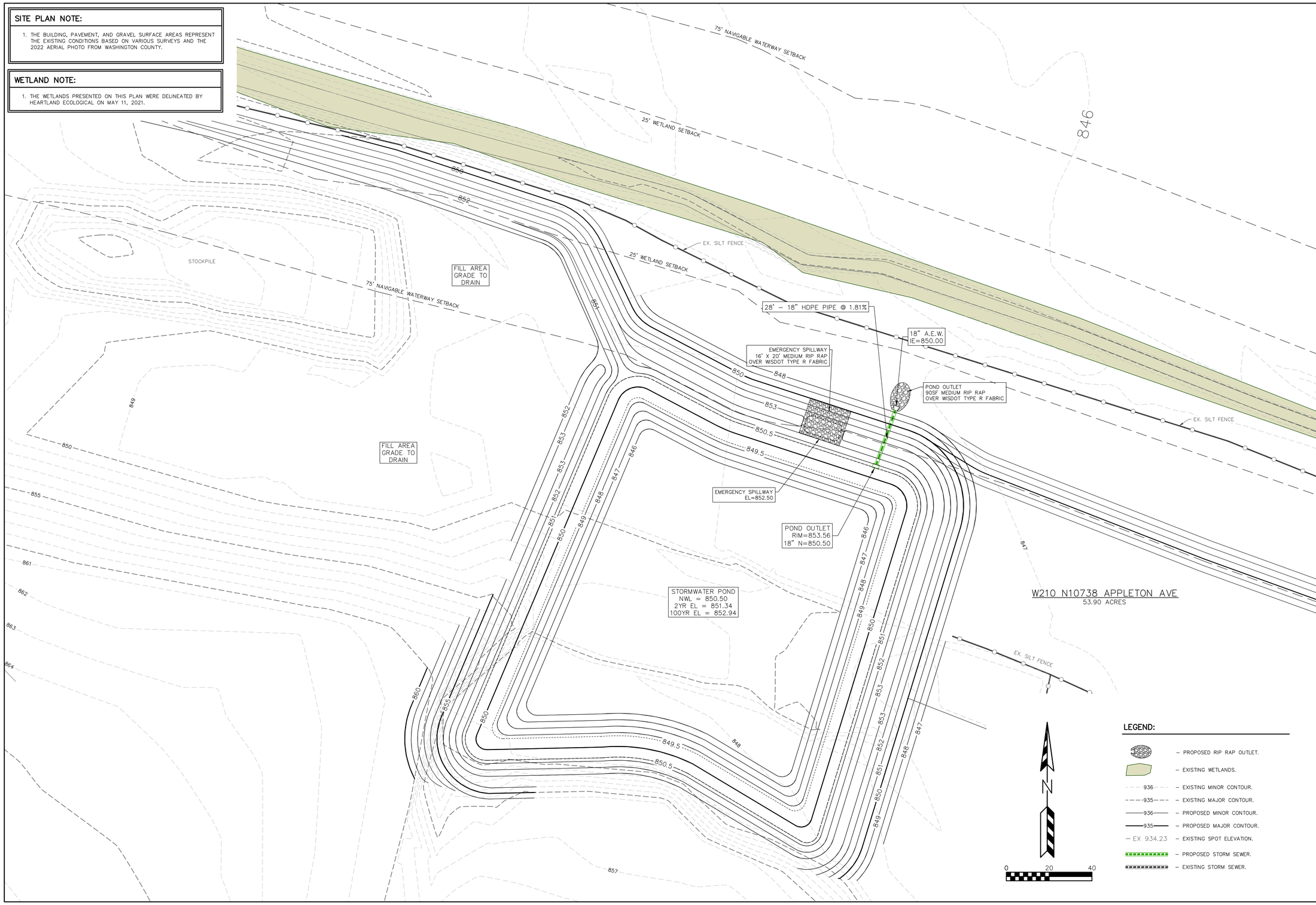
SHEET NO: **C1.05**

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
POND GRADING PLAN

DRAWN BY: **WWS**

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

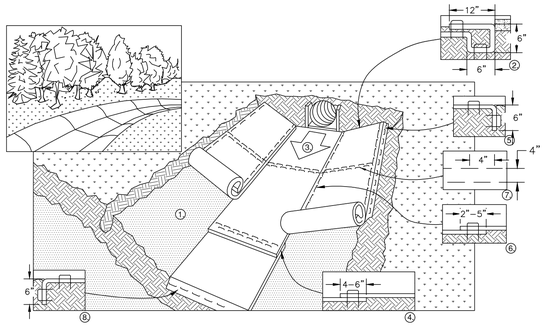
PLAN DATE: **1/29/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
C1.06

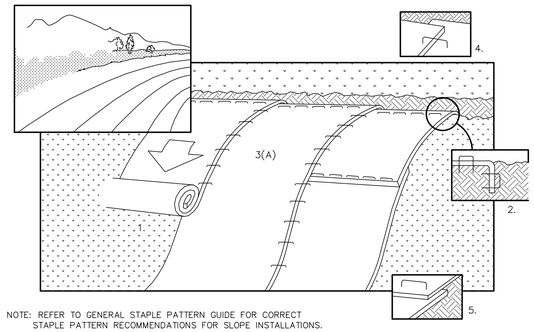
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

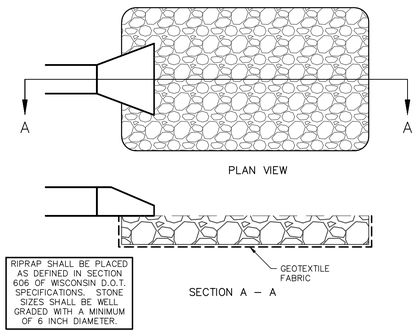
EROSION CONTROL MAT – CHANNEL INSTALLATION



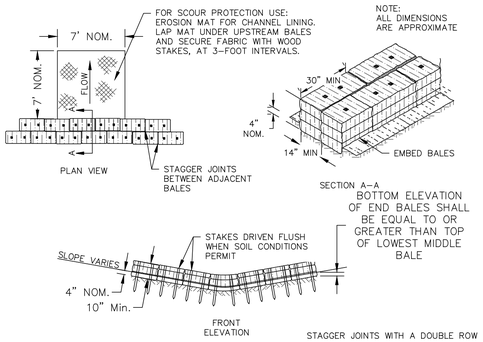
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION

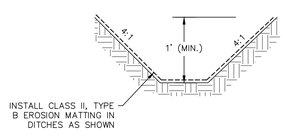


RIPRAP OUTLET DETAIL

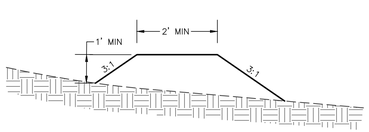


DITCH CHECK DETAIL

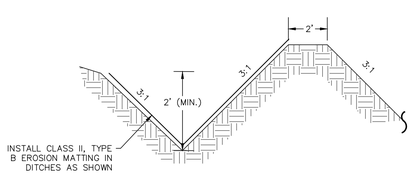
SILT FENCE CONSTRUCTION (SHEET FLOW)



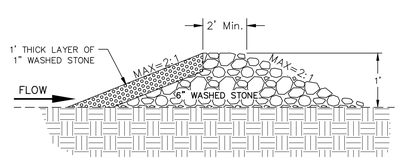
SWALE CROSS SECTION



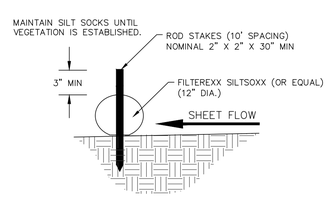
EARTH DIVERSION BERM



BERM/SWALE DETAIL



STONE DITCH CHECK DETAIL



SILT SOCK DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL DETAILS

DRAWN BY: **EPN**
DESIGNED BY: **EPN**
CHECKED BY: **EPN**

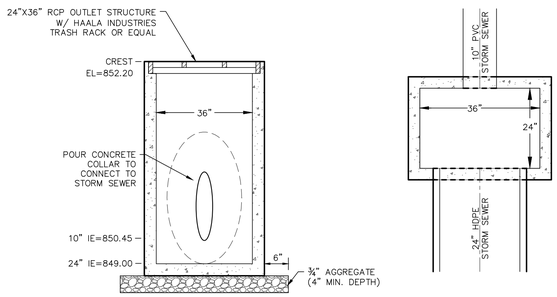
PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

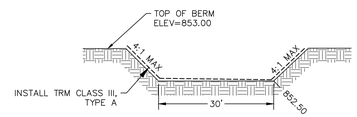
BID SET

SHEET NO:
C2.01

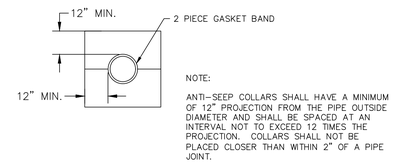
OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)



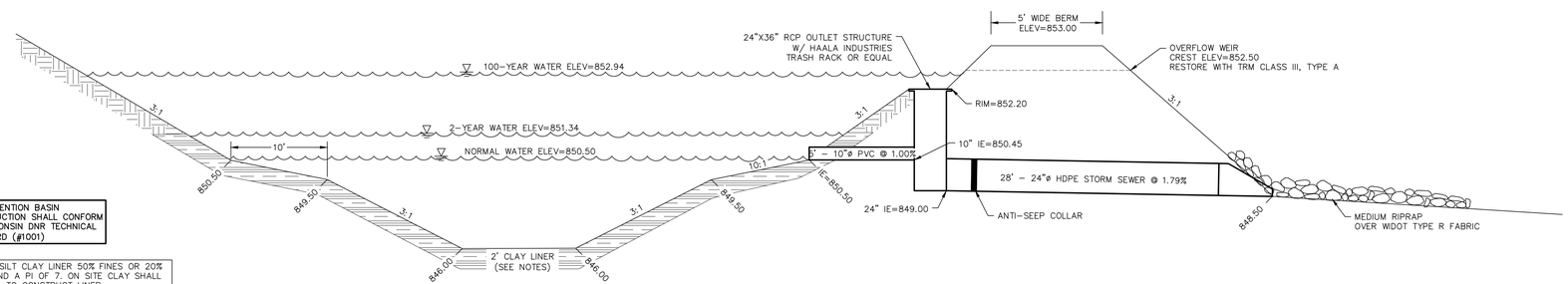
POND OUTLET – OUTLET STRUCTURE #1 DETAIL



OVERFLOW WEIR CROSS SECTION



ANTI-SEEP COLLAR DETAIL



WET DETENTION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)

NOTES: SILT CLAY LINER 50% FINES OR 20% FINES AND A PI OF 7. ON SITE CLAY SHALL BE USED TO CONSTRUCT LINER.

MINIMUM THICKNESS OF 2 FEET

LINER MUST EXTEND ABOVE THE PERMANENT POOL UP TO THE 2 YEAR ELEVATION

RETENTION BASIN CROSS SECTION

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
STORMWATER MANAGEMENT DETAILS

DRAWN BY: **EPN**

DESIGNED BY: **EPN**

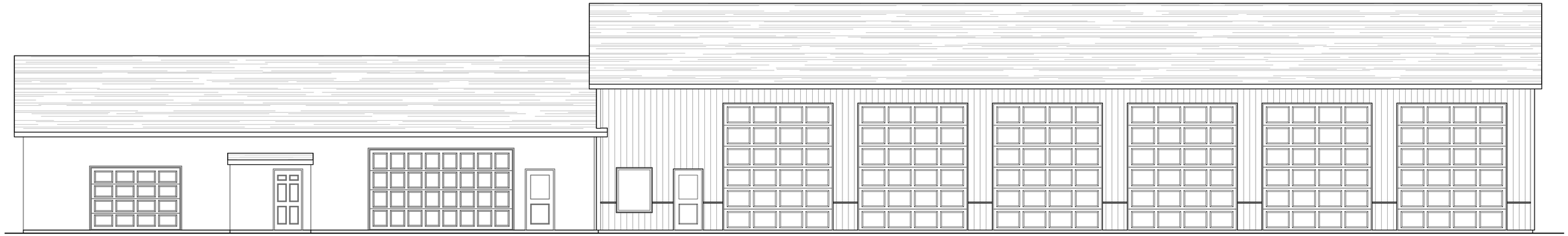
CHECKED BY: **EPN**

PLAN DATE: **1/28/2025**

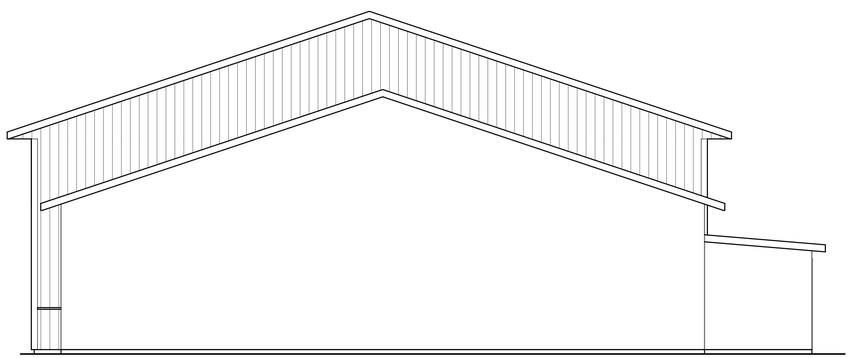
PROJECT NO: **\TL-05-21**

BID SET

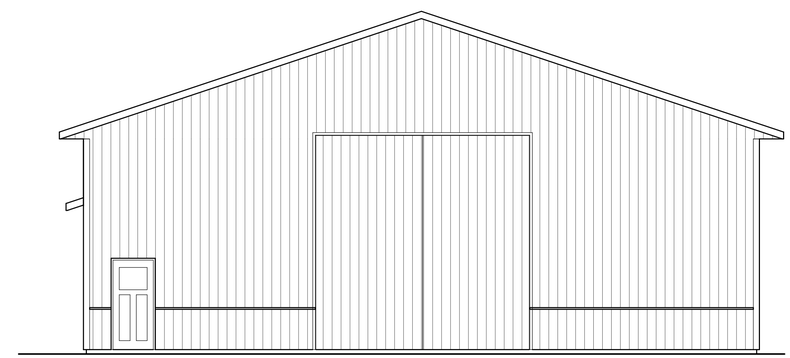
SHEET NO:
C2.02



FRONT ELEVATION
3/16" = 1'-0"



LEFT ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION
3/16" = 1'-0"

REAR ELEVATION
3/16" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

A	PRELIMINARY PLAN	3/19/2024 KMS
A		
A		
A		
A		
A		
A		
A		
A		

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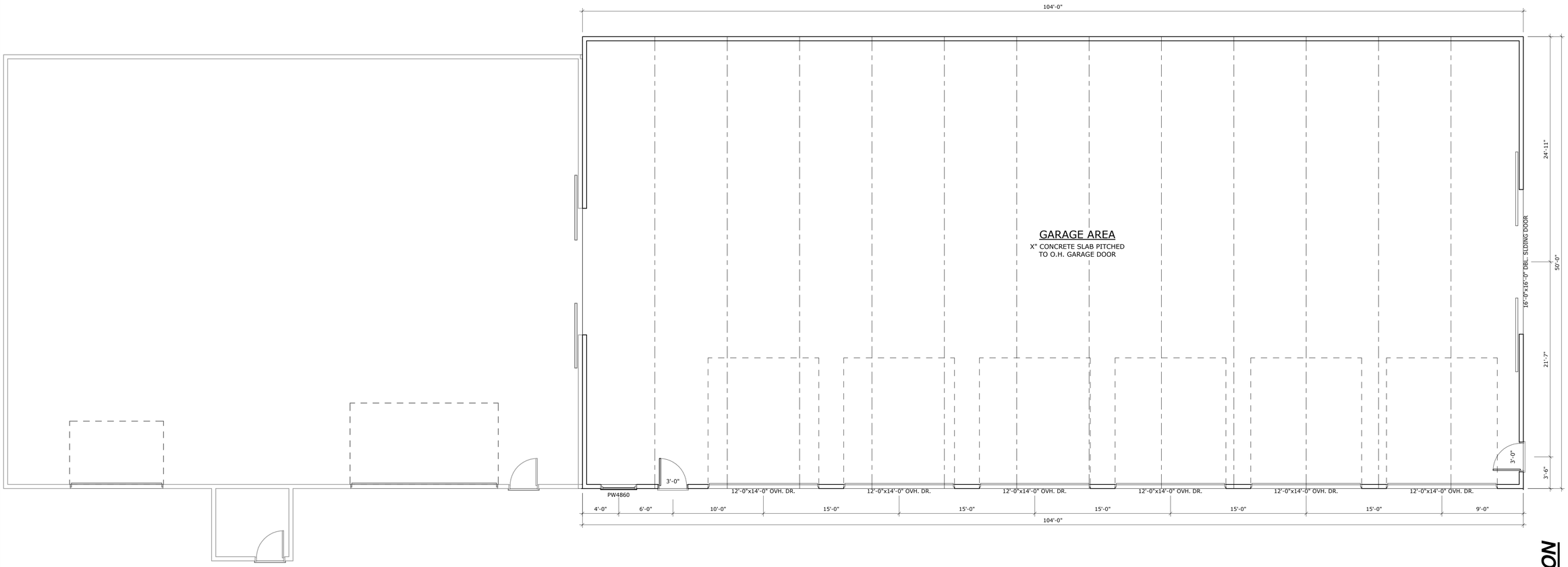
AUTHOR FURNISHES THE PLANS FOR CONSTRUCTION PURPOSES, NEVERTHELESS AND PREVIOUSLY TAKES THE CONSIDERABLE CONTRACTOR ASSUMES THE RESPONSIBILITY OF THE ACCURACY OF THE PLANS AND ASSUMES ALL RESPONSIBILITY FOR CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION DUE TO ANY INACCURACY OR MISREPRESENTATION FOR OR IMPLIES ACCURACY.

MSTLC SHOP

GERMANTOWN, WI

Drexel™
DrexelTeam.com

DESIGNER:	K. SOYK
SCALE:	3/16" = 1'-0"
SHEET NO.	A1
PROJECT NO:	P24-178-C



FIRST FLOOR PLAN

3/16" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

A	PRELIMINARY PLAN	3/19/2024 KMS
A		
A		
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SUPPLY, INC. RESERVES THE RIGHT TO USE ALL
OF THIS DESIGN IN ANY MANNER.

ALL NOTICE EVIDENCE OF THIS SHEET WILL BE MADE BY DREXEL IN ACCORDANCE AND PREVAILING TRADE STANDARDS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. THE CONTRACTOR SHALL CONTACT DREXEL IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. DREXEL WILL NOT BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION DUE TO INCORRECT REPRESENTATION FOR OR MISJUDGE ACCURACY.

MSTLC SHOP

GERMANTOWN, WI

Drexel
DrexelTeam.com

DESIGNER:	K. SOYK
SCALE:	3/16" = 1'-0"
SHEET NO:	A2
PROJECT NO:	P24-178-C

Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Kevin Driscoll, P.E., Village Engineer

Date : February 21, 2025

Re : TLC Acres – Review #2

Items Reviewed:

1. Civil Plan Set Dated: 01-28-25
2. Stormwater Management Plan Dates: 01-23-25

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

C-1.01 Overall Existing Conditions

1. Provide an existing site survey stamped by a licensed surveyor.
2. Provide additional contour labels. Specifically in Appleton Ave and Hilltop drive areas (typ for all sheets that the existing contours show up on)
3. Clearly define areas of existing pavement, gravel and greenspace.

C-1.03 Site Plan

4. Clearly denotes areas of existing gravel to remain and greenspace.

C-1.04 Erosion Control Plan

5. Is the large area in the center of the site being re-graded intended to be topsoiled and seeded? Please note restoration requirements on the plans.
6. Silt fence is not an appropriate BMP for concentrated flow areas. Install rock bag silt fence relief at concentrated flow areas including the pond outlet.
7. *Update dates on the construction schedule.*

C-1.05 Grading Plan - West

8. Provide grading plan for the proposed building.
9. Plans show two 42" culvert pipes under Appleton drive and a 24" existing pipe routing that runoff across the site. Provide a capacity analysis showing the existing pipe has adequate capacity. Increase pipe size if needed or provide a safe overland flow path that routes water through the site without ponding on Appleton Ave. If overland flow route will drain to the proposed basin include that flow in the calcs.
10. Provide proposed grading plan for all areas noted as fill areas.
11. Provide capacity calculations for the north swale.
12. Adjust north swale to have a minimum slope of 1%

C-1.06 Pond Grading Plan

13. Pond outlet pipe is 3' above existing grade. Show proposed grading in this area.
14. Show approximate floodplain delineation and WSEL 850.5 with respect to outlet. Note if submerged or free surface during 100-yr flood. Reference Village of Germantown webpage: https://www.germantownwi.gov/731/Floodplain-Mapping-Update---FIRM-Panels

C-2.02 Stormwater Management Details

15. *Revise safety shelf to meet WDNR requirements.*
16. Revise basin to have a 5' minimum depth per WDNR technical standards

Stormwater Management Plan

17. Show the locations of the future building and pavement on the plans. Remove the sentence about not requiring future permitting or reviews. Permits and plans will be required for future work.
18. *Adjust curve numbers for cropland to Maximum allowed by NR151.*
19. Clearly delineate on the drainage maps ground covers used to determine the curve numbers.
20. Area W is routed to the basin, but its not clear how that entire area gets to the basin. A catch basin connected to the existing 24" appears to route some of the area to the drainageway and a portion along the west property line appears to route to the drainageway and not to the basin.
21. Revised basin to contain the 100 year event without using the emergency spillway.
22. *Revise WinSLAMM model to clayey soils for type C soils.*
23. Adjusted initial stage elevation to 5' in SLAMM model and review outlet information. It doesn't appear to match the plan.

24. All disturbed areas of the site must be included in the stormwater management plan.
25. Show Tc path for the proposed conditions. Use a calculated Tc time, not just the minimum of 6 minutes.

PARISH SURVEY & ENGINEERING

January 30, 2025

Village of Germantown
W210 N10738 Appleton Avenue
Germantown, WI 53022

Re: Wetland and Navigable Waterway Setback Compensation Plan
TLC Acres
W210 N10738 Appleton Avenue
Germantown, WI 53022

Project Description
TLC Acres has been in operation at this location for many years and includes some existing buildings, parking lot, material handling areas, farmed areas, and green space on the north side of Appleton Ave and west of Hilltop Drive. The lot has wetlands that were delineated by Heartland Ecological on May 11, 2021. The wetlands are confined to ditchlines in the center of the site, along Hilltop Drive and on the south side of the site. During the summer of 2024, the Wisconsin Department of Natural Resources declared the ditchline in the center of the property to be navigable. As a result, there are 25' setbacks for wetlands and 75' setbacks to a navigable waterway on this site.

The plan for this development is to add a 5,000 square foot building to the existing office and install approximately 11,000sf of asphalt pavement. In addition to this hard surface, all hard surfacing added since 2017 needs to be considered as new impervious surfacing. And finally, the plan will include an additional 10,000sf for future building and 30,000sf for future pavement if at some point in the future new areas are constructed.

A Conditional Use Permit application has been submitted to the Village for grading within 25 feet of a wetland and within 75 feet of a navigable waterway. This narrative and the attached plans are submitted to address the conditional use application. The mitigation proposed for this project includes creating a permanent wetland setback and/or vegetative buffer equal to the disturbance area (1:1) for horizontal development.

Much of the area within these setbacks that are graded as part of this conditional use permit have been within active work areas

Setback Mitigation Plan
Exhibit 1 and 2 identifies post-construction wetland/navigable waterway setback areas and vegetative buffers. Exhibit 1 (CUP 1) shows a total area totaling 1.323 acres. The areas to the east of the restoration areas has been agricultural use areas for many years. Not all of the operational area will be restored since it's will continue to be part of the ongoing site operations. However, over half an acre of the operational area will be restored back to grass. These areas will include the backslopes for the stormwater pond or ditchlines within the setbacks and any active work areas north of the stormwater features. Areas to the east that are currently being farmed, will be turned into a vegetative buffer area and will be permanently stabilized with a native seed mix made up of grades and forbs that are indigenous to the area. The native seed mix once established, will provide a permanent cover and vegetative buffer within the setback area.

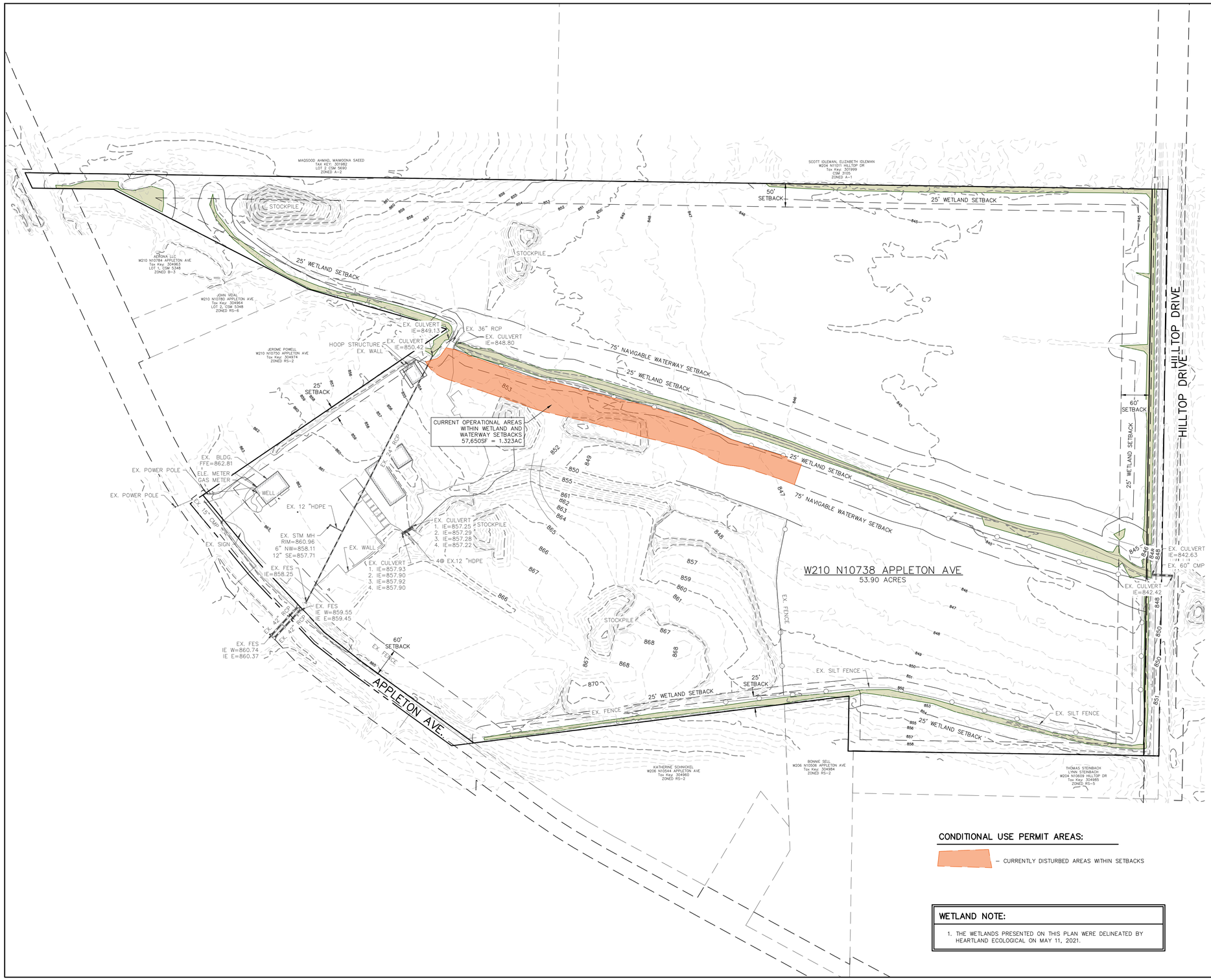
122 Wisconsin Street ♦ West Bend, Wisconsin 53095
Phone (262) 346-7800 ♦ E-mail kparish@parishse.com

Summary

Navigable Waterway / Wetland Setback Current Operational Area	57,650 sf = 1.323 acres

Mitigation Area

Native Seed Restoration	21,895 sf = 0.503 acres
Vegetative Buffer	41,335 sf = 0.949 acres
Total Mitigation Area	63,230 sf = 1.452 acres
Mitigation Ratio:	1: 1.097 greater than the minimum 1:1 ratio



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CONDITIONAL USE PERMIT AREAS:

– CURRENTLY DISTURBED AREAS WITHIN SETBACKS

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND:

- EXISTING WETLANDS.
- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED CURB FLANGE ELEVATION.
- TC 934.23 – PROPOSED TOP OF CURB ELEVATION.
- SW 934.23 – PROPOSED SIDEWALK ELEVATION.
- EP 934.23 – PROPOSED EDGE OF PAVEMENT ELEVATION.
- EXP 934.23 – PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING OPERATIONS PLAN

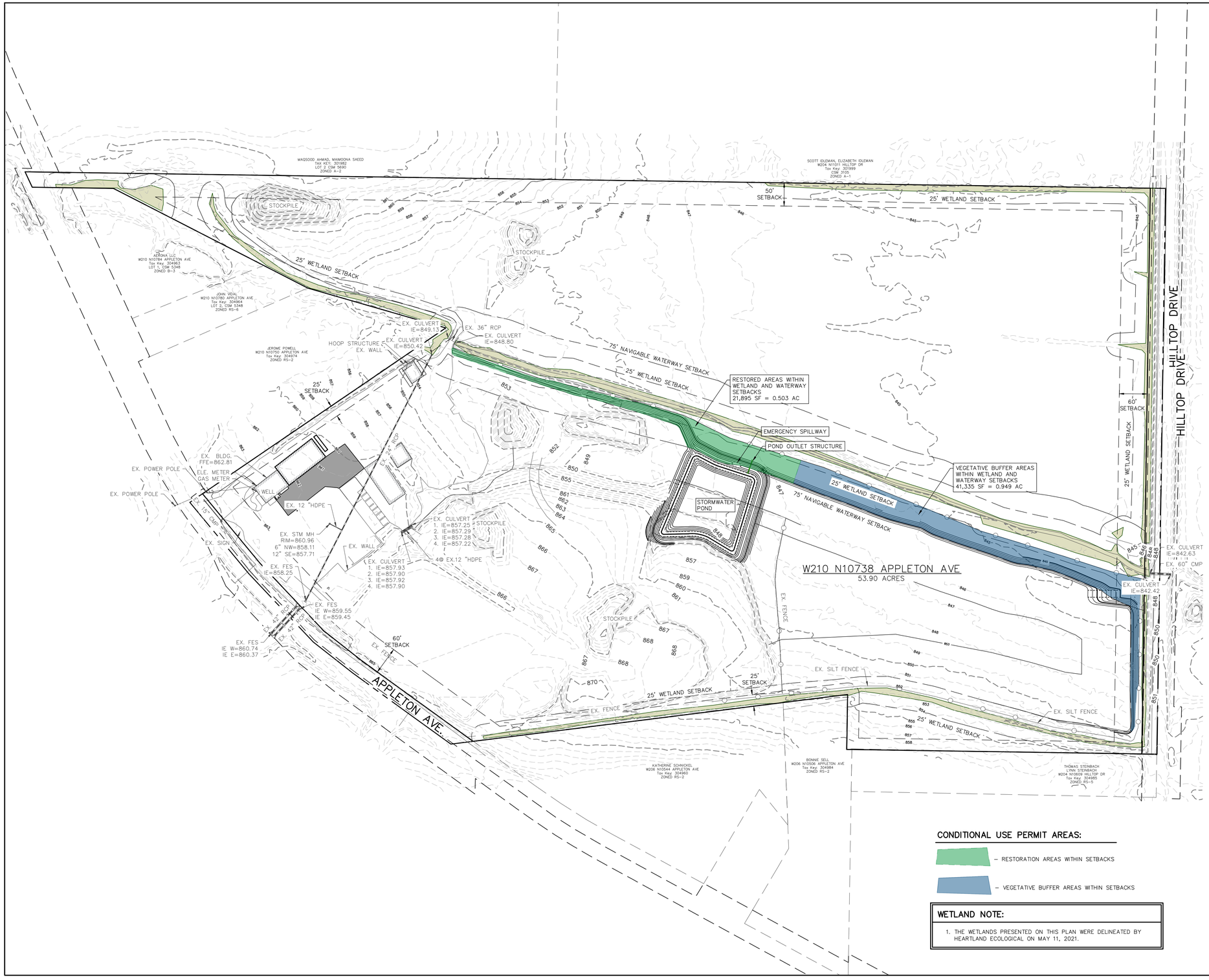
DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/30/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
CUP-1



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CONDITIONAL USE PERMIT AREAS:

- RESTORATION AREAS WITHIN SETBACKS
- VEGETATIVE BUFFER AREAS WITHIN SETBACKS

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

DIGGERS HOTLINE
Dial 811 or (800)242-8511
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LEGEND:

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- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
MITIGATION AREAS PLAN

DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/30/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
CUP-2

CUP # 08-19 Document No.	CONDITIONAL USE PERMIT Document Title

Document # 1475483
WASHINGTON COUNTY WISCONSIN
07-15-2019 02:35 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: $30.00

Pages: 4

4

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicant:
Matthew & Amy Seban, Agents for TLC Acres LLC, Property Owner
agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all land uses and activities conducted on the property will conform with the applications and supporting information filed with and approvals granted by the Village for the purpose of obtaining this permit.

Therefore, this permit is issued to the Applicant to allow: (1) the operation of a landscape services business that provides services including: landscape maintenance and construction services business; (2) the retail sale of nursery products not raised on the property; and (3) the storage of commercial vehicles and equipment on the property located at W210 N10738 Appleton Avenue pursuant to Section 17.07(3)(a), 17.12(2)(l) & 17.12(2)(gg) of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 304-959

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
That part of the NORTHEAST ¼ and NORTHWEST ¼ of the SOUTHWEST ¼ of Section 30, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows: beginning at the EAST ¼ corner, SECTION 30-9-20, thence South 0^0 27' 58" East on the east line of the Southeast ¼ of said Section 1,222.00 feet; thence South 89^0 32' 02" West, 670.00 feet; thence 0^0 27' 58" West, 118.80 feet; thence South 81^0 32' 02" West, 863.51 feet; thence North 55^0 27' 58" West on the center line of Appleton Avenue 113.65 feet; thence North 55^0 21' 58" West on said center line 148.60 feet; thence North 53^0 08' 58" West on said center line 107.70 feet; thence North 44^0 39' 18" West on said center line 203.19 feet; thence North 40^0 55' 06" West on said center line 199.71 feet; thence North 54^0 23' 20" East, 669.00 feet; thence North 75^0 12' 40" West, 310.40 feet; thence North 64^0 10' 40" West, 471.50 feet; thence South 89^0 30' 20" West, 175.40 feet; thence North 26^0 14' 40" West, 36.70 feet; thence North 89^0 30' 20" East on the East ¼ line of said Section 2,463.18 feet to the point of beginning . Containing 53.39 Acres.

W210 N10738 Appleton Avenue; Tax Key: GTNV 304-959

Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated February 26, 2019. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities

authorized under this CUP to the Village Planner.

2. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
3. In the event the Village receives complaints regarding noise negatively affecting the nearby residential neighborhood and adjacent properties, including but not limited to noise from truck-mounted backup alarms, the Owner/Operator shall work cooperatively with the Village to mitigate the noise and resolve the issue. The Owner/Operator shall implement the measures and practices described in the application and supporting documents to mitigate noise, dust and traffic impacts on the surrounding area on a continual basis.
4. Site improvements, buildings, shelters, parking areas, signage, exterior lighting and any other improvements on the property that benefit the vehicles, equipment, materials, employees, and/or customers of or are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
5. The area leased to MSTLC/Total Lawn Care for purposes of parking and storage of vehicles and equipment shall be visually buffered in some manner from the residential properties to the north, west and south. This requirement is not intended to require a complete opaque visual screen, but rather a buffer comprised of either landscape plantings and trees, fencing, berming or a combination, that lessens the impact of viewing commercial vehicles that are primarily used by and for the MSTLC/Total Lawn Care business and not the tree nursery. A detailed grading and landscape plan for the required visual buffer and the "landscape burm" shown in the Site Plan shall be prepared and submitted to the Village Planner for review and approval within six (6) months after issuance of the CUP.
6. No inoperable vehicles, trailers, equipment, junk or trash that may negatively affect the nearby residential areas and adjacent properties shall be kept on the property.
7. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
8. Residential or other non-agricultural uses not permitted "by right", as an accessory use or authorized under this CUP may constitute a violation of the Village's Zoning Code or this CUP.
9. Matt Seban shall notify the Community Development Department-Planning & Zoning Services Division on the date that Tier 2 is fully completed and has ceased filling operations.

10. The Conditional Use Permit shall come back to the Plan Commission for review in one (1) year after Village Board approval and include a public hearing.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 17 day of June, 2019.

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this 17 day of June, 2019, the above named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 5/25/2021

STATE OF WISCONSIN
BEN HUBRICH
NOTARY PUBLIC

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As agent for TLC Acres LLC, property owner, and business operator, we hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this 11 day of July, 2019

Matthew Seban, Agent for TLC Acres LLC, Property Owner

Amy Seban, Agent for TLC Acres LLC, Property Owner

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 11 day of July, 2019, being the above named Matthew & Amy Seban, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
{type or print name of Notary on this line}

{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: 5/25/2021

NOTARY PUBLIC
BEN HUBRICH
STATE OF WISCONSIN

CONDITIONAL USE PERMIT (CUP) APPLICATION

4/8/19 Plan Commission Meeting

TLC Acres LLC / Matthew & Amy Seban

Village Planner Report **Germantown, Wisconsin**

Summary

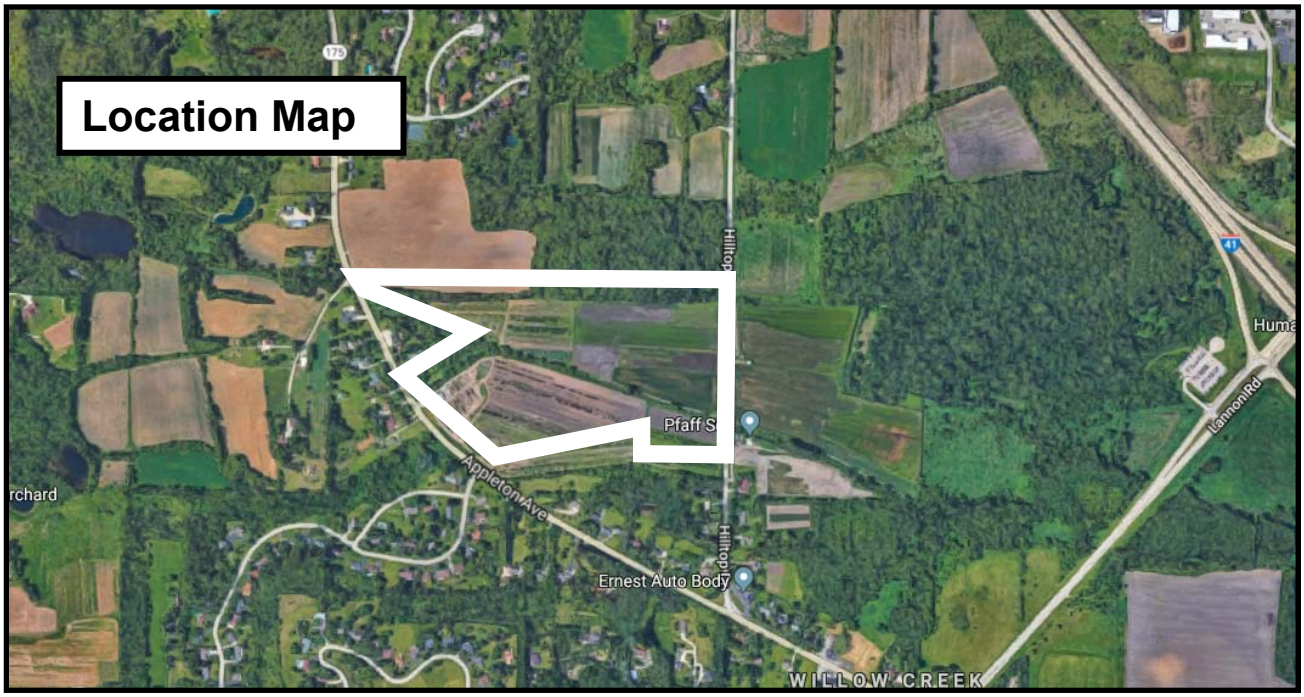
Matt & Amy Seban, MSTLC LLC, agents for TLC Acres LLC and property owners, are requesting approval of a Conditional Use Permit (CUP) to operate a landscape maintenance and construction services business and to sell retail products not raised on the 53.4-acre TLC Acres LLC property located at W210 N10738 Appleton Avenue.

Location: W210 N10738 Appleton Avenue

Applicant/
Property Owner: Matthew & Amy Seban
W210 N10738 Appleton Avenue
Germantown, WI

Zoning: A-1: Agricultural

Adjacent Land Uses		**Zoning**
North	Agricultural	A-1/A-2
South	Residential	Rs-2/Rs-3/Rs-4/Rs-5
East	Agricultural	A-1
West	Residential/Business	Rs-2/Rs-3/Rs-4/B-3



History/Proposal

Matt & Amy Seban, MSTLC LLC, agents for TLC Acres LLC and property owners, are requesting approval of a Conditional Use Permit (CUP) to operate a landscape maintenance and construction services business, and, to sell retail products not raised on the 53.4-acre TLC Acres LLC property located at W210 N10738 Appleton Avenue.

As detailed in their application and supporting documentation, the Seban's purchased the 53.4-acre property in 2017. Like the former owner, Dick Gerschke, the Seban's are operating a tree nursery on the property.

Fundamental to their nursery operation is the concept of growing plant material (evergreen and deciduous trees and shrubs) on elevated "plateaus" or "tiers". Soon after purchasing the property the Seban's began trucking in fill material (and continue to do so) in order to create two (2) tiers in the area abutting Appleton Avenue south of an existing drainage ditch and existing maintenance building (see site plans in back of bound supporting documents). Tier 1 (approximately 1.75 acres in area) was completed and a portion planted in 2018. Tier 2 (approximately 4.85 acres in area) is currently under construction that will continue this spring and be ready for planting in 2019. Both tiers will be irrigated with pole-mounted overhead water "cannons" and planted with Spruce and Arborvitae trees, a variety of deciduous trees and other plants.

In addition to their tree nursery, the Seban's lease approximately 16 acres of land located off Hilltop Drive to the Pfaff Sod operation, and, lease an unspecified amount of land to MSTLC LLC, a.k.a. "Total Lawn Care", a landscaping maintenance and construction services business also owned and operated by the Seban's. The area leased to MSTLC/Total Lawn Care is used for parking and storage of business and employee vehicles, equipment and materials used in the landscape maintenance and construction services operation. This mutually-beneficial lease arrangement also involves the use of MSTLC/Total Lawn Care vehicles and equipment for the tree nursery and other farming-related activities on the 53.4-acre TLC Acres property.

The 53.4-acre property is located in an A-1: Agricultural Zoning District. Tree nursery, sod farming and the sale (wholesale or retail) of plant material raised on the property are all permitted "by-right" land uses and activities in the A-1 District. The uses and activities that are not allowed "by right" in the A-1 District that the Seban's are required to get a conditional use permit (CUP) for include:

1. Retail sale of nursery products not raised on the property
2. Operation of a landscape maintenance and construction services business

<u>Conditional</u> <u>Use</u> <u>#1</u> (Retail sale of nursery products not raised on the property)
As detailed in the supporting documents, in addition to selling plant and soil material grown or extracted from the property, e.g. trees, shrubs, topsoil, peat moss and sod, the Seban's intend to sell plant and landscape material that is NOT raised on the property, including: trees, perennials, mulch, topsoil, stone and firewood.

The retail sale of these products not raised on the property will occur during the general hours of operation associated with the TLC Acres nursery operation:

April 1 through November 1
7:30am to 4:30pm Monday through Saturday
9:00am to 4:30pm Sundays

Conditional Use #2 (landscape maintenance and construction services business)
As mentioned above, the Seban's lease an unspecified amount of land to MSTLC LLC, a.k.a. "Total Lawn Care", a landscaping services business also owned and operated by the Seban's. In return, some vehicles and equipment owned and used for the MSTLC/Total Lawn Care business are also used for the TLC Acres tree nursery and other farming-related activities on the 53.4-acre property.

The MSTLC/Total Lawn Care landscape maintenance and construction business has four (4) divisions or service areas, including:

1. Total Lawn Care
    a. Provides landscape maintenance services for commercial and residential properties
2. TLC Hardscapes
    a. Provides design and installation of outdoor living areas and features
3. TLC Athletic Fields
    a. Provides athletic field and complex maintenance
4. Snow Management Solutions
    a. Provides snow plowing & removal services for commercial and residential properties

Almost all business activities for each of the four divisions is done off-site on customer properties and sites located elsewhere and not on the 53.4-acre property. Activities associated with the MSTLC/Total Lawn Care business that are conducted on-site include: vehicle and equipment maintenance (existing pole building on site is used for office and maintenance functions), parking of business and employee vehicles, storage of equipment and materials, and farm-related activities utilizing vehicles, equipment and/or employees contracted through TLC Acres for unspecified tree nursery and farming activities (including the temporary filling & grading activities associated with construction of the two nursery tiers on the property).

MSTLC/Total Lawn Care days and hours of operation for the first three (3) divisions listed above are:

March 15 through December 1 (Lawn Care, Hardscapes & Athletic Fields)
6:00am to 8:00pm Sunday through Saturday (on-site/indoor shop employees)
7:15am to 8:00pm Sunday through Saturday (field laborers)

The days and hours of operation for the fourth division listed above are:

> November 1 through April 1 (Snow Management)
> 6:00am to 8:00pm Sunday through Saturday (on-site/indoor shop employees)
> Unspecified days & hours for off-site location employees

MSTLC/Total Lawn Care currently employs eight (8) full-time and as many as (23) part-time employees.

NOTE: Other details regarding the TLC Acres tree nursery operation and the MSTLC/Total Lawn Care operation are contained in the application and supporting documents.

It is important to point out that a CUP is NOT required for the temporary filling and grading activities associated with construction of the two "tiers" that have gone on since 2017 and will continue into 2019. While not a farming activity that is exempt from certain zoning restrictions and regulation under Wisconsin's "right to farm" statutes, these temporary land disturbing activities are subject to the Village's erosion control permitting and storm water management regulations while this construction is ongoing. The Seban's have obtained the necessary erosion control permits from the Village and, if necessary, will be required to prepare a storm water management plan for and install storm water management measures on their property.

Staff Comments

Consistency with Village's Land Use Plan & A-1 Zoning District.

The 2020 Land Use Plan map classifies this property as "Agricultural/Conservation Residential". The current zoning of the property is A-1: Agricultural. As discussed above, many of the activities conducted on or from the property are permitted "by right" land uses and not subject the Village's CUP requirements. Agricultural activities such as these are generally consistent with the 2020 Land Use Plan map.

While not specifically named or described in the list of "permitted" or "conditional" uses in the A-1 District regulations, landscape maintenance and construction businesses like the Seban's operation is and has been allowed in A-1 Zoning Districts throughout the Village as one of many "unclassified uses" that is considered to be the same or similar to other permitted uses in the A-1 District. Similar landscaping businesses such as D.J. Frank Landscape Contracting Inc., Wendland Landscape Service Inc., and Dan Larsen Landscaping Inc., all provide varying levels of the same or similar services and are all located in A-1 Districts in different areas the Village. While it is not uncommon to see landscape maintenance operations located in industrial zoning districts (and even small-scale operations in residential districts operating as "home occupations"), full-service landscaping operations such as the Seban's MSTLC/Total Lawn Care business are typically located in agricultural zoning districts. Particularly those that involve growing their own trees and other plant material, as well as, those that provide services that include the storage and screening of topsoil, and the hauling, cutting, grinding and mulching of cut trees and other plant debris. While not the same as more traditional

agricultural operations as dairy farming or crop raising, landscaping services businesses are one of many specialized land uses that is typical and customary for agriculturally zoned districts.

With that said, the circumstances unique to this particular CUP request are: (1) the previous property owner of the 53.4-acre property also operated a tree nursery on the property, but to a lesser degree than the Seban's full-service landscaping maintenance and construction business; The Gerschke operation did not provide all of the same landscape maintenance, hardscape construction or snow management services as does the MSTLC/Total Lawn Care operation; and (2) the Seban's property is relatively close to pre-existing residential neighborhoods that "were here first" before the Seban's acquired the property and certainly before the MSTLC/Total Lawn Care business came into being on this property. This is different than the D.J. Frank and Wendland landscaping operations that are located further away from or otherwise buffered from existing residential areas, or, were already in business on those properties well before the nearby residential development came about.

For these reasons, Staff supports the CUP proposal provided that certain mitigative measures are put into place and continually practiced and maintained to lessen or mitigate impacts associated with the uses requiring the CUP that can negatively affect the nearby residential neighborhood and adjacent properties.

Finally, in the application and supporting documents, the Seban's refer to the existing pole building as a storage and maintenance shop for TLC Acres. This building is also referred to as a "man cave" to be used by family and friends. The property is zoned for agricultural land uses and activities and not residential primary or accessory uses. While it is understandable that the owners would want to take advantage of the value and amenities that their property provides, but it should be noted that residential or other non-agricultural uses not permitted "by right" or as may be allowed with a conditional use permit may not comply with the Zoning Code or terms of any CUP issued for the property.

Village Planner Recommendation

APPROVE a conditional use permit (CUP) for Matthew and Amy Seban to allow the operation of a landscape maintenance and construction services business, and, to sell retail products not raised on the 53.4-acre TLC Acres LLC property located at W210 N10738 Appleton Avenue subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated February 26, 2019. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Planner.
2. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
3. In the event the Village receives complaints regarding noise negatively affecting the nearby residential neighborhood and adjacent properties, including but not limited to noise from truck-mounted backup alarms, the Owner/Operator shall work cooperatively with the Village to mitigate the noise and resolve the issue. The Owner/Operator shall implement the measures and practices described in the application and supporting documents to mitigate noise, dust and traffic impacts on the surrounding area on a continual basis.
4. Site improvements, buildings, shelters, parking areas, signage, exterior lighting and any other improvements on the property that benefit the vehicles, equipment, materials, employees, and/or customers of or are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
5. The area leased to MSTLC/Total Lawn Care for purposes of parking and storage of vehicles and equipment shall be visually buffered in some manner from the residential properties to the north, west and south. This requirement is not intended to require a complete opaque visual screen, but rather a buffer comprised of either landscape plantings and trees, fencing, berming or a combination, that lessens the impact of viewing commercial vehicles that are primarily used by and for the MSTLC/Total Lawn Care business and not the tree nursery. A detailed grading and landscape plan for the required visual buffer and the “landscape burm” shown in the Site Plan shall be prepared and submitted to the Village Planner for review and approval within six (6) months after issuance of the CUP.
6. No inoperable vehicles, trailers, equipment, junk or trash that may negatively affect the nearby residential areas and adjacent properties shall be kept on the property.

Village Planner Recommendation *(cont.)*

7. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
8. Residential or other non-agricultural uses not permitted “by right”, as an accessory use or authorized under this CUP may constitute a violation of the Village’s Zoning Code or this CUP.

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid [illegible] Date 2/26/19

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

MSTLC. LLC
PO Box 55
Menomonee Falls, WI
53052

Phone (414) 584-9292

Fax ( )

E-Mail matt@totallawncarewi.com

PROPERTY OWNER

Matt + Amy Scban
W210 N10738 Appleton Ave
Germantown, WI
53022

Phone (414) 403-8956

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

MSTLC. LLC

3 **PROPERTY ADDRESS**

W210 N10738 Appleton Ave.

TAX KEY NUMBER

GTNV 304959

4 **DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

5 **DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6 Attach pages as necessary.

SUPPORTING DOCUMENTATION:

7
- ☐ Site plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

READ AND INITIAL THE FOLLOWING:

8
- MS I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- MS I will notify the Village if <u>any</u> aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- MS I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

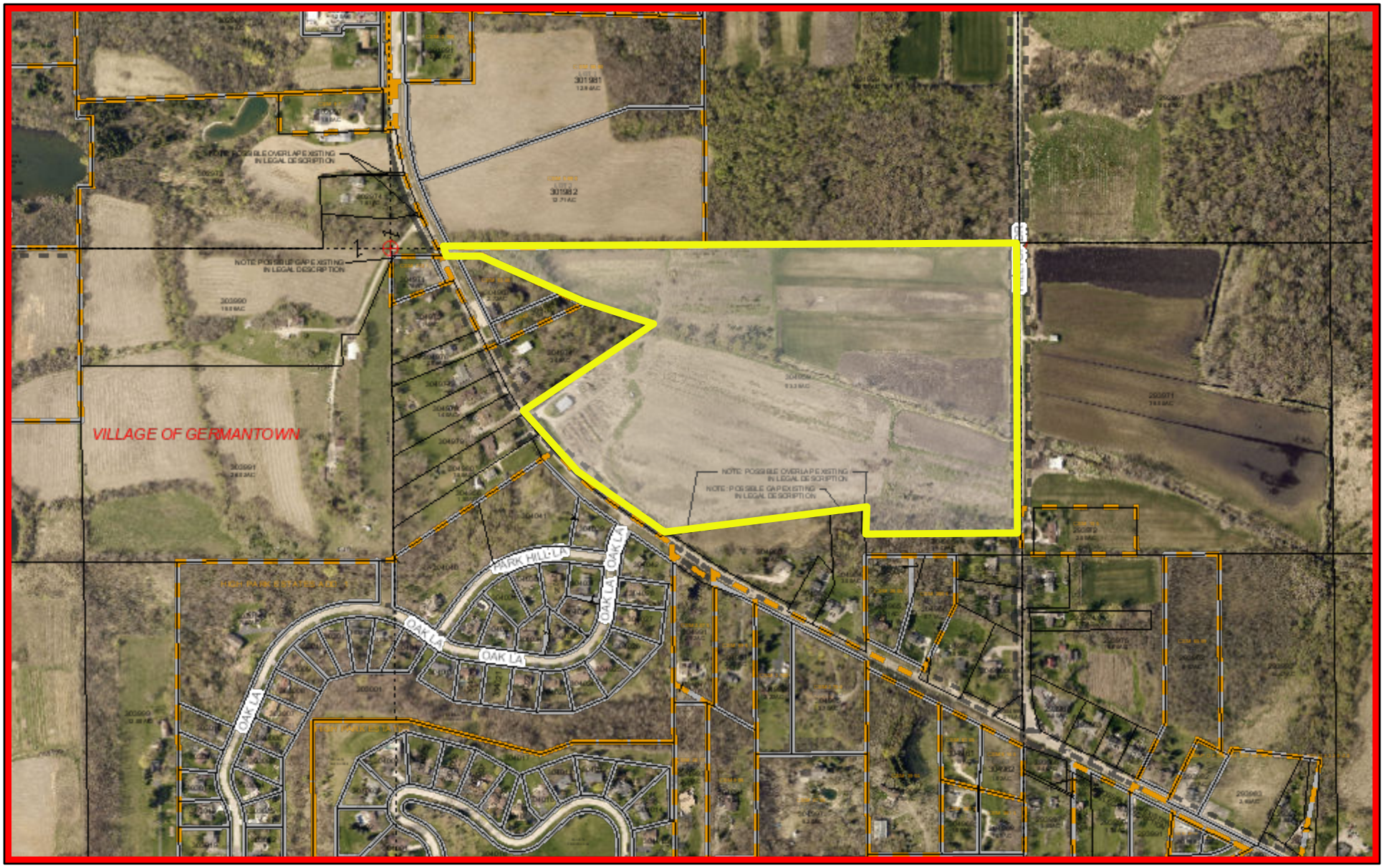
SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Applicant	Date	Owner	Date
Matthew Sebo	2/11/19	Matthew Sebo	2/11/19

REV 1/99 U:\Planning\Wpdata\Applications\cupapp.wpd

Matt & Amy Seban-MSTLC Property



March 25, 2019

1:6,960

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Washington County, Washington County, Wisconsin

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

ArcGIS WebApp Builder

TLC Acres, LLC – W210 N10738 Appleton Ave.

Table Of Contents

I. Table of Contents & Legal Description of Property
II. TLC Acres History Narrative (2 Pages)
III. TLC Acres & MSTLC Operational Information (5 Pages)
IV. TLC Acres Site Map Description (2 Pages)
V. TLC Acres Site Plan Full Map
VI. TLC Acres Site Plan Main Yard Map

Legal Description Of Property

THAT PART OF THE NORTHEAST ¼ AND NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 30, TOWN 9 NORTH,RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST ¼ CORNER, SECTION 30-9-20, THENCE SOUTH 0 DEGREES 27’ 58” EAST ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 1222.00 FEET, THENCE SOUTH 89DEGREES 32’ 02” WEST -670.00 FEET, THENCE 0 DEGREES 27’ 58” WEST 118.80 FEET, THENCE SOUTH 81 DEGREES 32’ 02”WEST -863.51 FEET, THENCE NORTH 55 DEGREES 27’ 58” WEST ON THE C/l OF APPLETON AVENUE 113.65 FEET, THENCE NORTH 55 DEGREES 21’ 58” WEST ON SAID C/L 148.60 FEET, THENCE NORTH 53 DEGREES 08’ 58” WEST, ON SAID C/L 107.70 FEET, THENCE NORTH 44 DEGREES 39’ 18” WEST, ON SAID C/L 203.19 FEET, THENCE NORTH 40 DEGREES 55’ 06” WEST, ON SAIL C/L 199.71 FEET, THENCE NORTH 54 DEGREES23’ 20” EAST, -669.00 FEET, THENCE NORTH 75 DEGREES 12’ 40” WEST, -310.40 FEET, THENCE NORTH 64 DEGREES 10’ 40” WEST, -471.50 FEET, THENCE SOUTH 89 DEGREES 30’ 20” WEST -175.40 FEET, THENCE NORTH 26 DEGREES 14’ 40” WEST, -36.70 FEET, THENCE NORTH 89 DEGREES 30’ 20” EAST, ON THE EAST ¼ LINE OF SAID SECTION 2463.18 FEET TO THE POINT OF BEGINNING.

Specific Operational Information For TLC Acres, LLC & MSTLC, LLC

W210 N10738 Appleton Ave.

This outline follows the specific request for information in a letter received on January 23rd from Jeff Retzlaff. The numbers and letters reflect the outline as it is laid out in said letter so that can be used as a reference if necessary. All this information is 100% accurate without omissions as of February 20, 2019. The information requested has been answered in outline form two times. The first time the information was given as it pertains to TLC Acres, LLC and the second time as it pertains to MSTLC, LLC.

2a. Operational Information for **TLC Acres, LLC**

A. Days And Hours Of Operation

- April 01 – November 01
  1. 7:30 a.m. - 4:30 p.m. Monday thru Saturday
  2. 9:00 a.m. – 4:30 p.m. Sundays
  3. Occasional use outside of these hours for specific circumstances.
  4. Farming activities will take place 12 months out of the year and will be done per village ordinance.

B. Employees

- TLC Acres currently has no employees outside of the Seban family. Any labor for TLC Acres is contracted labor through MSTLC, LLC

C. Services And Products Provided

i. Products Grown Or Extracted From On Site

i. Trees, Shrubs, Plant Material
ii. Extracted - Topsoil, Pete Moss, Sod

ii. Products Not Grown Or Extracted From On Site

iii. Spruce Trees purchased from the "Morse Nursery" (1600 trees over next 4 years)
iv. Plant material including trees, plants, perennials purchased wholesale for retail sale from Johnsons Nursery, Minors, etc.
v. Mulch- Hardwood, Brown Enviro, Red Enviro, Pine, Hemlock, Wood Chips, etc.
vi. Topsoil- Screened, Field Run, and Engineered
vii. Stone- Clear, T.B., Decorative, etc.
viii. Firewood

D. Assets / Types Of Vehicles And Equipment Of TLC Acres, LLC

- New Holland 100hp tractor **– onsite**
- John Deere 544-wheel loader **– both**
- John Deere 333G Track skid steer w/ Tree Spade **– both**
- 2001 International 20' Box Truck **– onsite**
- 2001 Ford F-250 **– both**
- New Holland 46hp Tractor **– both**
- Various Hand Tools **– onsite**
- Various small engine equipment **– both**
- Other numerous small equipment necessary to support a tree nursery **- Both**

E. Plant And Non-Plant Material Stored On Site

- Mulch- Bins hold max. capacity 400 yds. at any one time
- Stone- Bins hold max capacity 200 ton at any one time
- Topsoil- Pile currently holds 8000 yds.
- Various palletized fertilizers
- Various chemicals supporting farming operations
- Plant Material- 150 spruce trees
- Max 2 acres – healed in nursery stock (trees & shrubs)

F. Description Of Leased Acres And Purpose

- Parking Lot- Leased to MSTLC, LLC (see attached map)
- 16 Acres- Leased to Pfaff Sod (see attached map)

G. Expected Time Frame Remaining To Complete Tier 2 (see attached map)

- Depending on fill availability and weather, the soonest completion date is April 15th
- Tier 2 will be completed fully in 2019
  i. **Trucks**
    - trucks of soil imported range from 10-75 units per day with a normal day being 40 loads
    - Hours- filling hours and operations 7:30am-6:30pm Monday thru Friday, 8:00am-2:00pm Saturday, no activities on Sundays
    - Extraordinary circumstances hours may be extended to village operation ordinance

  ii. Equipment Used
    - Bulldozer
    - Wheel Loader
    - Track Skid steer
    - Quad Axle Dump Truck
    - Road Sweeper
    - Compactor

iii. Measures Taken To Migrate Noise, Dust, Traffic

- All vehicles owned by TLC Acres, LLC & MSTLC, LLC, have been equipped with “white noise” back up alarms. Any leased equipment may have regular back up alarms. We will make every effort to keep these back up alarms to a minimal use.
- Paperwork pointing out our rules is distributed to every new truck driver that enters our property. Included in these rules we cover both safety and respect to neighbors.
- Road is swept as needed
- On dry days, driveway is watered down to control airborne dust
- The Village of Germantown is looking into signage on Hwy. 175 regarding trucks entering and leaving, no engine braking, etc.

2b. Operational Information for **MSTLC, LLC**

A. Days And Hours Of Operation

- March 15 – December 1 (landscape maintenance, landscape construction, hardscape installation, and athletic fields)
    1. 6:00 a.m.-8:00 p.m. Shop Employees (indoor duties)
    2. 7:15 a.m.-3:00/8:00 p.m. Field Employees (laborers)
    3. It is important to note that all MSTLC LLC employees report to TLC Acres as the terminal of MSTLC LLC and no work is done on site. The only time employees will work on site is if they are contracted by TLC Acres
- November 01- April 1 (Snow Management Operations)
    1. 6:00 a.m.-8:00 p.m. Shop Employees (indoor duties)
    2. Field Employees (laborers) Times are not specific
    3. Typically equipment is stored at job sites or equipment is picked up a day prior to a snow event
    4. Only a small amount of equipment is dispatched from TLC Acres location
    5. During an overnight snow event, there will be a minimal amount of traffic through TLC Acres to reload materials
    6. It is a current policy to shut off all flashing lights when on or entering premises after dark
- Occasional use outside of these hours for specific circumstances.

B. Employees

- MSTLC LLC currently has (8) full time employees. When we are fully staffed with seasonal labor, we have as many as 23 employees.

C. Services And Products Provided

i. MSTLC, LLC

i. Total Lawn Care/ division of MSTLC, LLC - Landscape management including mowing, fertilizing, plant and bed maintenance, spring and fall cleanups for residential and commercial locations
ii. TLC Hardscapes/ division of MSTLC, LLC – design and installation of outdoor living areas, including retaining walls, patios, water features, outdoor kitchens, outcropping and more.
iii. TLC Athletic Fields/ division of MSTLC, LLC – Manage, maintain & renovate athletic complexes
iv. Snow Management Solutions/ division of MSTLC, LLC – Provides snow management services for commercial property, schools, church's, retail and residential sites

D. Assets / Types Of Vehicles And Equipment Of MSTLC, LLC

7. 10 Trucks which include pickup trucks, dump trucks & flat beds that are used to support both companies
8. 2 Skid steers used to support both companies
9. 1 Mini Excavator used to support both companies
10. 2 40hp tractors used to support both companies
11. 2 Wheel loaders used to support both companies
12. Trailers- 6 enclosed / 4 open used to support both companies
13. Various lawn mowers
14. Various small engine equipment
15. Various hand tools
16. Other equipment “common” to support use in both companies

E. Plant And Non-Plant Material Stored On Site – (and other miscellaneous items that would support a landscape construction & maintenance company)

- Palletized Fertilizer
- Rolls of erosion control mat
- Outcropping block
- Grass seed
- Pallets of pavers and block
- Inventory will vary from time to time, not for resale at TLC Acres

F. Description Of Leased Acres And Purpose

- MSTLC LLC has a lease agreement with TLC Acres to lease an area of parking lot (highlighted on site plan map)
- The purpose and use of this area is to provide a terminal or hub for MSTLC LLC
- Parked on this site includes but is not limited to trucks, trailers and other miscellaneous equipment owned by MSTLC LLC
- It will also provide a place for Total Lawn Care employees to park their vehicles while at work for the day.

Description Of Site Plan For TLC Acres (see attached maps)

W210 N10738 Appleton Ave.

I. Existing Pole Building
   A. Storage and shop area for TLC Acres
   B. "Man Cave" for use by Seban family and friends
   C. The well location noted on the site map. It provides the water to all of the irrigation lines for the nursery.

II. Proposed Landscape Patio
   A. Brick paver patio and fire pit area for use by Seban family and friends
   B. Landscaping will include: trees, shrubs, and perennials to beautify the front of the property.

III. Proposed Landscape Berm
   A. This berm will include spruce trees as well as other perennials and shrubs to create a soft barrier for the neighbor to the north.

IV. Proposed Sign Location
   A. This is the approximate location identified at this time where a future sign will be built. There are currently no specific plans for a sign. The sign will be subject to a sign permit from the Village of Germantown.

V. Nursery Staging Area
   A. This area is to store and display plant material that is ready for sale.
   B. This will be an irrigated area.

VI. Parking And Loading Area For TLC Acres
   A. This area will be used for visitor parking, loading area, and other TLC Acres activities. This lot is not designated for any activities of MSTLC, LLC.

VII. Mulch And Stone Bins
   A. These bins are designated to hold and keep separate specific materials. These materials include: various varieties of mulch and stone, firewood, etc.

VIII. Cold Storage Building
   A. This building is used for storage of many items. Here are some examples of what is stored in this building.
      1. Tractors
      2. Irrigation equipment
      3. Palletized fertilizer
      4. Straw matting
      5. 3 point implements such as plows, mowers, and tillers
      6. Various tools including power and hand tools

IX. Dry Materials Building
   A. In summer screened topsoil and peat moss is stored inside to keep dry.
   B. In winter bulk salt is stored inside.

X. Topsoil
   A. This is a topsoil pile that we use to support farming operations as well as have available for sale.

B. This area is subject to an erosion control permit through the Village of Germantown. We currently hold this permit in good standing.

XI. Overland Runoff Swale

A. This swale has been engineered to control the overflow from the ditch along Hwy. 175 as well as is designed to handle the runoff off the existing parking area and nursery staging area.

B. This swale is made of “no mow” fescue grass. This is done specifically for erosion control.

XII. Lot Leased To MSTLC, LLC

A. TLC Acres has an agreement to lease this area of the property to MSTLC, LLC for the purpose of being a terminal or hub for MSTLC, LLC.

B. This is an area where autos and equipment owned by MSTLC, LLC are staged.

C. This is an area for employees of MSTLC, LLC to park their personal autos while working.

D. This area will be used as outside storage for MSTLC, LLC.

XIII. Tier 1

A. This area is approximately 1.75 acres

B. A portion of this tier was planted in the Fall of 2018

C. The remainder of this tier will be planted in the spring of 2019

D. When complete this tier will contain spruce trees, arborvitae, deciduous trees, and other plant material consistent with a nursery.

E. This tier will be irrigated.

XIV. Tier 2

A. This area is currently under construction. The silt fence as well as topsoil stockpiles are identified as they are on the erosion control plan submitted to the Village of Germantown.

B. When complete it will be approximately 4.85 acres in size.

C. When complete this tier will contain spruce trees, arborvitae, deciduous trees, and other plant material consistent with a nursery.

D. This tier will be irrigated.

XV. Tillable Acreage

A. This area is the tillable acreage available to TLC Acres for planting cash crops.

XVI. Unnamed Waterway

A. This is a creek that runs through the property.

B. There is currently a vegetation buffer that is greater than 10’ wide on both sides of the creek. This area is left natural to control the erosion of soil that can potentially run into this creek.

XVII. Existing Planted Nursery Stock

A. This is nursery stock that was existing when we purchased the property in 2017.

XVIII. Acreage Leased To Pfaff Sod

A. This acreage is leased to Pfaff Sod to raise and sell sod. Pfaff has been leasing this land for 15+ years.

TLC ACRES

ESTABLISHED 2017

Documents Pertaining to Conditional Use Permit Application

TLC Acres LLC
Matthew and Amy Seban
W210 N10738 Appleton Avenue
Germantown, WI 53022
(414) 403-8956

Description Of Proposed Operation

W210 N10738 Appleton Ave.

TLC Acres LLC is a family owned and operated tree nursery which is located at W210N10738 Appleton Avenue in the Village of Germantown (the “Property”). Matt and Amy Seban purchased the Property in June of 2017. In their first year of ownership they have dedicated many hours of man power and made a significant monetary investment towards cleaning up the property from the eyesore that it was when they took ownership. They look forward to continuing to invest in and build out this tree nursery into a more modern operation. They look forward to being a great neighbor and resident of Germantown for many years to come.

The Sebans secured a loan to purchase the Property through the Farm Service Of America (FSA) which is a branch of the Federal Government. This loan requires the Sebans to "farm" the Property for the 25-year term of the loan. They have site visits and are audited annually by a member of the FSA as a condition of their loan.

TLC Acres operates during normal farming hours that can vary depending on the time of the year. They have been and will continue to be respectful to neighbors of the property with respect to the hours that they work.

The Sebans worked with the Germantown Building inspector to renovate the existing pole building that was on site. They did not change the footprint of this structure. This building acts as a storage shed as well as a place to work on and house equipment to support their farming operation. This building does not have running water or septic.

The Sebans purchased this property as an existing tree nursery which they understand had been operated for 25 years and are not looking to change the fundamental use of the Property. The primary use will be as a nursery to raise growing stock, a permitted use under the A-1 Zoning. (Section 17.12(1)(g), (i)) Outlined below is some additional information regarding the proposed use of the Property:

Growing Trees & Shrubs - Beyond the trees that are currently growing on the property the Sebans first crop was planted in the Fall of 2018. The first crop is scheduled to be planted on the plateau built (Tier 1) out by Appleton Ave. Building these plateaus – which includes the use of fill brought to the property and graded by the Sebans -- is a big part of the long-term plan for plant material on this land.

As part of a "new generation" of tree farmers, the Sebans are always looking for ways to become more progressive and environmentally friendly. Building and farming on plateaus allows them to control the moisture that is provided for the plants during the various seasons as well as the different points in the plant's gestational maturation.

The first plateau is ready for planting. The topsoil has been redistributed and the land is ready for planting. They have installed telephone poles in a grid that will act as the means of irrigation. Large water cannons will be placed on each pole which will allow them to control the amount of moisture that plants receive. By monitoring the soil’s moisture level they can be more responsible with their water usage by giving water to the plant when it is necessary and withholding water from the plant when it does not need water.

The Sebans are currently in the process of creating the second plateau (Tier 2). There is an existing erosion control permit that is in place which has been approved by the Village of Germantown for use during the construction of the plateau. Once the plateau is complete the land will be viewed as A1 and no erosion control plan will be necessary for future farming operations. The process of building a plateau involves stripping the topsoil from the existing land and stacking available topsoil to redistribute on to the top of the plateau once it is built. They are currently bringing in clean fill when it is available to them for use in the creation of this second plateau. Each load that is brought to the farm is tracked and the source is disclosed to the Sebans. All of this information is maintained as part of the Sebans’ records. Once the plateau is complete they will GPS grade it for proper drainage and then cover it with the very same topsoil that was stripped off the land in preparation for this plateau. They will then irrigate the plateau and it will be ready for planting in 2019.

<u>Selling Nursery Stock & Related Materials</u> - The Sebans understand that for many years the Property has been

used an outlet for local landscapers, other growers, as well as the public to purchase nursery stock as well as related materials. Sale of nursery stock which is not raised on site is a conditional use under the Village's code, and we would therefore read that sale of nursery stock that is raised on site is a permitted use. (Section 17.12(1)(m) and (2)(l)) When in season, the Sebans are selling trees, shrubs, topsoil, stone, and mulch.

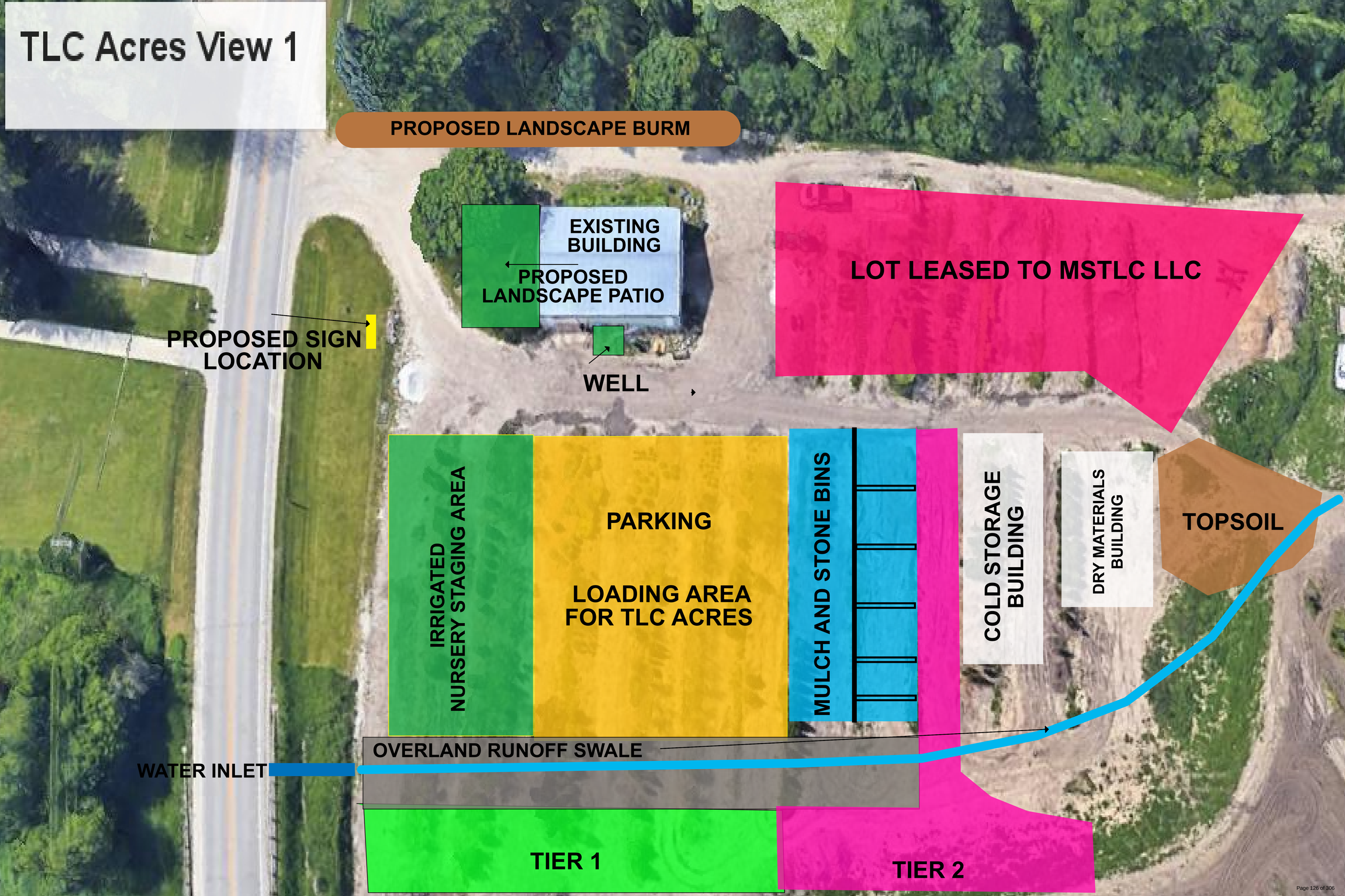
This is not a brick and mortar location with indoor retail space. The renovated pole shed is intended for storage and maintenance of farm equipment as well as a "dream farm man cave" for the Sebans use. It is posted on each door that the public is not allowed inside the building.

Lease Of Land To Pfaff Sod – The Sebans currently lease 16 acres of the land to Pfaff Sod for a sod growing operation. This is a permitted use in the A-1 district. (Section 17.12(1)(j)).

Rental Of Parking Space To M.S.T.L.C., LLC ("Total Lawn Care") - There is a current rental agreement between TLC Acres, LLC and Total Lawn Care for use of parking space for the storage of equipment, trucks, and employee vehicles and the corresponding use of the Total Lawn Care equipment by TLC Acres, LLC. As a matter of background, Total Lawn Care is a local landscape company that services Germantown and the surrounding areas. Matt and Amy Seban are the only members of Total Lawn Care, so there is common ownership with TLC Acres LLC. Total Lawn Care currently services and maintains great relationships with the Germantown School District, where they manage the fertilizer and weed control for all of their schools, the Germantown Hwy./ Parks/ Park & Rec Departments where they manage the fertilizer, weed control, and athletic field maintenance for the Germantown parks, and the Germantown Little League where they manage they manage all of the turf at their various locations. Total Lawn Care has been a great long-term partner with these local organizations because they are local, follow through on their promises, and do quality work. Total Lawn Care also services local businesses and residents, helping them with their landscaping needs from maintenance to construction.

The current area used by Total Lawn Care for parking space is not the final area that they will be using in the future. The Sebans are continuing to build out this property as time and funds allow. The final area that will be designated for Total Lawn Care will be tucked back behind the building (see site plan).

EXISTING PLANTED NURSERY STOCK
TLC ACRES TILLABLE ACREAGE
ACREAGE LEASED TO PFAFF SOD
UNNAMED WATERWAY
10" WIDE VEGITATATION BUFFER
LOT LEASED TO MSTLC LLC
TLC ACRES TILLABLE ACREAGE
UNNAMED WATERWAY
DRIVEWAY
PROPOSED LANDSCAPE BURM
EXISTING BUILDING
PROPOSED LANDSCAPE PATIO
WELL
DRY MATERIALS BUILDING
COLD STORAGE BUILDING
MULCH AND STONE BINS
PARKING
LOADING AREA FOR TLC ACRES
IRRIGATED NURSERY STAGING AREA
PROPOSED SIGN LOCATION
OVERLAND RUNOFF SWALE
WATER INLET
SILT FENCE
TIER 2
TIER 1
TLC ACRES TILLABLE ACREAGE
W210N10128 Appleton Ave
ogle Earth
1000 ft


TLC Acres View 1
PROPOSED LANDSCAPE BURM
EXISTING BUILDING
PROPOSED LANDSCAPE PATIO
LOT LEASED TO MSTLC LLC
PROPOSED SIGN LOCATION
WELL
IRRIGATED NURSERY STAGING AREA
PARKING
LOADING AREA FOR TLC ACRES
MULCH AND STONE BINS
COLD STORAGE BUILDING
DRY MATERIALS BUILDING
TOPSOIL
OVERLAND RUNOFF SWALE
WATER INLET
TIER 1
TIER 2

STORMWATER
MANAGEMENT REPORT

TLC Acres
W210 N10738 Appleton Avenue
Village of Germantown, Wisconsin

January 23, 2025

PROJECT OWNER:
TLC Acres
W210 N10738 Appleton Avenue
Germantown, WI 53022

PREPARED FOR:
TLC Acres
W210 N10738 Appleton Avenue
Germantown, WI 53022

PREPARED BY:
Parish Survey & Engineering, LLC
122 Wisconsin Street,
West Bend, WI 53095

TL-05-21

PARISH SURVEY & ENGINEERING
122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

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Proposed Site Conditions 5

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Maintenance of Stormwater Systems 8

Conclusion 8

APPENDICES

A. Location Map
B. Soils Information
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    1) Topography w/ Drainage Basins, Tc Path, and CN
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D. Calculations: Water Quantity, Proposed Site Conditions
    1) Site Plan and Topography w/ Drainage Basins, Tc Path, and CN
    2) Calculations
E. Calculations: Water Quality - TSS Reduction
F. Civil Design Plans
G. Stormwater Management Practice Agreement

PROJECT OVERVIEW

Executive Summary

This project is located at W210 N10738 Appleton Ave (STH 175) in the Village of Germantown, WI (Village). The property covers 53.39 acres fronting both Appleton Avenue to the west, and Hilltop Drive on the east. The property has been used as an agriculture property for the known history based on review of historical aerial photos from Washington County. In general, the property drains from west to east with a ditchline roughly in the center of the site that collects water and directs runoff to a culvert under Hilltop Drive.

The primary entrance to the property is the main driveway off Appleton Ave. on the southwest side of the property. There are two agriculture access driveways off Hilltop Drive on the east side of the property.

Over the last 10 years, the property has expanded it's function both producing and selling nursery stock along with the sale of topsoil and other products while maintaining the agriculture use. The Village noted that there has been activity and changes to the surfaces by adding gravel driveways, paved driveways, and buildings when comparing the 2017 aerial photo from Washington County to the 2022 aerial photo. These changes to surfacing have occurred primarily in the southwest corner of the site near the existing building and Appleton Ave driveway. This report will focus on changes between 2017 and the current condition, included the proposed building addition and asphalt pavement additions during the 2024 construction season, and address future considerations for additional pavement and buildings.

During the summer of 2024, the Village requested the Wisconsin Department of Natural Resources (WDNR) review the ditchline on the site to determine if this would be classified as a navigable waterway. After the review, the WDNR did classify the ditchline as navigable.

A proposed stormwater basin in the center of the site, south of the drainage ditch, will be designed to capture runoff from the southwest side of the property for treatment and discharge to meet current Village of Germantown requirements. The assumption will be that the existing conditions are based on the 2017 aerial photo from Washington County. All gravel, pavement, and rooftop added between 2017 and current day will be considered "new" for the purposes of this stormwater management plan. Next, this plan will provide stormwater management for proposed modifications to the property which will include a 5,000sf addition to the main building and an 11,000sf addition to the asphalt pavement. And finally, this stormwater plan will provide for a future building addition of 10,000sf along with an additional 30,000sf of asphalt pavement that could occur at some point in the future.

Finally, this site is located within the Menomonee River watershed and is located within the Milwaukee Metropolitan Sewerage District (MMSD) jurisdictional service area.

DESIGN STANDARDS

Method of Analysis

The storm water runoff rates and quantities have been analyzed using HydroCAD® software, using the United States Department of Agriculture Soil Conservation Service Technical Release 55 (TR-55) methodology. The MSE 3, 24-hour rainfall distribution curve is used for the calculations.

The selected design storms were based on NOAA Atlas 14 as noted in Table 1 below.

Table 1 – NOAA Rainfall Depths

Rainfall Amount	
Recurrence Interval (Year)	Rainfall Depth (in)
1	2.37
2	2.68
100	6.36

TSS reduction results for the areas disturbed, as well as the areas draining to the ponds were analyzed with WinSLAMM Source Loading and Management Model. The "Milwaukee 1969" rainfall file was used with the winter season between December 6th to March 28th.

Infiltration

Soil testing is required to determine if the existing soil layers are suitable for infiltration. Per Wisconsin DNR Standard 1002, if soils have an infiltration rate of less than 0.6 in/hr the site is exempt from infiltration requirements.

If the soils are conducive for infiltration and the development has more than 40% but less than 80% of connected imperviousness, then the site will be designed to infiltrate sufficient runoff volume such that the post-development infiltration volume is at least 60% of the pre-development infiltration volume, based on an average annual rainfall. Furthermore, no more than 2% of the project site is required as an effective infiltration area, otherwise, infiltrate 10% of the post-development runoff from the 2-year, 24-hour design storm.

Peak Discharge (Water Quantity)

The target design criteria for the stormwater management facilities proposed in this report follows the Village, MMSD Chapter 13 Surface Water and Stormwater Rule, and NR 151 of the WI Administrative Code. MMSD allows the use of one of two methods for calculating storm water discharge for a developed site. For this design, the volumetric design procedure will be used to demonstrate compliance with the water quantity requirements for both MMSD and the Village. The volumetric procedure requires that the calculated existing runoff volume not be exceeded during the critical time period within a given drainage basin. This site is located within the Menomonee River basin and has a critical period of 9.5 hours. The critical time period for the watershed starts at 11:45 and ends at 21:15. HydroCAD® software is used with specific reporting parameters to provide quantities at the required time interval.

Stormwater Quality
At a minimum, a best management practice that relies on ponding runoff and settling of suspended solids shall be designed for a reduction, on an average annual basis, of 80 percent of the total estimated suspended solids load from a developed site.

EXISTING SITE CONDITIONS

As mentioned above, the single property site covers a total of 53.39 acres. The north site of the property has a field access across the ditchline on the west side of the site and an access off Hilltop Dr. The south portion of the site, which will be the focus of this report, has a primary access off Appleton Ave, STH 175, and a field entrance off Hilltop Dr. south of the ditchline running through the property. Based on discussions with the Village of Germantown, the existing conditions will be considered based on the 2017 aerial photo as found in the Washington County GIS. Figure 1 is the aerial photo from 2017 showing the entire property. Figure 2 is a detailed view of the southwest nursery and landscaping area just off Appleton Ave (STH 175).

Figure 1 – 2017 Aerial Photo - Entire Site

Watersheds
In general, for this proposed pond, there is one watershed that captures the runoff from the front business area (SW corner of site) and will also account for the areas where a proposed building will be constructed and where additional asphalt will be installed. have been delineated to define the runoff under existing conditions. The report delineates the watershed based on topography of the site.

Figure 2 – 2017 Aerial Photo – SW Portion of Site

Soils Analysis

This project is exempt from infiltration requirements based on the existing soil types and presence of high groundwater within the soil test pits. The information from testing of the existing site soils can be found in the appendices. Since the surrounding soils are silt and very fine silt, there may be some natural infiltration that will occur however for purposes of this design, infiltration is considered negligible.

Surficial soils based on the NRCS Web Soil Survey are noted as silt loam soils which could be consistent with the topsoil found in the soil borings discussed above.

Offsite

While some areas discharge to this site, particularly the west side of Appleton Avenue which drains to a culvert running under Appleton Ave to this site. A number of years ago, a culvert was installed on this property to pick up drainage from Appleton Ave. and discharge it to the drainage ditch running west to east in the center of the site. Since this is pass-through flow and will not be directed through our site pond, this run-on to the site is ignored. Other site run-on from the west or north flows to the west-east ditchline and will not impact the design of the proposed pond.

SUBSURFACE SOIL CONDITIONS

Soil borings and testing was conducted on April 24, 2024. A total of 2 soil test pits were conducted on the east side of the site in the location of a future stormwater basin. The soil test pits were evaluated and documented on the Soil Evaluation – Storm form per the DSPS using the USDA soil classification system.

East Drainage Area

Table 2 below has the soils information as presented on the Soil Evaluation – Storm form from Eric Schmitz Corporation. Since these soils have an infiltration rate of less than 0.6 in/hr, except for the surface soils and a thin sand/gravel layer with groundwater, the site is exempt from infiltration requirements per NR 151.12(6)(c).

Table 2 – Southeast Soils Information

B-1			**B-2**		
Depth (ft)	Soil Texture USDA	Infiltration Rate (in/hr)	Depth (ft)	Soil Texture USDA	Infiltration Rate (in/hr)
0.0’ – 0.7’	Sil	0.8	0.0’ – 0.7’	Sil	0.8
0.7’ – 1.3’	Peat	0.0	0.7’ – 1.3’	Peat	0.0
1.3’ – 2.7’	Peat	0.0	1.3’ – 3.0’	Peat	0.0
2.7’ – 6.0’	SiCl/Lfs & Gr	0.3/1.0	3.0’ – 6.0’	SiCl/Lfs & Gr	0.3/1.0
6.0’ – 10.0’	SiCl/vfSl	0.0/0.2	6.0’ – 10.0’	SiCl/vfSl	0.0/0.2

PROPOSED SITE CONDITIONS

As mentioned above, the total site covers 53.39 acres and is divided, roughly north and south with a drainage swale running down the center of the property from west to east. The proposed conditions will focus on the south side of the drainage swale since the north side will remain strictly agricultural. The proposed stormwater basin will be designed on the east side of the site and will capture runoff from the south side of the property for treatment and discharge to meet current Village of Germantown requirements. The assumption will be that the existing conditions are based on the 2017 aerial photo from Washington County. All gravel, pavement, and rooftop added between 2017 and current day will be considered “new” for the purposes of this stormwater management plan.

Proposed Building and Pavement Additions
This stormwater plan will provide runoff management for proposed modifications to the property in 2025 which will include a 5,000sf addition to the main building and an 11,000sf addition to the asphalt pavement. Both the building addition and the proposed asphalt are shown on the design plans.

Future Building and Pavement Additions
At some point in the future, the owner may choose to construct another addition to the building or install additional pavement. This stormwater plan includes considerations for a future building addition of 10,000sf along and/or the addition of 30,000sf of asphalt pavement without changes to the proposed stormwater basin.

Undeveloped Areas with Detention
The undeveloped areas within the larger 53.39-acre property consist primarily of upland farmland with some minor wetland areas as presented on the design plans. This stormwater management plan is set up to detain all the developed areas in the southwest corner of the site and all the undeveloped farmland area south of the west-east drainage swale.

Undeveloped Areas Without Detention
The remaining undeveloped property both east of the proposed basin and north of the west-east drainage swale will need to have a stormwater basin designed and installed to account for future development in these areas. All these areas drain east and will not be impacted by the development proposed in this plan.

Figure 3 is the aerial photo from 2024 showing the entire property. Figure 4, is a detailed view of the southwest nursery and landscaping area just off Appleton Ave (STH 175).

Figure 3 – 2024 Aerial Photo - Entire Site

Figure 4 – 2024 Aerial Photo – SW Portion of Site

SUMMARY OF RESULTS

Stormwater Quantity

As mentioned above, the post construction stormwater quantity requirement for this project will be met using the MMSD volumetric design procedure. Below is a summary of the existing condition discharge from the southwest portion of the site that includes the proposed development areas. The HydroCAD® results for both pre-development and post-development can be found in Appendix D and E respectively.

Drainage area maps for both pre-development and post-development can be found in Appendix F and G respectively.

Table 3 – Total Site Discharge Results

Rain Event	1Ex Pre-Dev. Runoff (acre-ft)	2P Post-Dev. Runoff (acre-ft)
2-year	0.841	0.773
100-year	3.452	3.436

As required by the Village, the site maintains or lowers the volume discharge as compared to the existing conditions.

Stormwater Quality

The post construction stormwater quality requirement for this project is met using the standard design procedure. The proposed ponds will provide greater than 80% TSS reduction for the proposed development areas draining through one of the ponds. Appendix E contains the details of the calculations.

Table 4 – Total Suspended Solids Discharge Results

	Total Influent Load (lbs)	Total Effluent Load (lbs)	TSS Reduction
Site Total	2211	319.7	85.54%

MAINTENANCE OF STORMWATER SYSTEMS

The stormwater management system will be maintained by the owner, TLC Acres. The maintenance agreement is presented in Appendix J.

CONCLUSION

The stormwater management system for the proposed development will meet the post-construction stormwater requirements for the Village of Germantown, MMSD, and the Wisconsin DNR. Additionally, both the storm water quantity and quality are controlled at a greater rate than required per the local ordinance, and State Statute.

Appendix A

Location Map

PARISH SURVEY & ENGINEERING
122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

Washington County, Wisconsin

6/5/2024, 11:42:41 AM

1:4,806

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Current Parcel

Address Point

Road Centerline STH, CTH

State Highway

Washington County GIS

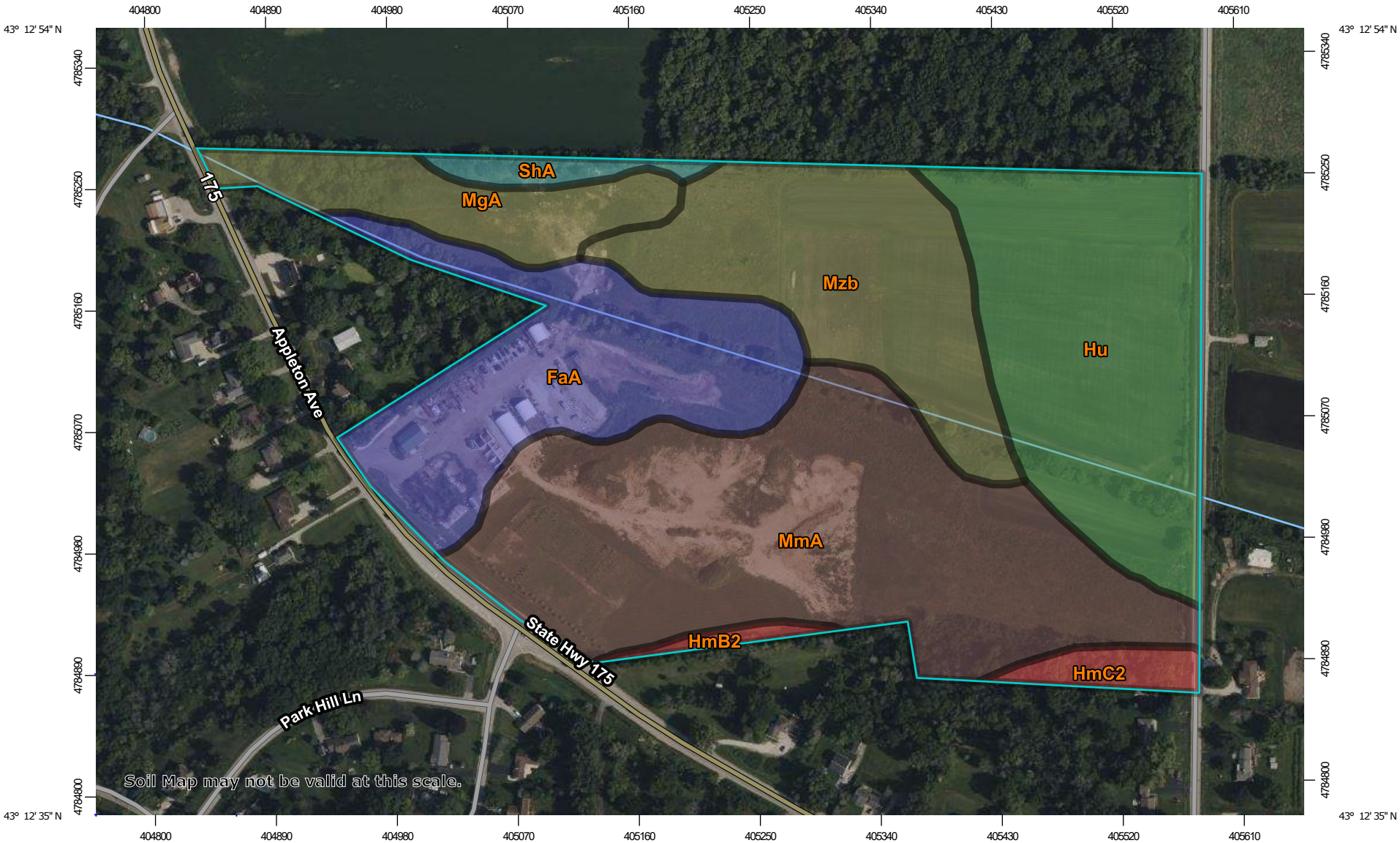
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

Appendix B

Soils Information

PARISH SURVEY & ENGINEERING
122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

Hydrologic Soil Group—Washington County, Wisconsin



Map Scale: 1:4,110 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

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

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Washington County, Wisconsin
Survey Area Data: Version 23, Sep 8, 2023

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

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaA	Fabius loam, 1 to 3 percent slopes	B	9.4	17.5%
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	D	0.4	0.8%
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	D	1.0	1.9%
Hu	Houghton mucky peat, 0 to 2 percent slopes	A/D	11.2	20.9%
MgA	Martinton silt loam, 1 to 3 percent slopes	C/D	3.9	7.2%
MmA	Matherton silt loam, 1 to 3 percent slopes	B/D	18.2	34.0%
Mzb	Montgomery silty clay loam	C/D	8.6	16.1%
ShA	Saylesville silt loam, 0 to 2 percent slopes	C	0.9	1.7%
Totals for Area of Interest			**53.7**	**100.0%**

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Wisconsin
Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION - STORM

in accordance with Comm 82.365 & 85, Wis. Adm. Code

#5182

Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Washington
Parcel I.D.	GTNV 304959
Reviewed By	Date

Property Owner: Matthew & Amy Seban	Property Location: Govt. Lot; 1/4, SE1/4, S30, T9N, R20E
Property Owner's Mailing Address: P.O. Box 727	Lot #; Block #; Subd. Name or CSM#: 53.39 Acre Parcel
City: Menomonee Falls; State: WI; Zip Code: 53052; Phone Number:	☐ City ☑ Village ☐ Town; Nearest Road: Germantown; See Drawing

Drainage area _____ ☐ sq. ft. ☐ acres
Optional:
Test Site Suitable for (check all that apply)

☐ Irrigation ☐ Bioretention trench ☐ Trench(es)
☐ Rain garden ☐ Grassed swale ☐ Reuse
☐ Infiltration trench ☐ SDS (> 15' wide) ☐ Other_____

Hydraulic Application Test Method:

☑ Morphological Evaluation
☐ Double-Ring Infiltrometer
☐ Other (specify)_____

SITE ADDRESS: W210 N10738 APPLETON AVE. GERMANTOWN, WI 53022

1 Obs. # ☐ Boring ☑ Pit Ground surface elev. 845± ft. Depth to limiting factor 0 in.

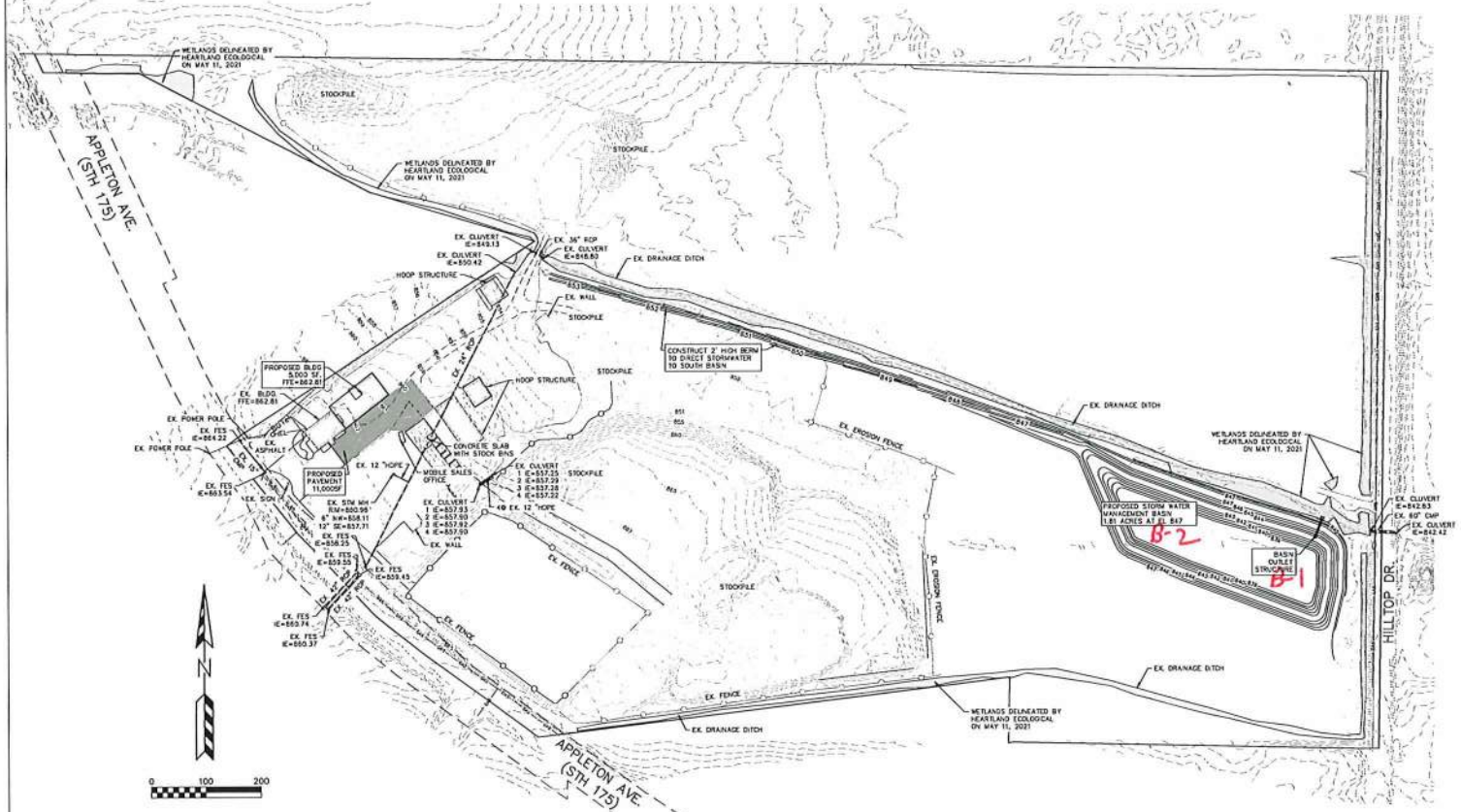
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App.Rate Inches/Hr
Ap	0-8	7.5YR2/1	f-1-d 7.5YR5/8	sil	2fgr	mvfr	as	0	0.8
A-2	8-16	7.5YR2.5/1	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
A-2	16-32	7.5YR2.5/2	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
BC	32-72	5YR4/1	m-2-p 5YR5/6	sicl	1fabk	mfr	cw	0	0.3
5GY5/1 GLEYED		mixturing of:	OBSERVED HIGH GROUNDWATER AT 32"	lfs & gr	1fsbk	mvfr	-	10	1.0
C	72-120	5YR5/1	m-2-p 5YR5/6	sicl	0 m	mfr	-	0	0.0
		mixturing of:	5GY7/1 GLEYED	vfsl	2fpl	mfr	-	0	0.2

2 Obs. # ☐ Boring ☑ Pit Ground surface elev. 845± ft. Depth to limiting factor 0 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App.Rate Inches/Hr
Ap	0-8	7.5YR2/1	f-1-d 7.5YR5/8	sil	2fgr	mvfr	as	0	0.8
A-2	8-16	7.5YR2.5/1	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
A-2	16-36	7.5YR2.5/2	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
BC	36-72	5YR4/1	m-2-p 5YR5/6	sicl	1fabk	mfr	cw	0	0.3
5GY5/1 GLEYED		mixturing of:	OBSERVED HIGH GROUNDWATER AT 36"	lfs & gr	1fsbk	mvfr	-	10	1.0
C	72-120	5YR5/1	m-2-p 5YR5/6	sicl	0 m	mfr	-	0	0.0
		mixturing of:	5GY7/1 GLEYED	vfsl	2fpl	mfr	-	0	0.2

CST/PSS Name (Please Print): Eric M. Schmitz	Signature:	CST/PSS Number: 222021
Address: Eric Schmitz Corporation, 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted: 4/25/2024	Telephone Number: 262-338-6994

SBD-10793 (R.01/05)



SITE PLAN NOTE:

1. THE PROPERTY LINE LOCATION IS BASED ON INFORMATION OBTAINED THOUGH THE WASHINGTON COUNTY GIS SYSTEM AND IS NOT BASED ON FIELD LOCATION OF EXISTING PROPERTY CORNERS.

NO.	DATE	REVISIONS: DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
122 Washington Street West Bend, WI 53095
262.246.2962 www.parishsurvey.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
STORMWATER MANAGEMENT PLAN

DRAWN BY: EPN
DESIGNED BY: EPN
CHECKED BY: EPN

PLAN DATE: 4/19/2024

PROJECT NO: \TL-05-21\

PRELIMINARY

SHEET NO: C1.02

Appendix C

Calculations: Water Quantity
Existing Site Conditions

PARISH SURVEY & ENGINEERING
122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

WATERSHEDS

1EX — WATERSHED TO DITCH
TOTAL AREA=11.513 ACRES
CN=78

LEGEND:

- EXISTING WETLANDS.
- 896 — EXISTING MINOR CONTOUR.
- 895 — EXISTING MAJOR CONTOUR.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING DRAINAGE PLAN

DRAWN BY: **EPN**
DESIGNED BY: **EPN**
CHECKED BY: **EPN**

PLAN DATE: **1/27/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
EX-1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Ex: 2017 West Runoff Area=501,508 sf 0.55% Impervious Runoff Depth>0.91"
Flow Length=760' Tc=10.0 min CN=78 Runoff=15.52 cfs 0.870 af

Total Runoff Area = 11.513 ac Runoff Volume = 0.870 af Average Runoff Depth = 0.91"
99.45% Pervious = 11.450 ac 0.55% Impervious = 0.063 ac

Site Pond
Prepared by {enter your company name here}
HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment 1Ex: 2017 West

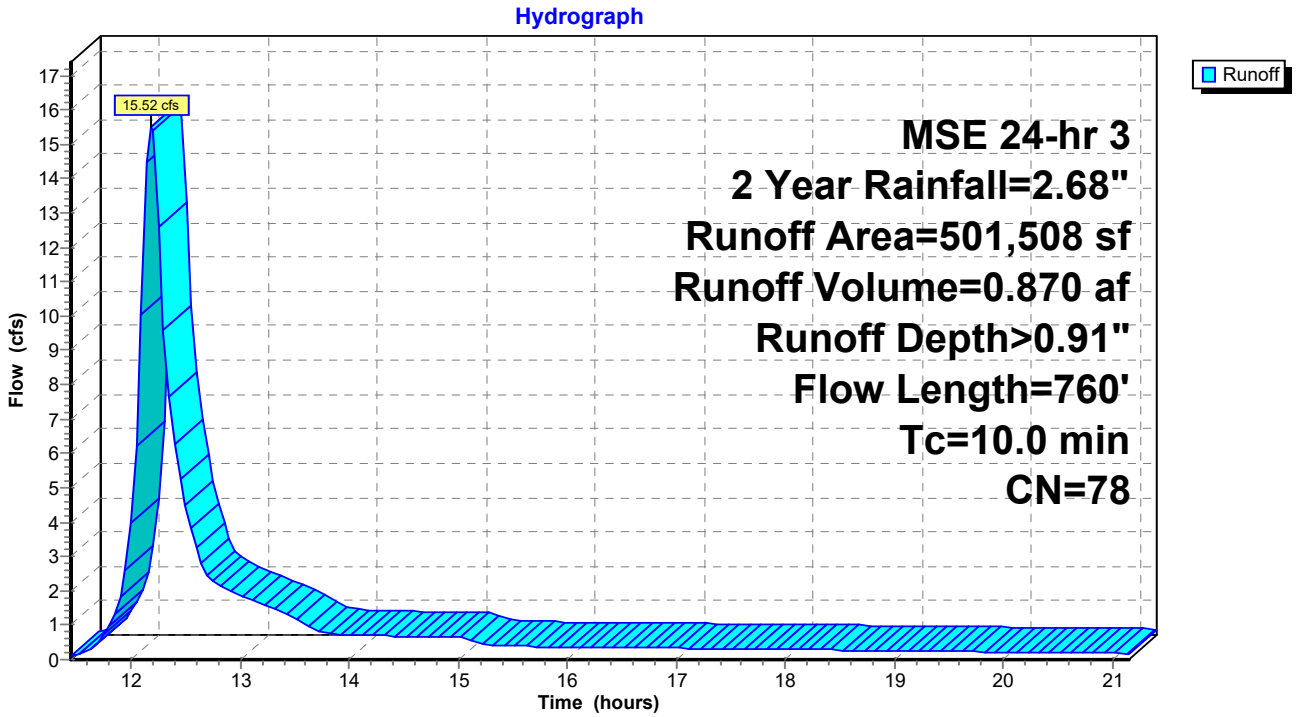
Runoff = 15.52 cfs @ 12.19 hrs, Volume= 0.870 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 Year Rainfall=2.68"

	Area (sf)	CN	Description
*	2,734	98	Main Bldg
*	41,200	87	Dirt roads, HSG C 2017 Aerial
*	22,500	74	>75% Grass cover, Good, HSG C 2017 Aerial
*	77,100	77	cultivated w/o conservation treatment
*	357,974	77	cultivated w/o conservation treatment
	501,508	78	Weighted Average
	498,774		99.45% Pervious Area
	2,734		0.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.8	100	0.0164	0.35		**Sheet Flow,** Fallow n= 0.050 P2= 2.68"
5.2	660	0.0174	2.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.0	760	Total			

Subcatchment 1Ex: 2017 West



Hydrograph for Subcatchment 1Ex: 2017 West

Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.45	0.65	0.09	0.001
11.55	0.69	0.18	0.002
11.65	0.75	0.36	0.005
11.75	0.82	0.69	0.009
11.85	0.93	1.32	0.019
11.95	1.12	2.60	0.037
12.05	1.46	6.22	0.079
12.15	1.75	**14.48**	0.181
12.25	1.86	**12.62**	0.296
12.35	1.93	7.63	0.368
12.45	1.99	5.25	0.415
12.55	2.03	3.84	0.450
12.65	2.06	2.80	0.475
12.75	2.10	2.28	0.494
12.85	2.12	2.08	0.512
12.95	2.15	1.94	0.528
13.05	2.18	1.82	0.543
13.15	2.20	1.69	0.558
13.25	2.22	1.57	0.571
13.35	2.24	1.44	0.583
13.45	2.25	1.30	0.594
13.55	2.27	1.16	0.604
13.65	2.28	0.91	0.612
13.75	2.29	0.77	0.619
13.85	2.30	0.74	0.625
13.95	2.31	0.72	0.631
14.05	2.32	0.71	0.637
14.15	2.33	0.71	0.643
14.25	2.34	0.70	0.648
14.35	2.35	0.69	0.654
14.45	2.35	0.68	0.660
14.55	2.36	0.68	0.665
14.65	2.37	0.67	0.671
14.75	2.38	0.66	0.676
14.85	2.39	0.66	0.682
14.95	2.40	0.65	0.687
15.05	2.41	0.63	0.693
15.15	2.41	0.51	0.697
15.25	2.42	0.42	0.701
15.35	2.42	0.40	0.704
15.45	2.43	0.39	0.707
15.55	2.43	0.39	0.710
15.65	2.44	0.38	0.714
15.75	2.44	0.38	0.717
15.85	2.45	0.38	0.720
15.95	2.45	0.37	0.723
16.05	2.46	0.37	0.726
16.15	2.46	0.37	0.729
16.25	2.47	0.36	0.732
16.35	2.47	0.36	0.735
16.45	2.48	0.36	0.738
16.55	2.48	0.35	0.741
16.65	2.49	0.35	0.744
16.75	2.49	0.35	0.747
16.85	2.50	0.34	0.750
16.95	2.50	0.34	0.752
17.05	2.50	0.33	0.755
17.15	2.51	0.33	0.758
17.25	2.51	0.33	0.761
17.35	2.52	0.32	0.763
17.45	2.52	0.32	0.766
17.55	2.53	0.32	0.769
17.65	2.53	0.31	0.771
17.75	2.53	0.31	0.774
17.85	2.54	0.30	0.776
17.95	2.54	0.30	0.779
18.05	2.55	0.30	0.781
18.15	2.55	0.29	0.784
18.25	2.55	0.29	0.786
18.35	2.56	0.29	0.788
18.45	2.56	0.28	0.791
18.55	2.56	0.28	0.793
18.65	2.57	0.27	0.795
18.75	2.57	0.27	0.798
18.85	2.57	0.27	0.800
18.95	2.58	0.26	0.802
19.05	2.58	0.26	0.804
19.15	2.58	0.25	0.806
19.25	2.59	0.25	0.808
19.35	2.59	0.25	0.810
19.45	2.59	0.24	0.812
19.55	2.60	0.24	0.814
19.65	2.60	0.24	0.816
19.75	2.60	0.23	0.818
19.85	2.61	0.23	0.820
19.95	2.61	0.22	0.822
20.05	2.61	0.22	0.824
20.15	2.61	0.22	0.826
20.25	2.62	0.21	0.827
20.35	2.62	0.21	0.829
20.45	2.62	0.20	0.831
20.55	2.62	0.20	0.832
20.65	2.63	0.20	0.834
20.75	2.63	0.19	0.836
20.85	2.63	0.19	0.837
20.95	2.63	0.18	0.839
21.05	2.64	0.18	0.840
21.15	2.64	0.18	0.842

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Ex: 2017 West Runoff Area=501,508 sf 0.55% Impervious Runoff Depth>3.90"
Flow Length=760' Tc=10.0 min CN=78 Runoff=67.50 cfs 3.739 af

Total Runoff Area = 11.513 ac Runoff Volume = 3.739 af Average Runoff Depth = 3.90"
99.45% Pervious = 11.450 ac 0.55% Impervious = 0.063 ac

Site Pond
Prepared by {enter your company name here}
HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment 1Ex: 2017 West

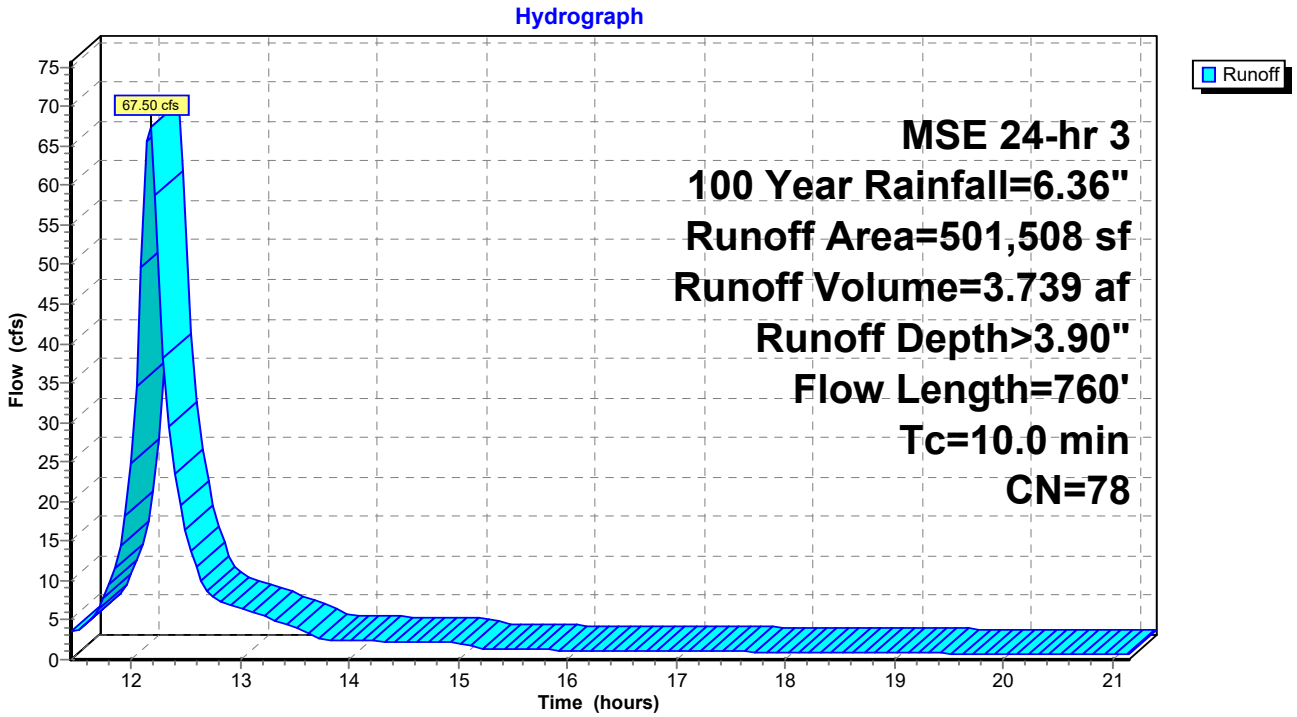
Runoff = 67.50 cfs @ 12.18 hrs, Volume= 3.739 af, Depth> 3.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 Year Rainfall=6.36"

	Area (sf)	CN	Description
*	2,734	98	Main Bldg
*	41,200	87	Dirt roads, HSG C 2017 Aerial
*	22,500	74	>75% Grass cover, Good, HSG C 2017 Aerial
*	77,100	77	cultivated w/o conservation treatment
*	357,974	77	cultivated w/o conservation treatment
	501,508	78	Weighted Average
	498,774		99.45% Pervious Area
	2,734		0.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.8	100	0.0164	0.35		**Sheet Flow,** Fallow n= 0.050 P2= 2.68"
5.2	660	0.0174	2.12		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.0	760	Total			

Subcatchment 1Ex: 2017 West



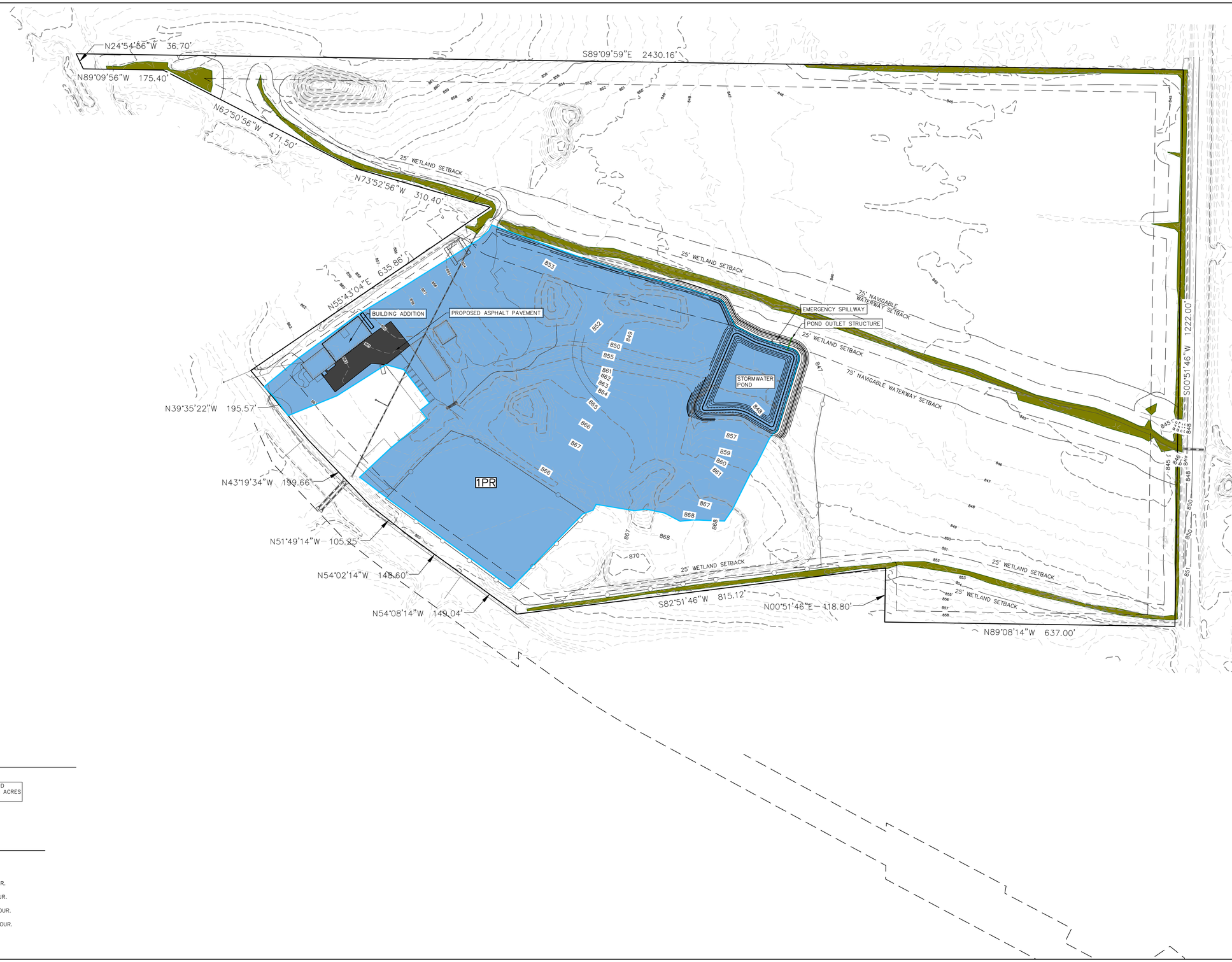
Hydrograph for Subcatchment 1Ex: 2017 West

Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.45	1.54	3.47	0.199
11.55	1.64	3.97	0.231
11.65	1.77	5.41	0.272
11.75	1.96	7.82	0.331
11.85	2.22	11.56	0.418
11.95	2.66	18.13	0.552
12.05	3.47	34.52	0.797
12.15	4.14	**65.57**	1.273
12.25	4.40	**51.83**	1.760
12.35	4.59	29.46	2.039
12.45	4.72	19.44	2.217
12.55	4.82	13.85	2.342
12.65	4.90	9.92	2.431
12.75	4.97	8.02	2.500
12.85	5.04	7.25	2.561
12.95	5.10	6.73	2.618
13.05	5.16	6.26	2.671
13.15	5.22	5.80	2.720
13.25	5.26	5.34	2.765
13.35	5.31	4.87	2.806
13.45	5.35	4.40	2.843
13.55	5.38	3.90	2.877
13.65	5.40	3.07	2.904
13.75	5.43	2.59	2.926
13.85	5.45	2.46	2.946
13.95	5.47	2.41	2.966
14.05	5.50	2.38	2.986
14.15	5.52	2.35	3.006
14.25	5.54	2.32	3.025
14.35	5.57	2.30	3.044
14.45	5.59	2.27	3.063
14.55	5.61	2.24	3.081
14.65	5.63	2.21	3.100
14.75	5.65	2.18	3.118
14.85	5.67	2.16	3.136
14.95	5.69	2.13	3.153
15.05	5.71	2.08	3.171
15.15	5.72	1.66	3.185
15.25	5.74	1.38	3.197
15.35	5.75	1.31	3.208
15.45	5.76	1.28	3.219
15.55	5.77	1.26	3.229
15.65	5.79	1.25	3.240
15.75	5.80	1.24	3.250
15.85	5.81	1.23	3.260
15.95	5.82	1.21	3.270
16.05	5.83	1.20	3.280
16.15	5.84	1.19	3.290
16.25	5.86	1.18	3.300
16.35	5.87	1.16	3.309
16.45	5.88	1.15	3.319
16.55	5.89	1.14	3.328
16.65	5.90	1.13	3.338
16.75	5.91	1.12	3.347
16.85	5.92	1.11	3.356
16.95	5.93	1.09	3.365
17.05	5.94	1.08	3.374
17.15	5.95	1.07	3.383
17.25	5.96	1.05	3.392
17.35	5.97	1.04	3.400
17.45	5.98	1.03	3.409
17.55	5.99	1.02	3.417
17.65	6.00	1.00	3.426
17.75	6.01	0.99	3.434
17.85	6.02	0.98	3.442
17.95	6.03	0.97	3.450
18.05	6.04	0.95	3.458
18.15	6.05	0.94	3.466
18.25	6.06	0.93	3.473
18.35	6.07	0.92	3.481
18.45	6.08	0.90	3.488
18.55	6.08	0.89	3.496
18.65	6.09	0.88	3.503
18.75	6.10	0.86	3.510
18.85	6.11	0.85	3.517
18.95	6.12	0.84	3.524
19.05	6.13	0.83	3.531
19.15	6.13	0.81	3.538
19.25	6.14	0.80	3.545
19.35	6.15	0.79	3.551
19.45	6.16	0.78	3.558
19.55	6.16	0.76	3.564
19.65	6.17	0.75	3.570
19.75	6.18	0.74	3.576
19.85	6.18	0.73	3.582
19.95	6.19	0.71	3.588
20.05	6.20	0.70	3.594
20.15	6.20	0.69	3.600
20.25	6.21	0.67	3.605
20.35	6.22	0.66	3.611
20.45	6.22	0.65	3.616
20.55	6.23	0.64	3.622
20.65	6.23	0.62	3.627
20.75	6.24	0.61	3.632
20.85	6.25	0.60	3.637
20.95	6.25	0.59	3.642
21.05	6.26	0.57	3.646
21.15	6.26	0.56	3.651

Appendix D

Calculations: Water Quantity
Proposed Site Conditions

PARISH SURVEY & ENGINEERING
122 Wisconsin Street | West Bend, WI 53095
www.parishse.com



WATERSHEDS

1PR – WATERSHED TO POND
TOTAL AREA=11.513 ACRES
CN=81

LEGEND:

- EXISTING WETLANDS.
- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
PROPOSED DRAINAGE PLAN

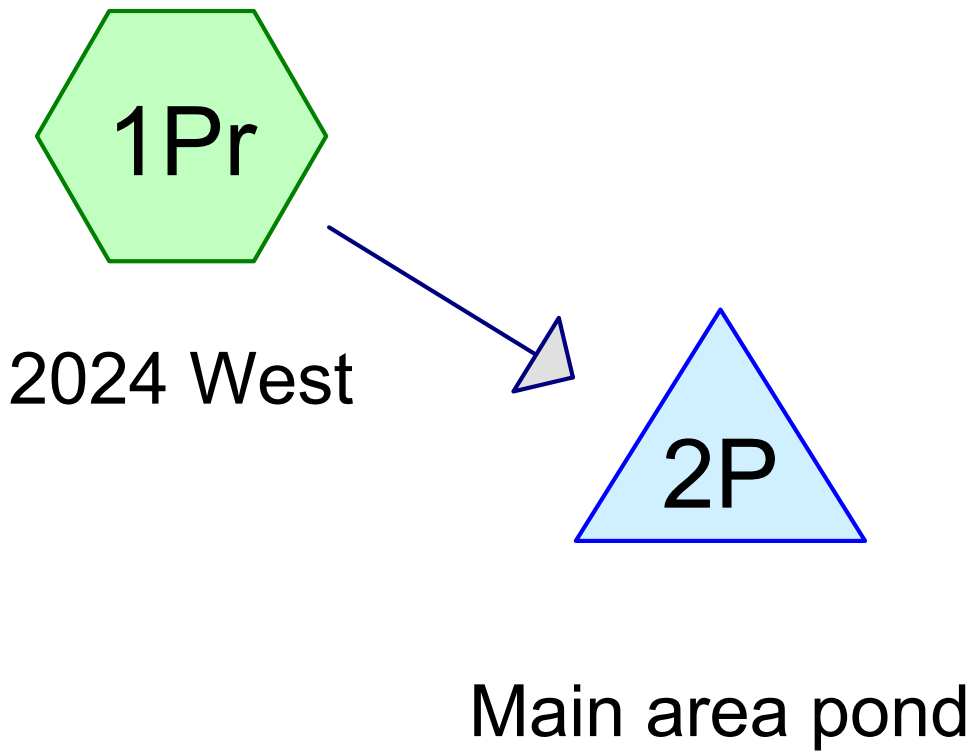
DRAWN BY: **EPN**
DESIGNED BY: **EPN**
CHECKED BY: **EPN**

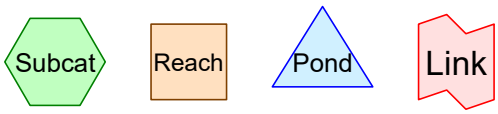
PLAN DATE: **1/27/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
PR-1





Routing Diagram for Site Pond
Prepared by {enter your company name here}, Printed 1/27/2025
HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Pr: 2024 West Runoff Area=501,508 sf 21.57% Impervious Runoff Depth>1.07"
Tc=6.0 min CN=81 Runoff=22.16 cfs 1.029 af

Pond 2P: Main area pond Peak Elev=851.34' Storage=24,289 cf Inflow=22.16 cfs 1.029 af
Outflow=1.71 cfs 0.854 af

Total Runoff Area = 11.513 ac Runoff Volume = 1.029 af Average Runoff Depth = 1.07"
78.43% Pervious = 9.030 ac 21.57% Impervious = 2.483 ac

Summary for Subcatchment 1Pr: 2024 West

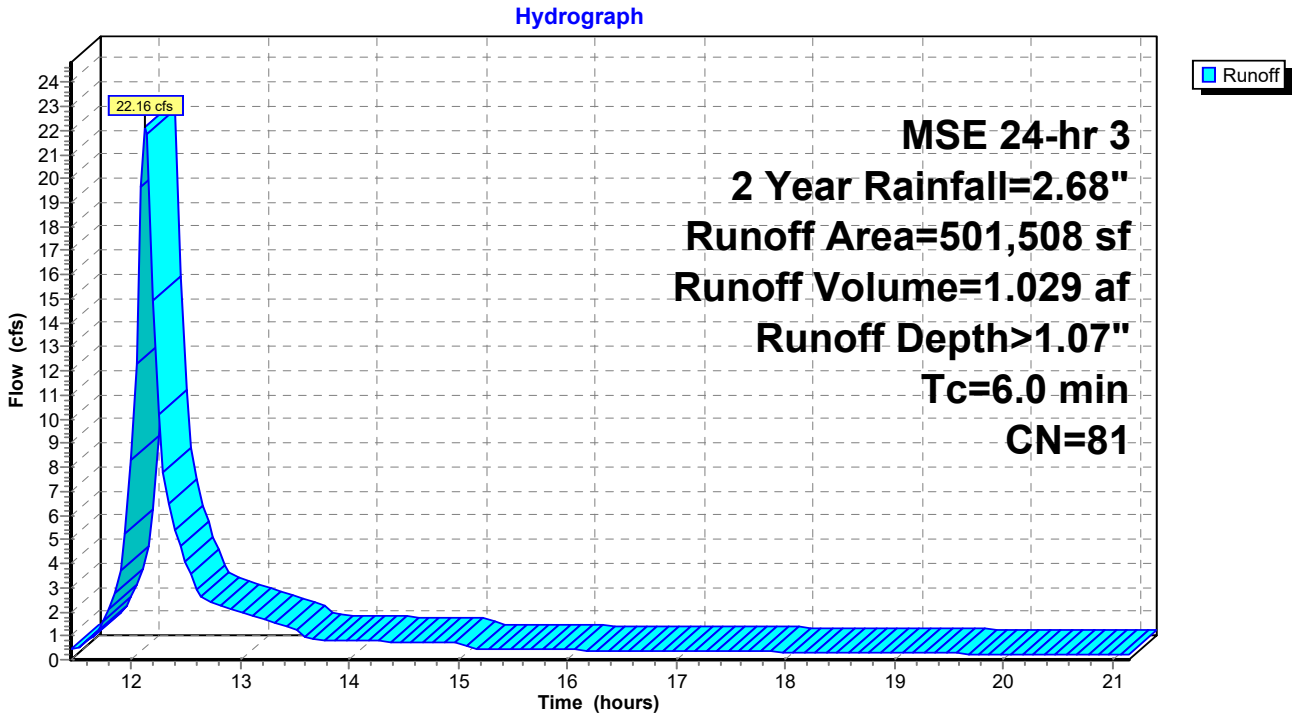
Runoff = 22.16 cfs @ 12.14 hrs, Volume= 1.029 af, Depth> 1.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 Year Rainfall=2.68"

	Area (sf)	CN	Description
*	2,734	98	Main Bldg
*	7,241	98	2023 Bldgs
*	15,977	98	2023 asphalt/concrete
*	70,966	87	Dirt Roads, HSG C 2023 Aerial
*	5,000	98	2024 Proposed Bldg
*	10,000	98	Future bldg
*	11,000	98	2024 Proposed Pavement
*	30,000	98	Future pavement
*	15,000	74	>75% Grass cover, Good, HSG C 2017 Aerial
*	77,100	77	cultivated w/o conservation treatment
	230,267	74	Pasture/grassland/range, Good, HSG C
	26,223	98	Water Surface, HSG C
	501,508	81	Weighted Average
	393,333		78.43% Pervious Area
	108,175		21.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, min Tc**

Subcatchment 1Pr: 2024 West



Summary for Pond 2P: Main area pond

Inflow Area = 11.513 ac, 21.57% Impervious, Inflow Depth > 1.07" for 2 Year event
Inflow = 22.16 cfs @ 12.14 hrs, Volume= 1.029 af
Outflow = 1.71 cfs @ 13.22 hrs, Volume= 0.854 af, Atten= 92%, Lag= 64.7 min
Primary = 1.71 cfs @ 13.22 hrs, Volume= 0.854 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 851.34' @ 13.22 hrs Surf.Area= 29,834 sf Storage= 24,289 cf
Flood Elev= 844.50' Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= 217.6 min calculated for 0.853 af (83% of inflow)
Center-of-Mass det. time= 155.9 min (974.4 - 818.4)

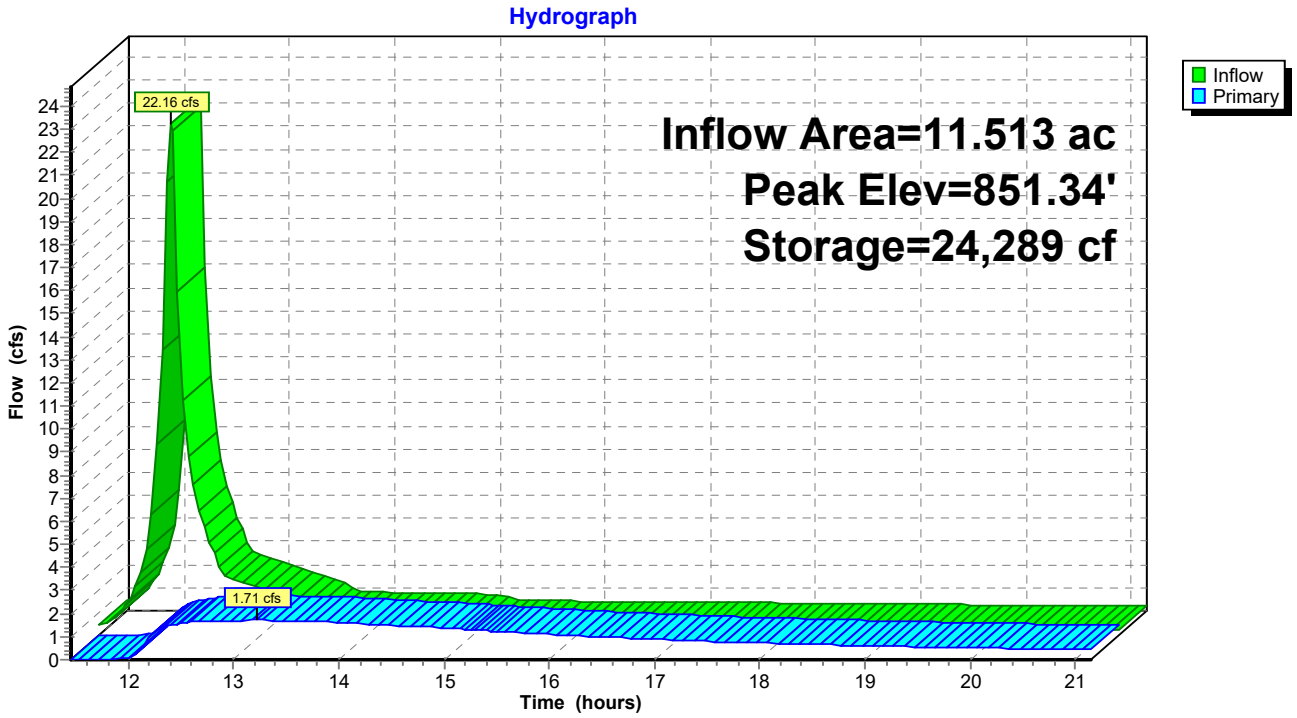
Volume	Invert	Avail.Storage	Storage Description
#1	850.50'	76,760 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.50	28,025	0	0
851.00	29,125	14,288	14,288
852.00	31,215	30,170	44,458
853.00	33,390	32,303	76,760

Device	Routing	Invert	Outlet Devices
#1	Primary	849.00'	**24.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.00' / 848.50' S= 0.0179 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	850.50'	**10.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	852.20'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	852.50'	**20.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.71 cfs @ 13.22 hrs HW=851.34' (Free Discharge)
- **1=Culvert** (Passes 1.71 cfs of 17.51 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 1.71 cfs @ 3.13 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Main area pond

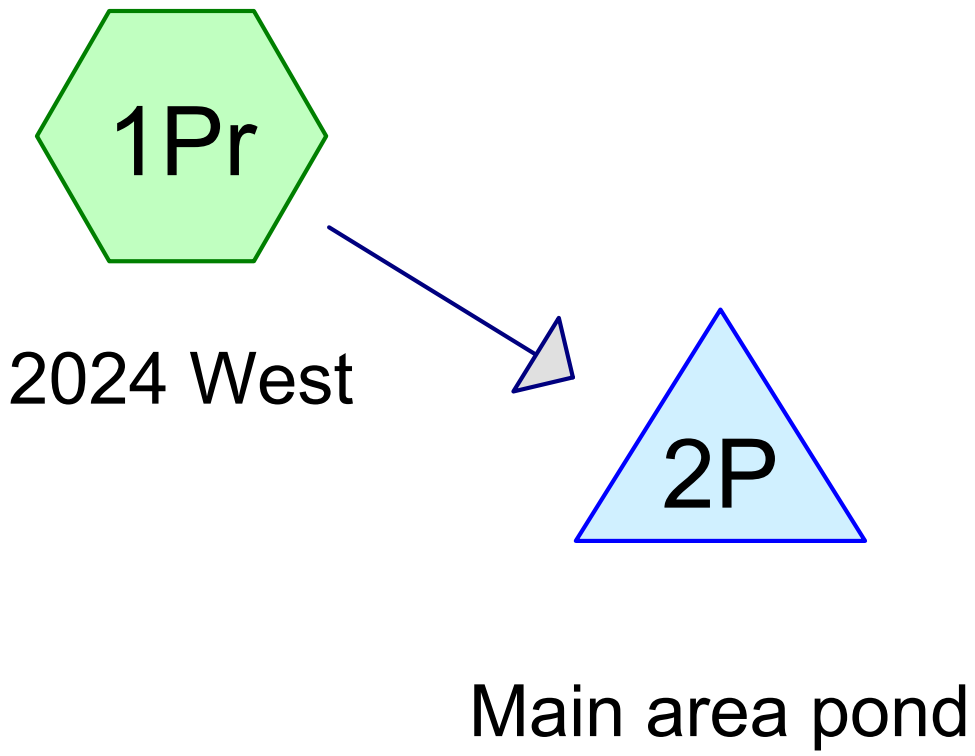


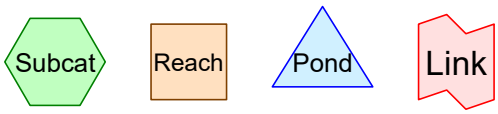
Hydrograph for Pond 2P: Main area pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
11.45	0.43	372	850.51	0.00	0.000
11.55	0.58	550	850.52	0.00	0.000
11.65	0.98	828	850.53	0.00	0.000
11.75	1.61	1,288	850.55	0.01	0.000
11.85	2.76	2,062	850.57	0.02	0.000
11.95	5.24	3,440	850.62	0.06	0.001
12.05	12.34	6,470	850.73	0.20	0.002
12.15	**21.86**	12,934	850.95	0.70	0.006
12.25	10.19	18,150	851.13	1.20	0.015
12.35	6.51	20,573	851.21	1.43	0.027
12.45	4.73	22,022	851.26	1.56	0.040
12.55	3.56	22,925	851.29	1.62	0.053
12.65	2.61	23,419	851.31	1.66	0.067
12.75	2.38	23,710	851.32	1.67	0.080
12.85	2.24	23,932	851.33	1.69	0.094
12.95	2.10	24,101	851.33	1.70	0.108
13.05	1.96	24,216	851.34	1.71	0.122
13.15	1.81	**24,278**	**851.34**	**1.71**	0.136
13.25	1.66	**24,286**	**851.34**	**1.71**	0.151
13.35	1.51	24,242	851.34	1.71	0.165
13.45	1.36	24,144	851.33	1.70	0.179
13.55	1.17	23,990	851.33	1.69	0.193
13.65	0.86	23,741	851.32	1.68	0.207
13.75	0.81	23,441	851.31	1.66	0.220
13.85	0.80	23,138	851.30	1.64	0.234
13.95	0.80	22,839	851.29	1.62	0.247
14.05	0.79	22,545	851.28	1.60	0.261
14.15	0.78	22,256	851.27	1.57	0.274
14.25	0.77	21,972	851.26	1.55	0.287
14.35	0.76	21,693	851.25	1.53	0.299
14.45	0.75	21,420	851.24	1.51	0.312
14.55	0.75	21,152	851.23	1.48	0.324
14.65	0.74	20,889	851.22	1.46	0.336
14.75	0.73	20,631	851.22	1.44	0.348
14.85	0.72	20,379	851.21	1.41	0.360
14.95	0.71	20,132	851.20	1.39	0.371
15.05	0.66	19,886	851.19	1.37	0.383
15.15	0.47	19,597	851.18	1.34	0.394
15.25	0.44	19,281	851.17	1.31	0.405
15.35	0.43	18,971	851.16	1.28	0.415
15.45	0.43	18,671	851.15	1.25	0.426
15.55	0.42	18,378	851.14	1.22	0.436
15.65	0.42	18,095	851.13	1.20	0.446
15.75	0.42	17,821	851.12	1.17	0.456
15.85	0.41	17,554	851.11	1.14	0.465
15.95	0.41	17,295	851.10	1.12	0.474
16.05	0.41	17,044	851.09	1.09	0.483
16.15	0.40	16,801	851.09	1.07	0.492
16.25	0.40	16,564	851.08	1.04	0.501
16.35	0.39	16,334	851.07	1.02	0.510
16.45	0.39	16,111	851.06	1.00	0.518
16.55	0.39	15,894	851.06	0.98	0.526

Hydrograph for Pond 2P: Main area pond (continued)

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
16.65	0.38	15,684	851.05	0.96	0.534
16.75	0.38	15,479	851.04	0.94	0.542
16.85	0.37	15,280	851.03	0.92	0.549
16.95	0.37	15,086	851.03	0.90	0.557
17.05	0.36	14,898	851.02	0.88	0.564
17.15	0.36	14,714	851.01	0.86	0.571
17.25	0.36	14,536	851.01	0.85	0.578
17.35	0.35	14,362	851.00	0.83	0.585
17.45	0.35	14,192	851.00	0.81	0.592
17.55	0.34	14,027	850.99	0.80	0.599
17.65	0.34	13,866	850.99	0.78	0.605
17.75	0.34	13,709	850.98	0.77	0.612
17.85	0.33	13,555	850.97	0.75	0.618
17.95	0.33	13,406	850.97	0.74	0.624
18.05	0.32	13,259	850.96	0.73	0.630
18.15	0.32	13,116	850.96	0.71	0.636
18.25	0.32	12,976	850.95	0.70	0.642
18.35	0.31	12,839	850.95	0.69	0.647
18.45	0.31	12,705	850.95	0.67	0.653
18.55	0.30	12,575	850.94	0.66	0.658
18.65	0.30	12,447	850.94	0.65	0.664
18.75	0.29	12,321	850.93	0.64	0.669
18.85	0.29	12,197	850.93	0.63	0.674
18.95	0.29	12,077	850.92	0.62	0.680
19.05	0.28	11,959	850.92	0.61	0.685
19.15	0.28	11,842	850.92	0.60	0.690
19.25	0.27	11,728	850.91	0.59	0.694
19.35	0.27	11,616	850.91	0.58	0.699
19.45	0.27	11,506	850.90	0.57	0.704
19.55	0.26	11,397	850.90	0.56	0.709
19.65	0.26	11,291	850.90	0.55	0.713
19.75	0.25	11,186	850.89	0.54	0.718
19.85	0.25	11,083	850.89	0.53	0.722
19.95	0.24	10,981	850.89	0.52	0.726
20.05	0.24	10,881	850.88	0.51	0.731
20.15	0.23	10,782	850.88	0.51	0.735
20.25	0.23	10,685	850.88	0.50	0.739
20.35	0.23	10,589	850.87	0.49	0.743
20.45	0.22	10,494	850.87	0.48	0.747
20.55	0.22	10,401	850.87	0.47	0.751
20.65	0.21	10,308	850.86	0.47	0.755
20.75	0.21	10,217	850.86	0.46	0.759
20.85	0.20	10,126	850.86	0.45	0.762
20.95	0.20	10,037	850.85	0.45	0.766
21.05	0.20	9,949	850.85	0.44	0.770
21.15	0.19	9,862	850.85	0.43	0.773





Routing Diagram for Site Pond
Prepared by {enter your company name here}, Printed 1/27/2025
HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

Site Pond
Prepared by {enter your company name here}
HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Pr: 2024 West Runoff Area=501,508 sf 21.57% Impervious Runoff Depth>4.21"
Tc=6.0 min CN=81 Runoff=84.51 cfs 4.041 af

Pond 2P: Main area pond Peak Elev=852.94' Storage=74,914 cf Inflow=84.51 cfs 4.041 af
Outflow=40.12 cfs 3.723 af

Total Runoff Area = 11.513 ac Runoff Volume = 4.041 af Average Runoff Depth = 4.21"
78.43% Pervious = 9.030 ac 21.57% Impervious = 2.483 ac

Summary for Subcatchment 1Pr: 2024 West

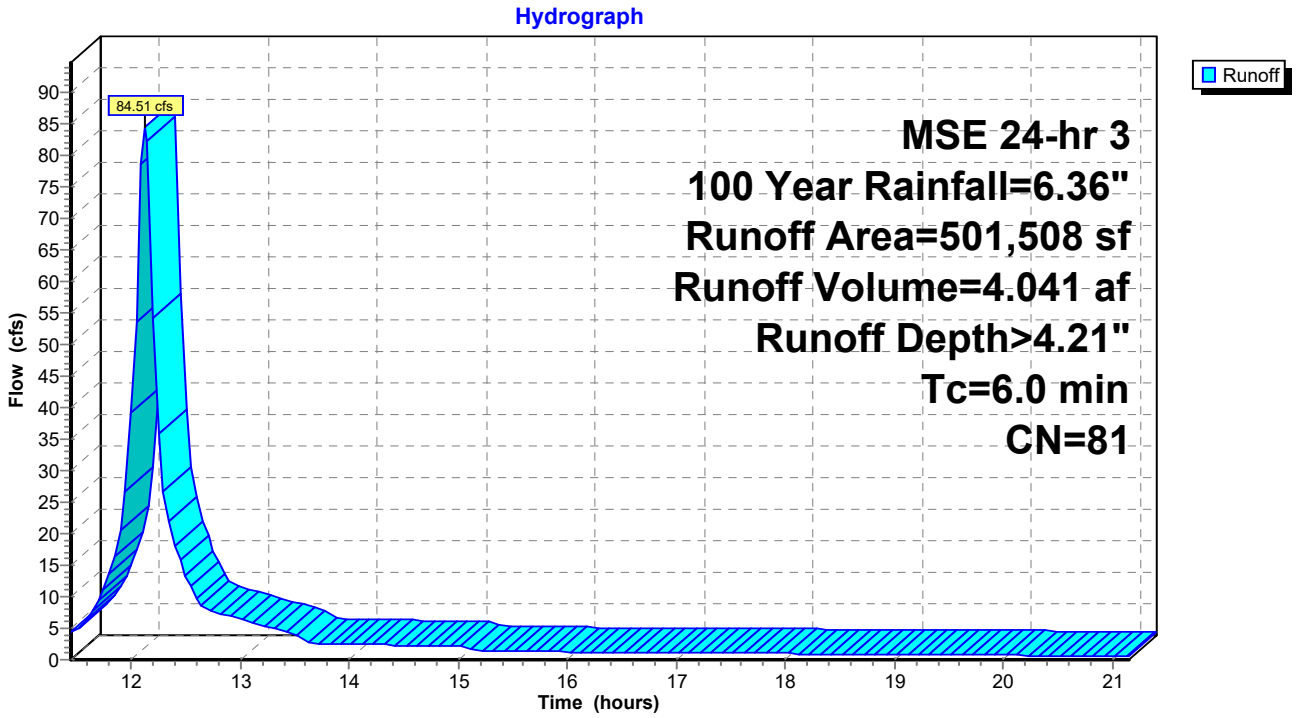
Runoff = 84.51 cfs @ 12.13 hrs, Volume= 4.041 af, Depth> 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 Year Rainfall=6.36"

	Area (sf)	CN	Description
*	2,734	98	Main Bldg
*	7,241	98	2023 Bldgs
*	15,977	98	2023 asphalt/concrete
*	70,966	87	Dirt Roads, HSG C 2023 Aerial
*	5,000	98	2024 Proposed Bldg
*	10,000	98	Future bldg
*	11,000	98	2024 Proposed Pavement
*	30,000	98	Future pavement
*	15,000	74	>75% Grass cover, Good, HSG C 2017 Aerial
*	77,100	77	cultivated w/o conservation treatment
	230,267	74	Pasture/grassland/range, Good, HSG C
	26,223	98	Water Surface, HSG C
	501,508	81	Weighted Average
	393,333		78.43% Pervious Area
	108,175		21.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, min Tc**

Subcatchment 1Pr: 2024 West



Summary for Pond 2P: Main area pond

Inflow Area = 11.513 ac, 21.57% Impervious, Inflow Depth > 4.21" for 100 Year event
Inflow = 84.51 cfs @ 12.13 hrs, Volume= 4.041 af
Outflow = 40.12 cfs @ 12.25 hrs, Volume= 3.723 af, Atten= 53%, Lag= 7.1 min
Primary = 40.12 cfs @ 12.25 hrs, Volume= 3.723 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 852.94' @ 12.25 hrs Surf.Area= 33,270 sf Storage= 74,914 cf
Flood Elev= 844.50' Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= 148.6 min calculated for 3.723 af (92% of inflow)
Center-of-Mass det. time= 113.1 min (903.7 - 790.6)

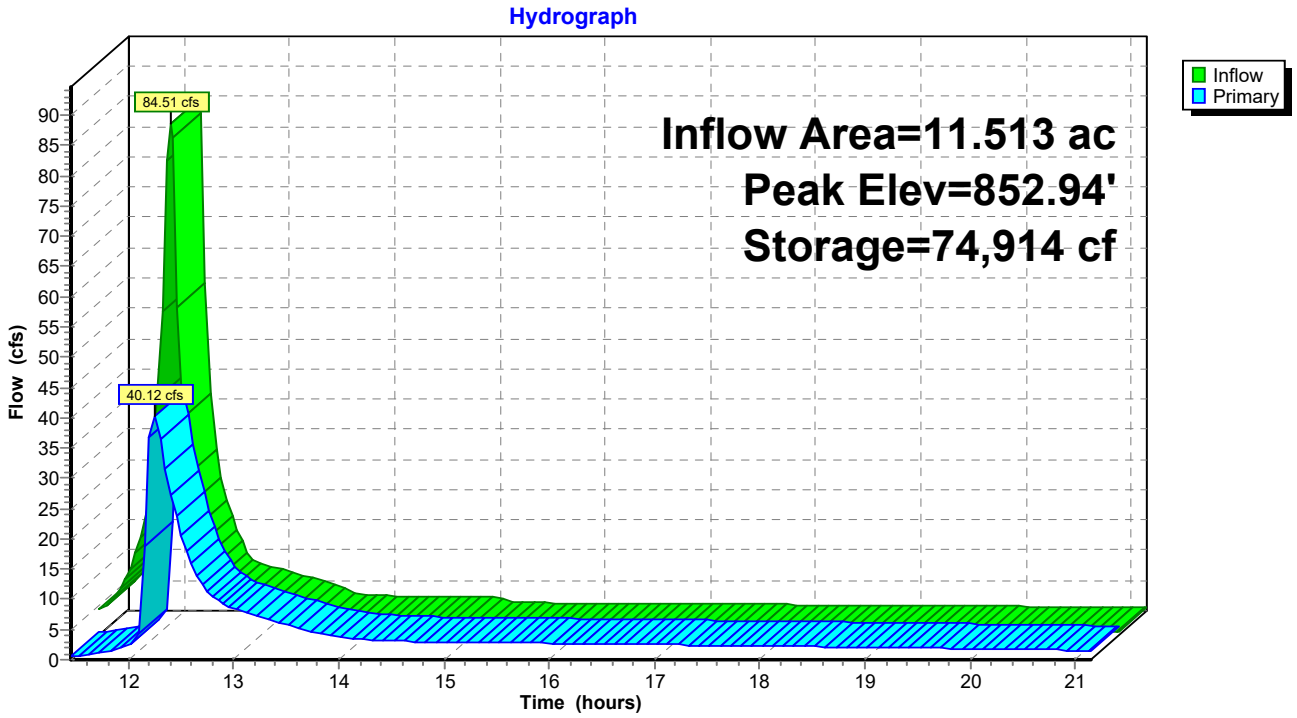
Volume	Invert	Avail.Storage	Storage Description
#1	850.50'	76,760 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.50	28,025	0	0
851.00	29,125	14,288	14,288
852.00	31,215	30,170	44,458
853.00	33,390	32,303	76,760

Device	Routing	Invert	Outlet Devices
#1	Primary	849.00'	**24.0" Round Culvert** L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.00' / 848.50' S= 0.0179 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	850.50'	**10.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	852.20'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Primary	852.50'	**20.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=40.06 cfs @ 12.25 hrs HW=852.94' (Free Discharge)
- **1=Culvert** (Passes 24.73 cfs of 25.95 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 3.74 cfs @ 6.86 fps)
  - **3=Orifice/Grate** (Weir Controls 20.99 cfs @ 2.82 fps)
- **4=Broad-Crested Rectangular Weir** (Weir Controls 15.33 cfs @ 1.73 fps)

Pond 2P: Main area pond



Hydrograph for Pond 2P: Main area pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
11.45	4.44	11,522	850.90	0.57	0.022
11.55	5.25	13,013	850.96	0.70	0.027
11.65	7.67	15,059	851.03	0.90	0.034
11.75	10.99	18,040	851.13	1.19	0.044
11.85	16.31	22,445	851.28	1.59	0.056
11.95	26.77	29,380	851.51	2.02	0.072
12.05	53.57	42,806	851.95	2.67	0.092
12.15	**82.17**	66,462	852.69	18.74	0.187
12.25	35.88	**74,914**	**852.94**	**40.12**	0.504
12.35	22.06	71,913	852.85	31.68	0.786
12.45	15.72	68,680	852.76	23.63	0.996
12.55	11.67	66,105	852.68	18.00	1.156
12.65	8.50	63,938	852.61	13.89	1.278
12.75	7.68	62,334	852.56	11.26	1.376
12.85	7.19	61,245	852.53	9.72	1.459
12.95	6.71	60,419	852.50	8.77	1.534
13.05	6.23	59,702	852.48	8.14	1.602
13.15	5.74	59,022	852.46	7.58	1.666
13.25	5.26	58,364	852.44	7.06	1.725
13.35	4.77	57,713	852.42	6.56	1.781
13.45	4.28	57,060	852.40	6.08	1.832
13.55	3.66	56,387	852.38	5.61	1.879
13.65	2.70	55,579	852.35	5.08	1.922
13.75	2.54	54,774	852.33	4.60	1.961
13.85	2.51	54,096	852.31	4.22	1.997
13.95	2.48	53,528	852.29	3.93	2.030
14.05	2.45	53,042	852.27	3.70	2.061
14.15	2.42	52,618	852.26	3.52	2.090
14.25	2.39	52,244	852.25	3.37	2.119
14.35	2.36	51,906	852.24	3.26	2.146
14.45	2.33	51,597	852.23	3.15	2.172
14.55	2.31	51,308	852.22	3.09	2.198
14.65	2.27	51,030	852.21	3.03	2.223
14.75	2.24	50,760	852.20	2.98	2.248
14.85	2.22	50,494	852.19	2.97	2.272
14.95	2.19	50,220	852.18	2.96	2.296
15.05	2.03	49,928	852.17	2.94	2.321
15.15	1.43	49,479	852.16	2.93	2.345
15.25	1.34	48,924	852.14	2.91	2.369
15.35	1.33	48,361	852.12	2.89	2.393
15.45	1.31	47,801	852.11	2.86	2.417
15.55	1.30	47,243	852.09	2.84	2.440
15.65	1.29	46,689	852.07	2.82	2.464
15.75	1.27	46,137	852.05	2.80	2.487
15.85	1.26	45,589	852.04	2.78	2.510
15.95	1.25	45,044	852.02	2.76	2.533
16.05	1.24	44,503	852.00	2.74	2.555
16.15	1.22	43,964	851.98	2.71	2.578
16.25	1.21	43,429	851.97	2.69	2.600
16.35	1.19	42,897	851.95	2.67	2.622
16.45	1.19	42,368	851.93	2.65	2.644
16.55	1.17	41,843	851.92	2.63	2.666

Hydrograph for Pond 2P: Main area pond (continued)

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
16.65	1.16	41,321	851.90	2.60	2.687
16.75	1.15	40,802	851.88	2.58	2.709
16.85	1.13	40,287	851.87	2.56	2.730
16.95	1.12	39,776	851.85	2.54	2.751
17.05	1.10	39,267	851.83	2.51	2.772
17.15	1.09	38,761	851.82	2.49	2.792
17.25	1.08	38,260	851.80	2.47	2.813
17.35	1.07	37,762	851.78	2.45	2.833
17.45	1.06	37,268	851.77	2.42	2.853
17.55	1.04	36,777	851.75	2.40	2.873
17.65	1.03	36,290	851.74	2.38	2.893
17.75	1.02	35,806	851.72	2.35	2.912
17.85	1.00	35,326	851.70	2.33	2.932
17.95	0.99	34,849	851.69	2.31	2.951
18.05	0.98	34,376	851.67	2.28	2.970
18.15	0.96	33,907	851.66	2.26	2.988
18.25	0.95	33,441	851.64	2.24	3.007
18.35	0.94	32,979	851.63	2.21	3.025
18.45	0.92	32,520	851.61	2.19	3.043
18.55	0.91	32,067	851.60	2.17	3.061
18.65	0.90	31,617	851.58	2.14	3.079
18.75	0.88	31,170	851.57	2.12	3.097
18.85	0.87	30,726	851.55	2.10	3.114
18.95	0.86	30,288	851.54	2.07	3.131
19.05	0.84	29,853	851.52	2.05	3.148
19.15	0.83	29,422	851.51	2.02	3.165
19.25	0.82	28,995	851.50	2.00	3.182
19.35	0.80	28,572	851.48	1.97	3.198
19.45	0.79	28,153	851.47	1.95	3.214
19.55	0.78	27,738	851.45	1.93	3.230
19.65	0.77	27,328	851.44	1.90	3.246
19.75	0.75	26,921	851.43	1.88	3.261
19.85	0.74	26,518	851.41	1.85	3.277
19.95	0.72	26,120	851.40	1.83	3.292
20.05	0.72	25,726	851.39	1.80	3.307
20.15	0.70	25,337	851.37	1.78	3.322
20.25	0.68	24,951	851.36	1.75	3.336
20.35	0.67	24,569	851.35	1.73	3.350
20.45	0.66	24,193	851.34	1.70	3.365
20.55	0.65	23,819	851.32	1.68	3.379
20.65	0.63	23,448	851.31	1.66	3.392
20.75	0.62	23,080	851.30	1.64	3.406
20.85	0.61	22,717	851.29	1.61	3.419
20.95	0.59	22,359	851.27	1.58	3.432
21.05	0.58	22,006	851.26	1.55	3.445
21.15	0.57	21,658	851.25	1.53	3.458

Appendix E

Calculations: Water Quality
TSS Reduction

PARISH SURVEY & ENGINEERING
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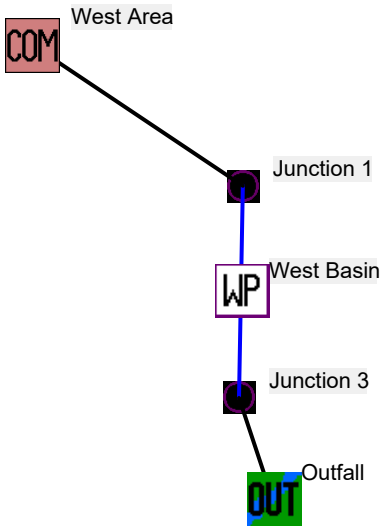
West Area
COM
Junction 1
West Basin
WP
Junction 3
Outfall
OUT

Data file name: W:\Projects\TL-05-21\SWMP\TLAcres.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 01-27-2025 Time: 16:26:34
Site information:

LU# 1 - Commercial: West Area Total area (ac): 11.513
1 - Roofs: 0.063 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
2 - Roofs 2: 0.166 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
3 - Roofs 3: 0.115 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
4 - Roofs 4: 0.230 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.367 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
14 - Paved Parking 2: 0.252 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
15 - Paved Parking 3: 0.689 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 1.629 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.344 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
57 - Undeveloped Areas 1: 5.286 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
58 - Undeveloped Areas 2: 1.770 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.602 ac. PSD File:

Control Practice 1: Wet Detention Pond CP# 1 (DS) - West Basin
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 0
Peak to Average Flow Ratio: 3.8
Maximum flow allowed into pond (cfs): No maximum value entered
Outlet Characteristics:
Outlet type: Orifice 1
1. Orifice diameter (ft): 0.83
2. Number of orifices: 1
3. Invert elevation above datum (ft): 4.5
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 20
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 6.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 6.2
Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.3551	0.00	0.00
2	1.00	0.3923	0.00	0.00
3	2.00	0.4314	0.00	0.00
4	3.00	0.4723	0.00	0.00
5	3.50	0.4935	0.00	0.00
6	4.00	0.5665	0.00	0.00
7	4.50	0.6434	0.00	0.00
8	5.00	0.6686	0.00	0.00
9	6.00	0.7166	0.00	0.00
10	7.00	0.7665	0.00	0.00

SLAMM for Windows Version 10.4.1
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Data file name: W:\Projects\TL-05-21\SWMP\TLAcres.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 01-27-2025 Time of run: 16:24:35
Total Area Modeled (acres): 11.513
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	388292	-	91.21	2211	-
Outfall Total with Controls:	299680	22.82%	17.09	319.7	85.54%
Annualized Total After Outfall Controls:	303842			324.1	

Appendix F

Civil Design Plans

PARISH SURVEY & ENGINEERING
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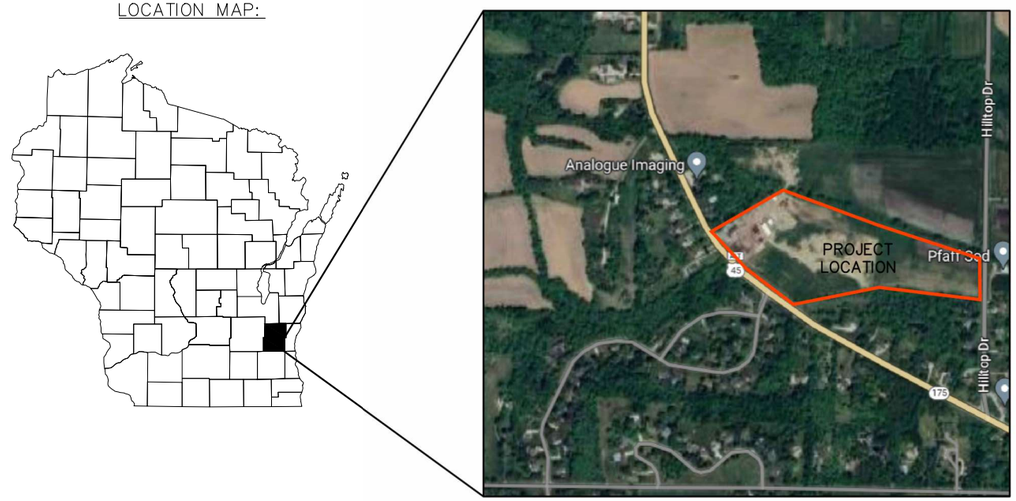
TLC ACRES

W210 N10738 APPLETON AVENUE

LOCATION MAP:



Professional Engineer's Seal

WISCONSIN PROFESSIONAL ENGINEER
EVAN P. NICKODEM
E-31628
JACKSON
WI

Signature

Date

PROJECT CONTACTS:

OWNER:
TLC ACRES
ATTN: MATT SEBAN
W210 N10738 APPLETON AVE
GERMANTOWN, WI 53022

CIVIL:
PSE, LLC
ATTN: EVAN NICKODEM
122 WISCONSIN STREET
WEST BEND, WI 53095

BENCHMARK:

SITE BENCHMARK:
TOP OF WELL CASING
EAST SIDE OF EXISTING BUILDING
ELEV=862.67

SECTION CORNER:
EX: NE 1/4 OF SEC 30, T9N, R20E.
BRASS DISC IN CONCRETE
ELEV=849.11

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.00	TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS WEST
C1.03	SITE PLAN WEST
C1.04	OVERALL EROSION CONTROL PLAN
C1.05	GRADING PLAN WEST
C1.06	POND GRADING PLAN
C2.01	EROSION CONTROL DETAILS
C2.02	STORMWATER MANAGEMENT DETAILS

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
TITLE SHEET

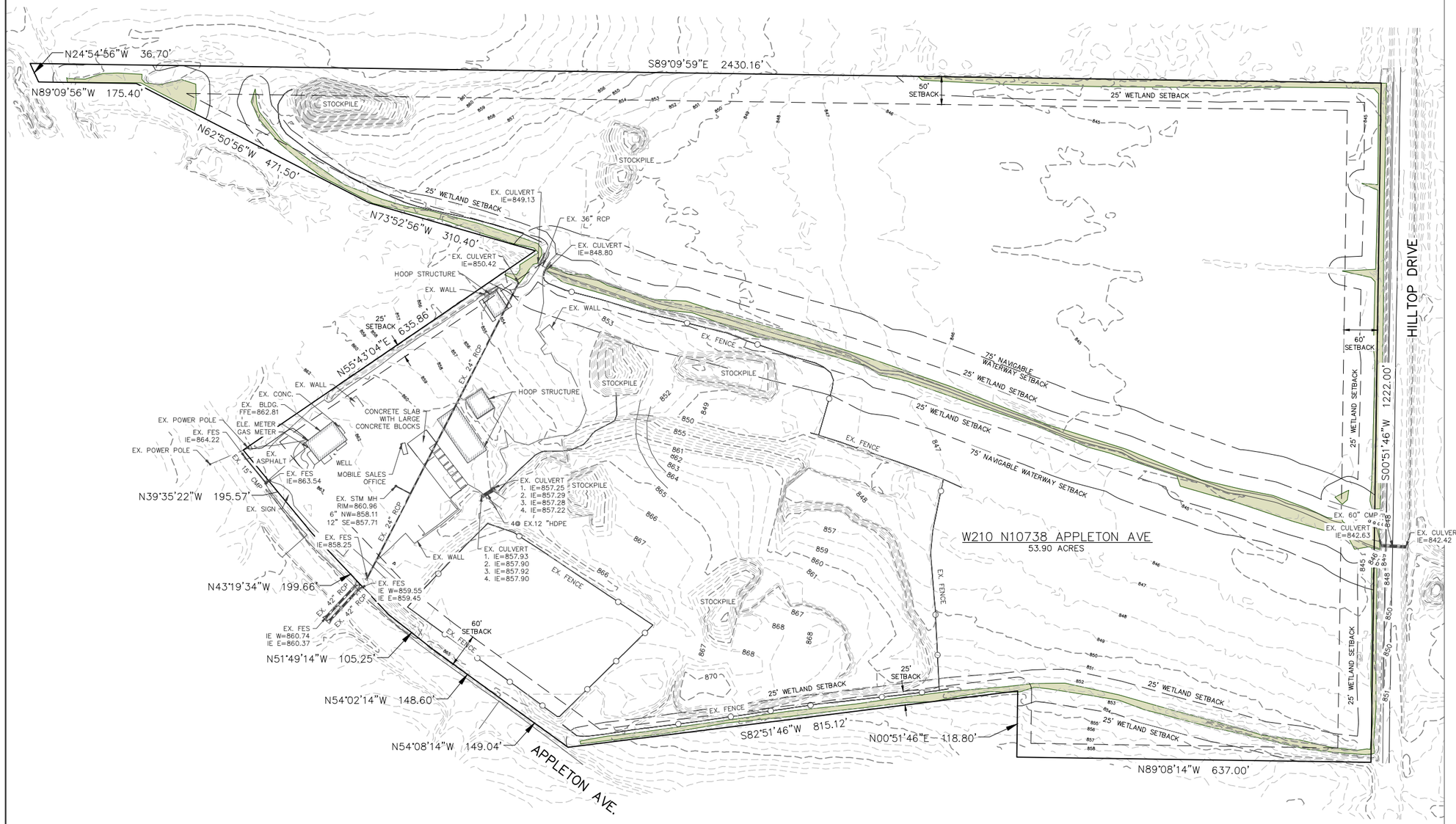
DRAWN BY: WWS
DESIGNED BY: EPN
CHECKED BY: KJP

PLAN DATE: 1/28/2025

PROJECT NO: \TL-05-21\

BID SET

SHEET NO: C1.00



SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

N

0 100 200

LEGEND:

- EXISTING WETLANDS.
- 896 — EXISTING MINOR CONTOUR.
- 895 — EXISTING MAJOR CONTOUR.
- OHEL — OVERHEAD ELECTRIC LINE.
- BuEl — BURIED ELECTRIC LINE.
- BuTel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- FENCE
- STORM SEWER LINE.
- ELEC — ELECTRIC METER.
- GAS — GAS METER.
- GAS VALVE.
- E — POWER POLE.
- ST — STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T — TELEPHONE PEDESTAL.
- TRAN — TRANSFORMER.

REVISIONS:		
NO.	DATE	DESCRIPTION

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

BID SET

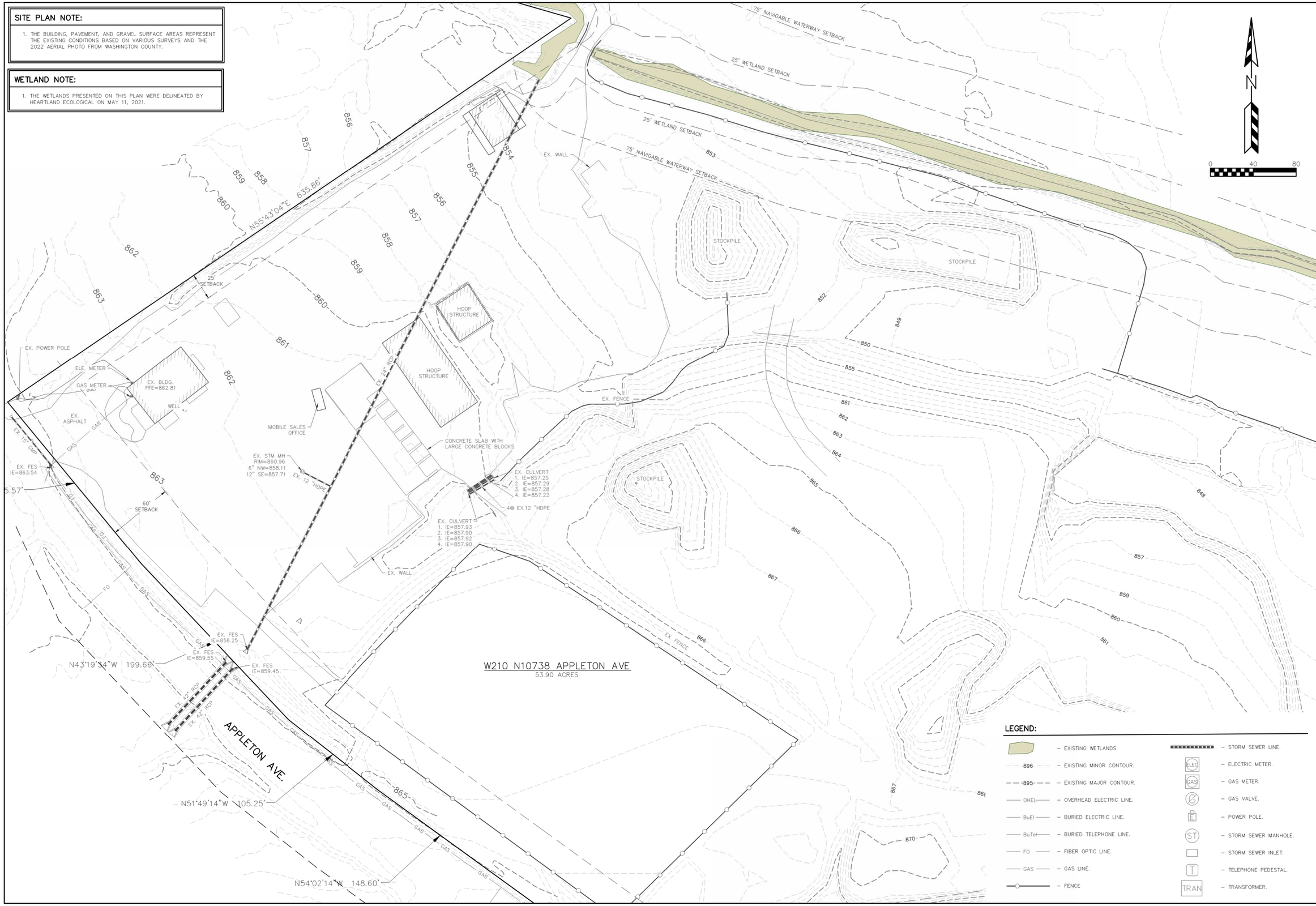
SHEET NO:
C1.01

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



LEGEND:

- EXISTING WETLANDS.
- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
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NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
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262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS WEST

DRAWN BY: **WWS**

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

BID SET

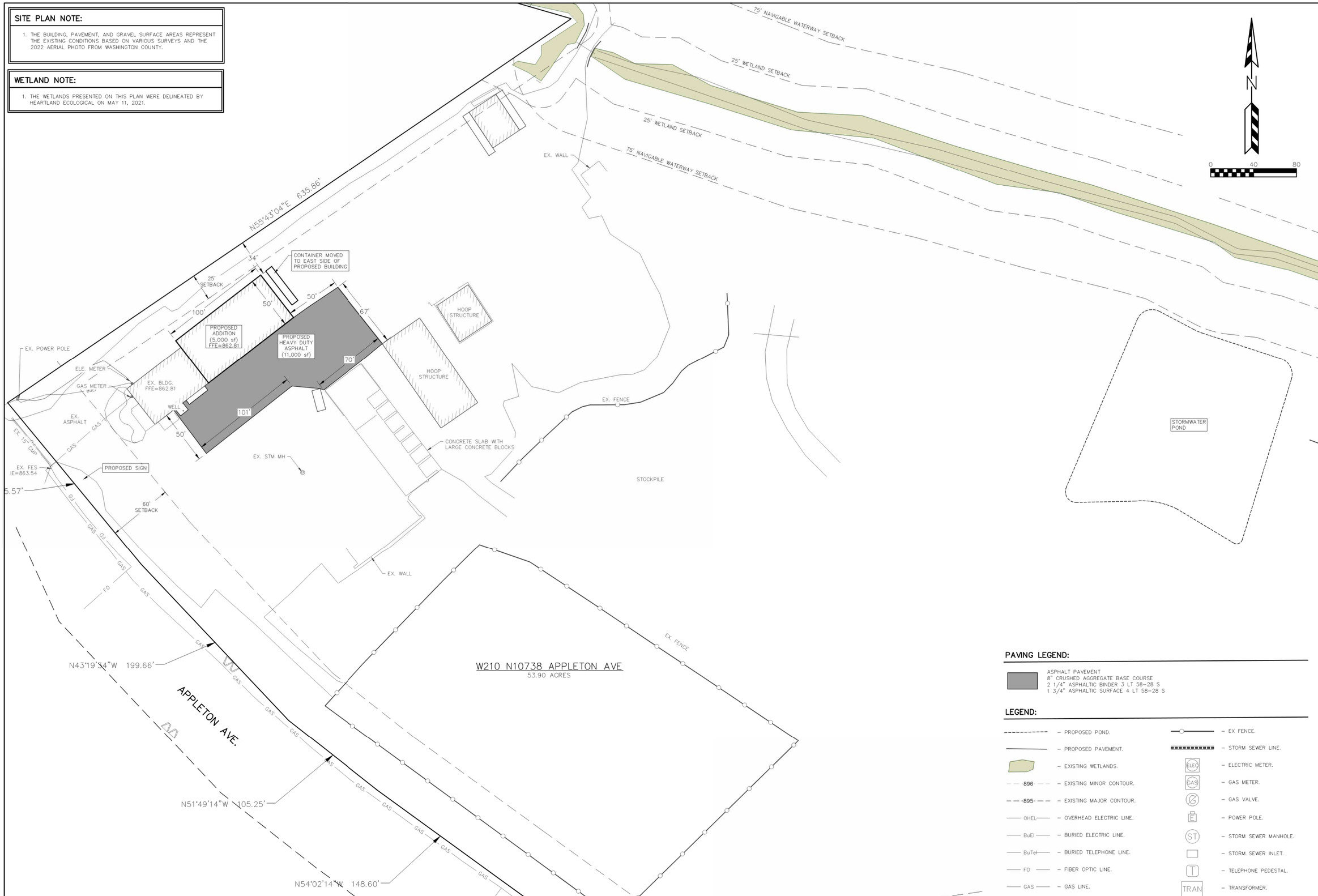
SHEET NO:
C1.02

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



PAVING LEGEND:

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

LEGEND:

- PROPOSED POND.
- PROPOSED PAVEMENT.
- EXISTING WETLANDS.
- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
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- TRAN – TRANSFORMER.

NO.	DATE	DESCRIPTION

REVISIONS:

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
SITE PLAN WEST

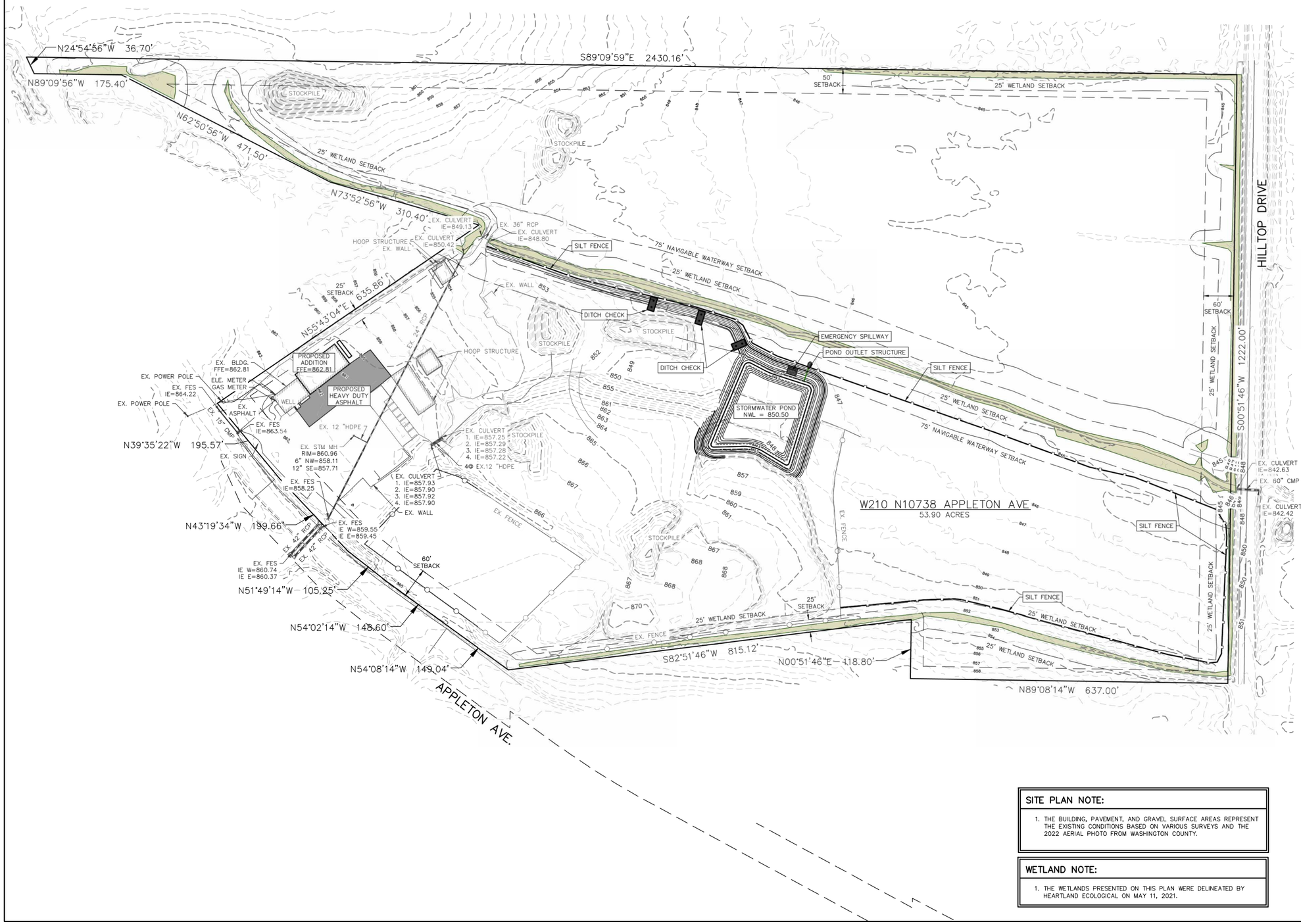
DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
C1.03



SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

N

0 100 200

LEGEND:

- EXISTING WETLANDS.
- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL CLASS I TYPE A EROSION MAT
- INSTALL DITCH CHECK.
- DRAINAGE ARROW.
- INSTALL SILT FENCE.

STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2025

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.

APRIL 16, 2025 – SEPTEMBER 1, 2025

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
7. CONSTRUCT BUILDING PADS AND BUILDINGS.
8. CONTINUE SITE GRADING.
9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

SEPTEMBER 2 – 15, 2025

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

NO.	DATE	DESCRIPTION

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
OVERALL EROSION CONTROL PLAN

DRAWN BY: **WWS**

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
C1.04

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

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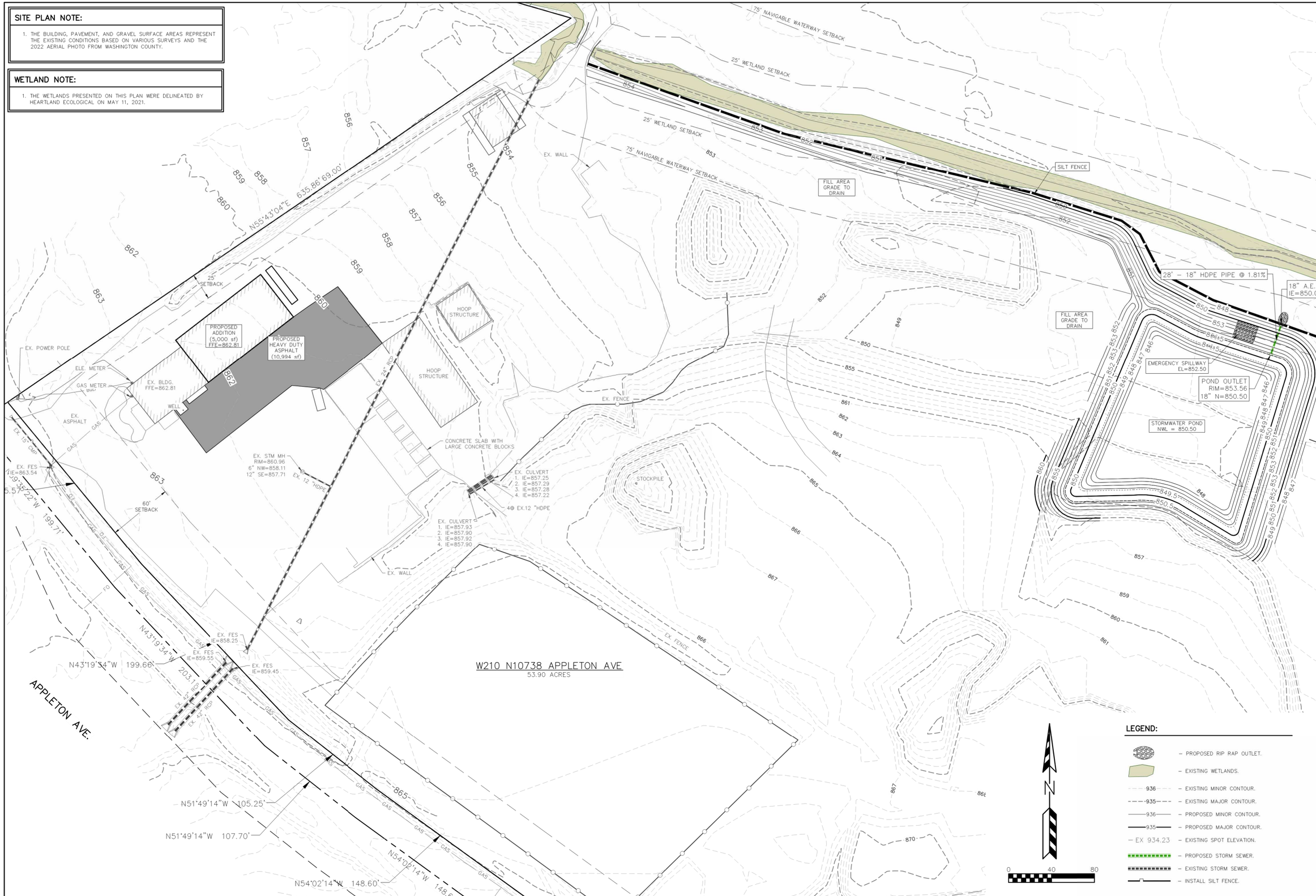

NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING PLAN WEST

DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO: **C1.05**

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

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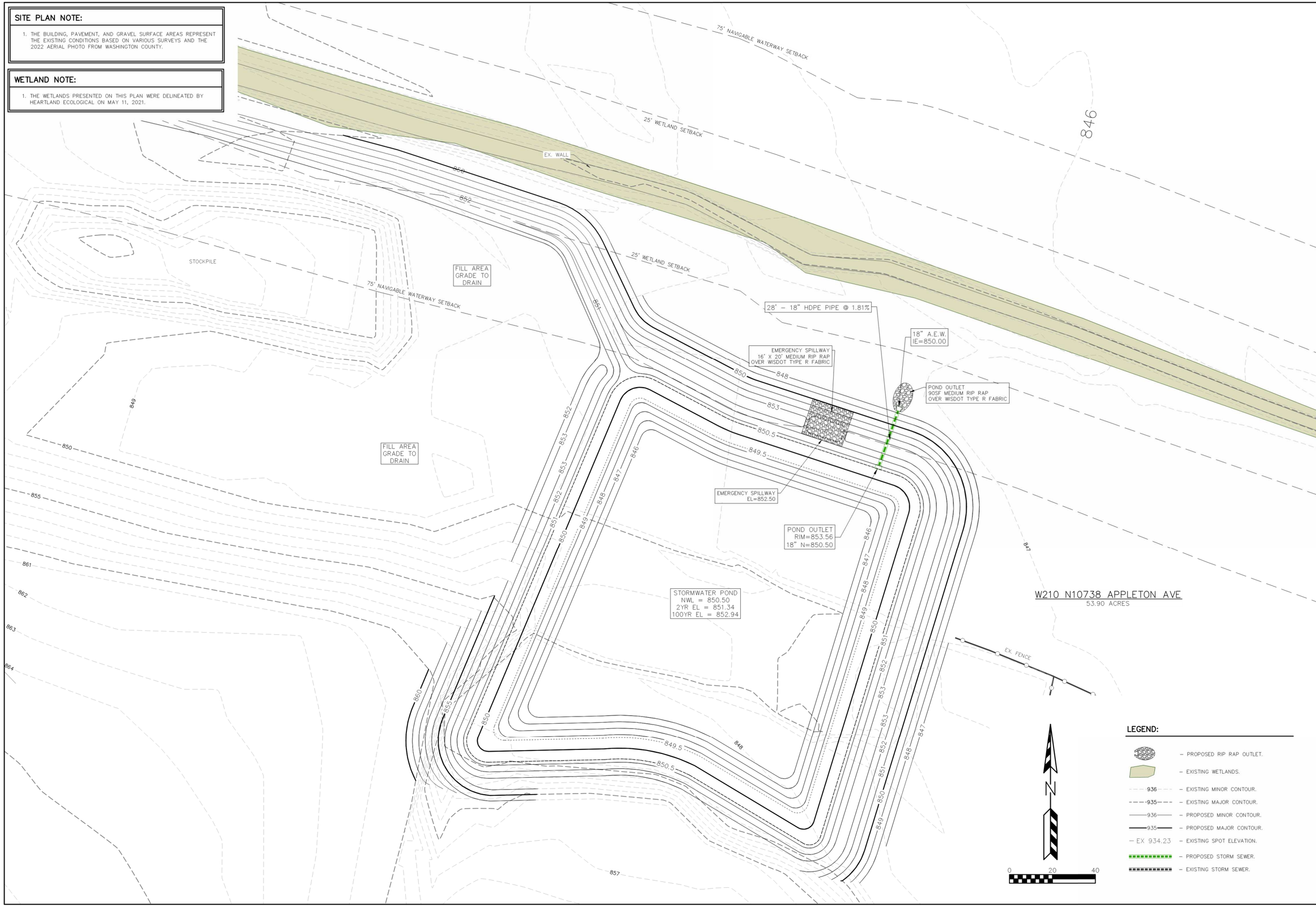


NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
POND GRADING PLAN

DRAWN BY: **WWS**

DESIGNED BY: **EPN**

CHECKED BY: **KJP**

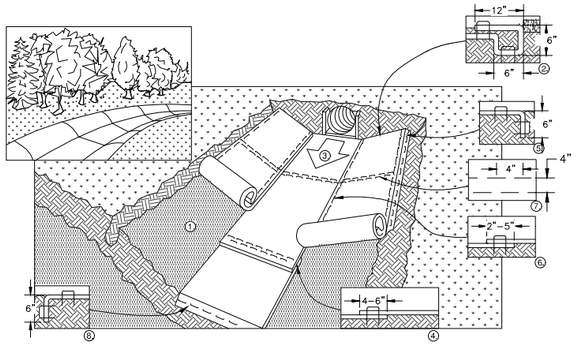
PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
C1.06

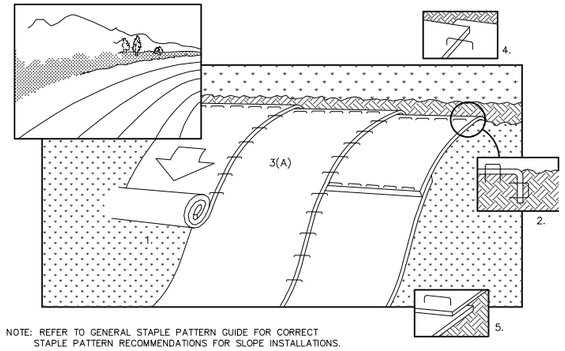
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

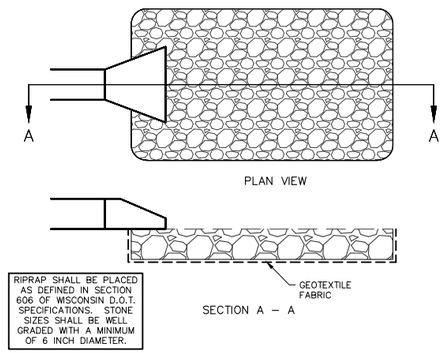
EROSION CONTROL MAT – CHANNEL INSTALLATION



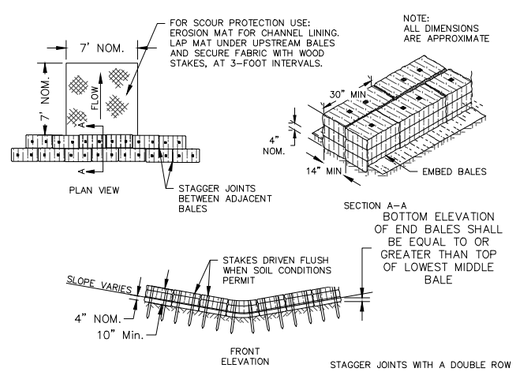
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

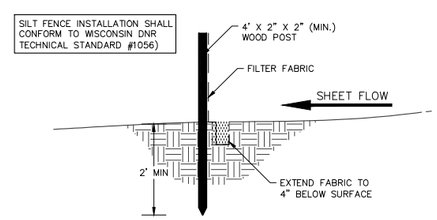
EROSION CONTROL MAT – SLOPE INSTALLATION



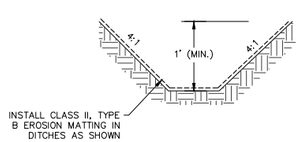
RIPRAP OUTLET DETAIL



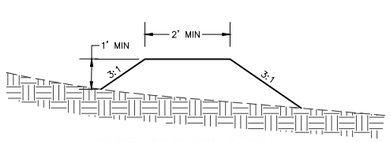
DITCH CHECK DETAIL



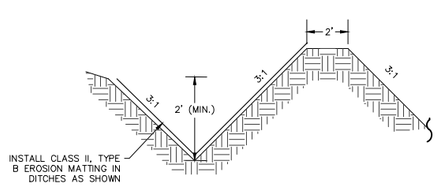
SILT FENCE CONSTRUCTION (SHEET FLOW)



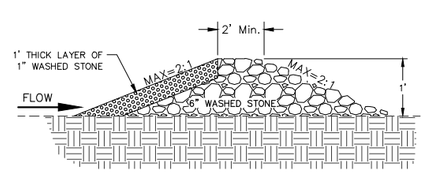
SWALE CROSS SECTION



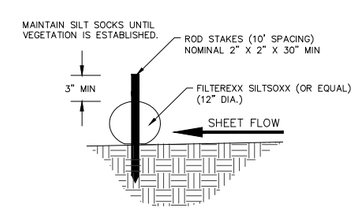
EARTH DIVERSION BERM



BERM/SWALE DETAIL



STONE DITCH CHECK DETAIL



SILT SOCK DETAIL

NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL DETAILS

DRAWN BY: **EPN**
DESIGNED BY: **EPN**
CHECKED BY: **EPN**

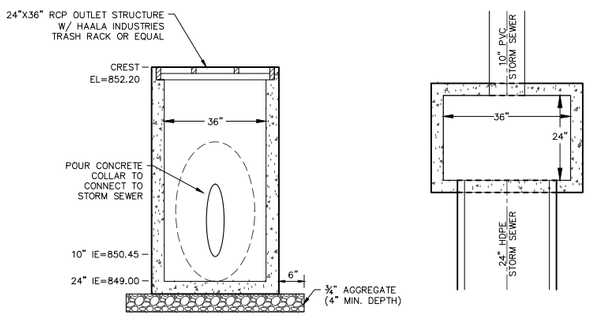
PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

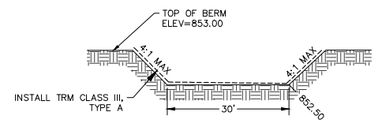
BID SET

SHEET NO:
C2.01

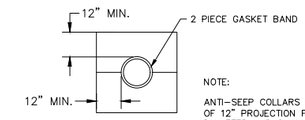
OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)



POND OUTLET – OUTLET STRUCTURE #1 DETAIL



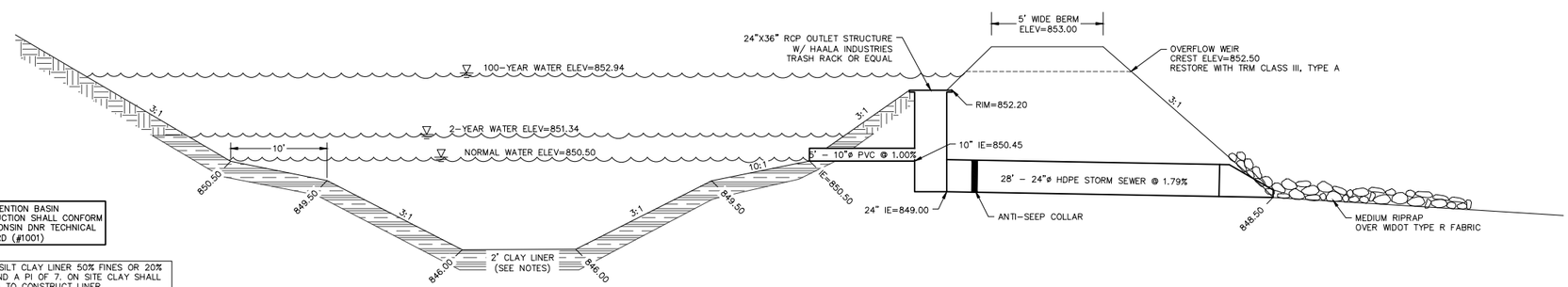
OVERFLOW WEIR CROSS SECTION



NOTE:

ANTI–SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI–SEEP COLLAR DETAIL



WET DETENTION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)

NOTES: SILT CLAY LINER 50% FINES OR 20% FINES AND A PI OF 7. ON SITE CLAY SHALL BE USED TO CONSTRUCT LINER.

MINIMUM THICKNESS OF 2 FEET

LINER MUST EXTEND ABOVE THE PERMANENT POOL UP TO THE 2 YEAR ELEVATION

RETENTION BASIN CROSS SECTION

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
STORMWATER MANAGEMENT DETAILS

DRAWN BY: **EPN**

DESIGNED BY: **EPN**

CHECKED BY: **EPN**

PLAN DATE: **1/28/2025**

PROJECT NO: **\TL-05-21**

BID SET

SHEET NO:
C2.02

Appendix G

Stormwater Maintenance Agreement

PARISH SURVEY & ENGINEERING
122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT

Return to:
Village of Germantown
N210 W10738 Appleton Ave
Germantown, WI 53022

Parcel No.: GTNV_193.975

THIS AGREEMENT, made and entered into this _____ day of _____, 2024, by and between TLC Acres hereinafter called the "Owner," and the Village of Germantown, a municipal corporation located in Washington County, Wisconsin, hereinafter called the "Village."

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the Village of Germantown, Washington County, State of Wisconsin:

Being a part of the Souheast ¼ of Section 30, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

hereinafter called the "Property."

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan known as Appleton Avenue Storage, hereinafter called the "Plan," which is expressly made a part hereof, as approved or to be approved by the Village, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the Village and the Owner agree that the health, safety and welfare of the residents of the Village of Germantown, require that on-site storm water management practices be constructed and maintained on the Property; and

WHEREAS, the Village requires that on-site storm water management facilities as shown on the Plan be constructed and adequately maintained by the Owner.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management facilities shall be constructed by the Owner in accordance with the plans and specifications indicated in the Plan and applicable statutes, ordinances and rules. The storm water management practices shall serve the drainage area designated in the Plan.

2. The Owner shall regularly inspect the storm water management facilities and specifically the function of the approved storm water management system as often as conditions require, but in any event at least once each year. The Operations and Maintenance Manual attached to this agreement as Exhibit A and each by this reference made a part hereof, shall be followed for the regular inspections of the storm water management facilities. The Owner shall keep the operation and maintenance reports from past inspections as well as a log of maintenance activities indicating the date and type of maintenance completed. The reports and maintenance log shall be submitted to the Department of Public Works Director and retained by the Village for a period of 10 years. The purpose of the inspections is to assure safe and proper functioning

of the facilities. The inspections shall cover all facilities including, but not limited to, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the operation and maintenance reports.

3. The Owner shall adequately maintain the storm water management facilities including, but not limited to, all pipes and channels built to convey storm water to the facility, as well as all structures, improvements and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, in accordance with Exhibit A, is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are maintained in accordance with the Plan.

4. The Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the storm water management facilities whenever the Village deems necessary. The purpose of the Village's inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The Village shall provide the Owner with copies of the inspection findings and a directive to commence with repairs if necessary. Corrective actions shall be taken within a reasonable timeframe as established by the Department of Public Works Director.

5. If the Owner fails to maintain the storm water management facilities in good working condition, consistent with the terms of the Plan and does not perform the required corrective actions and inspections in the specified time, the Village may perform the corrective actions identified in the inspection report and charge the Owner for the cost of such work. If the Owner fails pay to such costs to the Village within 30 days as required by Section 7, below, the cost of such work may be specially assessed against the Property pursuant to Wisconsin Statutes Section 66.0703. The Owner hereby acknowledges that the Property benefits from the corrective actions taken by the Village and hereby waives any right to notice or hearing of said special assessment pursuant to Section 66.0703(7)(b), Stats.

6. The Owner shall perform the work necessary to keep the storm water management facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed. The minimal amount of maintenance on the storm water management facilities shall be in accordance with Exhibit A.

7. In the event the Village, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the Village within 30 days of receipt of an invoice for all actual costs incurred by the Village hereunder.

8. This Agreement imposes no liability of any kind whatsoever on the Village, its officers, agents and employees, and the Owner agrees to indemnify and hold the Village harmless as and against any and all claims, actions, causes of action, demands, including attorney fees and court costs which the Village may incur as a result of the failure of the storm water management system and/or actions taken or not taken by the Village to enforce the terms of this Agreement including, but not limited to, the performance of maintenance activities.

9. This Agreement shall be recorded at the Washington County Register of Deeds Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interests or future owners of the Property, including any homeowners or condominium association.

10. Notwithstanding anything in this Agreement to the contrary, in the event the Owner, or the Owner's successors and assigns, sell or otherwise transfer ownership in the Property, the Owner or the successor or assigns making said transfer, is hereby released from any and all liabilities and obligations under the terms of this Agreement. The liabilities and obligations under this Agreement shall transfer with the ownership of the Property to the new owner of the Property.

VILLAGE OF GERMANTOWN

By: _____ Dated: _____
Steven Kreklow, Village Administrator

By: _____ Dated: _____
Deanna Braunschweig, Village Clerk

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 20____ the above named Steven Kreklow, to me known to be the Administrator of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

_____
Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 20____ the above named Deanna Braunschweig, to me known to be the Clerk of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

_____
Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

BUZDUM TRUST

By: _____ Dated: _____
Name, Title

This Document Drafted By *Evan P. Nickodem*
Parish Survey & Engineering, LLC *June 7, 2024*

Assured Wetland Delineation Report

STH 175 Parcel

Village of Germantown, Washington County, Wisconsin

January 10, 2021

Project Number: 20210495

506 Springdale Street | Mount Horeb, WI 53572 | www.heartlandecological.com

STH 175 Parcel

Village of Germantown, Washington County, Wisconsin

January 10, 2021

Prepared for:

Mr. Evan P. Nickodem

Quam Engineering, LLC.

122 Wisconsin Street

West Bend, WI 53095

Prepared by:

Heartland Ecological Group, Inc.

506 Springdale Street

Mount Horeb, WI 53572

608-490-2450

www.heartlandecological.com

Eric C. Parker, Senior Scientist

Keith Phelps, Environmental Technician

Solutions for people, projects, and ecological resources.

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1.0 Introduction

Heartland Ecological Group, Inc. ("Heartland") completed an assured wetland determination and delineation on the STH 175 Parcel site on May 11, 2021, at the request of Quam Engineering, LLC. Fieldwork was completed by Eric Parker, an assured delineator qualified via the Wisconsin Department of Natural Resources' (WDNR's) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 50.67-acre site (the "Study Area") is northwest of the intersection of State Trunk Highway (STH) 175 and County Trunk Highway (CTH) Y, in the southeast ¼ of Section 30, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area.

Two (2) wetland areas totaling approximately 1.82 acres were delineated and mapped within the Study Area (Figure 6, Appendix A). Three (3) waterways were mapped in the field within the central portion, and along the southern and eastern edges, of the Study Area. Wetlands discussed 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 zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

2.0 Methods

2.1 Wetlands

Wetlands were determined and delineated using the criteria and methods described in the USACE Wetlands Delineation Manual, T.R. Y-87-1 ("1987 Corps Manual") and the applicable *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*. In addition, the *Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR* (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey's (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the Natural Resource Conservation Service's (NRCS) Soil Survey Geographic Database (SSURGO), U.S. Department of Agriculture's (USDA) *Web Soil Survey* (Figure 3, Appendix A), the WDNR's *Surface Water Data Viewer's* wetland indicator data layer (Figure 4, Appendix A), the WDNR's *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), and aerial imagery available through the USDA Farm Service Agency's (FSA's) National Agriculture Imagery Program (NAIP), and Washington County's interactive mapping. The USGS *National Hydrography Dataset* is included on Figures 2 and 5, Appendix A.

Wetland determinations were completed on-site at sample points, often along transects, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Atypical conditions were encountered within the Study Area due to the presence of agricultural fields including row-cropping and hay fields in areas with soils that may be hydric based on the *Web Soil Survey* and the WDNR *Surface Water Data Viewer's* wetland indicator data layer. Therefore, procedures for managed plant communities in the *Problematic hydrophytic vegetation* section described in Chapter 5 of the Regional Supplement were used. NAIP imagery were reviewed for evidence of crop stress, saturation, or inundation signatures. Sample point placements for the wetland delineation were partially determined based on such signatures.

Wetland signatures often vary based on the type and seasonal date of the aerial imagery. For example, there are seven (7) standardized signature types in actively farmed settings described in the July 2016 Guidance. To assist in interpretations of wetland signatures, a WETS analysis was used to compare antecedent precipitation in the three (3) months leading up to each aerial image to the long-term (30-year) precipitation averages and standard deviation to determine if antecedent conditions for each image was normal, wet, or dry. Areas within agricultural fields are typically determined to be wetland if hydric soils are present and aerial images taken in the five (5) (or more) most recent normal precipitation images show at least one (1) of the wetland signatures per the July 2016 Guidance. Although the off-site analysis concentrates on wetland signatures in normal precipitation images, the images determined to be wet and dry were also analyzed and considered. Determinations and delineation of wetlands in agricultural areas are typically based on an outline of the largest wetland signature on an image taken under "normal" antecedent conditions and based on the consistency of the signatures (USDA, NRCS 1998).

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of the antecedent precipitation in the three (3) months leading up to the field investigation was completed. Using a WETS analysis developed by the USACE, the amounts of precipitation in these three (3) months were compared to averages and standard deviation thresholds over the past 30 years to generally represent if conditions encountered during the investigation were normal, wet, or dry. Recent precipitation events in the week prior to the investigation were considered while interpreting wetland hydrology indicators. In some cases, the Palmer Drought Index was checked for long-term drought or moist conditions (NOAA, 2018).

The uppermost wetland boundary and sample points were identified and marked with wetland flagging and located with a Global Positioning System (GPS) capable of sub-meter accuracy. In some cases, wetland flagging was not utilized to mark the boundary and the location was only recorded with a GPS unit, particularly in active agricultural areas. The GPS data was then used to map the wetlands using ESRI ArcMap™ 10.6 software.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the WETS analysis using the previous three (3) months of precipitation data, conditions encountered at the time of the fieldwork were expected to be dry for the time of year (Appendix B). The Palmer Drought Index was checked online and the long-term conditions at the time of the fieldwork were in the mid wetness range. Fieldwork was completed outside the dry season based on long-term regional hydrology data utilized in the WebWIMP Climatic Water Balance web site.

General Topography and Land Use

The topography within the Study Area was generally level with a broad and gentle south facing slope in the northwest corner of the Study Area. Ditched agricultural waterways were present in the center of the Study area in addition to its southern and eastern edges. These ditches, which are tributary to Willow Creek and the Menomonee River, were historically excavated for the use of the adjacent fields as a sod farm. Associated drain tiles were assumed to be present in the fields. A topographic high of approximately 866 feet above mean sea level (msl) occurred in the northwest corner, and a topographic low of approximately 844 feet above msl along the central-east edge (Figures 2 and 6, Appendix A). Land uses within the Study Area and surrounding areas are primarily sod fields, tree nursery use, and row cropping, with residential and woodland areas also present. General drainage is to the northeast and east toward the waterways.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric or partially hydric soils including wetland indicator soils (Figures 3 and 4, Appendix A).

Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil Symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
FaA: Fabius loam, 1-3% slopes	Fabius	90	Flats	No
	Sebewa	10	Depressions	Yes
HmB2: Hochheim loam, 2-6% slopes, eroded	Hochheim-Eroded	80-91	Drumlins	No
	Theresa-Eroded	6-12	Till plains	No
	Lamartine	3-8	Drumlins	No
HmC2: Hochheim loam, 6-12% slopes, eroded	Hochheim-Eroded	85-92	Drumlins	No
	Hochheim	4-7	Drumlins	No
	Theresa	4-8	Drumlins	No
Hu: Houghton mucky peat, 0-2% 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
MgA: Martinton silt loam, 1-3% slopes	Martinton	90	Drainageways	No
	Pella	10	Depressions	Yes
MmA: Matherton silt loam, 1-3% slopes	Matherton	90	Drainageways	No
	Pella	5	Depressions	Yes
	Colwood	5	Depressions	Yes
Mzb: Montgomery silty clay loam	Montgomery	95	Depressions	Yes
	Martinton	5	Drainageways	No
ShA: Saylesville silt loam, 0-2% slopes	Saylesville	100	Lakebeds (relict)	No

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts one (1) wetland areas within the Study Area. One (1) forested/ emergent wet meadow wetland in the central portion of the Study Area, within a ditch-way.

Previous Wetland Delineations

A previous wetland delineation on adjacent properties to the Study Area was completed by The Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 2015 (Appendix G). This wetland delineation, which focused on and near the STH 175 right-of-way, indicated the presence of wetlands and secondary environmental corridor (SEC) along the tributary to Willow Creek traversing the central portion of the Study Area. Only a small portion of wetlands in the northwest corner of the Study Area were field delineated by SEWRPC. A wet ditch was also mapped along the southwestern edge of the Study Area. This wet ditch was no longer present during Heartland's 2021 fieldwork, assumed to be due to improvements to STH 175 prior to Heartland's fieldwork and after SEWRPC's delineation.

Aerial Photography / Off-Site Analysis

Agricultural fields within the Study Area have significant mapped hydric or potentially hydric soils and were the focus of the off-site aerial imagery analysis (Appendix F). The fields were used for sod production. From the aerial imagery, no primary wetland hydrology indicators were observed. However, in two (2) areas, the secondary wetland hydrology indicator "Saturation Visible on Aerial Imagery" (C9) was in evidence. In one (1) of these areas, "Stunted or Stressed Plants" (D1) was also noted.

A total of 29 images from 1990-2020 were selected and reviewed based on availability and quality of the imagery. Of these images, eighteen (18) were within the normal precipitation range. Signatures were noted in two (2) areas within the Study Area within landscape positions described by the NRCS to support hydric soil components and were the focus of the off-site analysis. At least one (1) of the seven (7) described wetland signatures per the July 2016 Guidance were noted in these areas. In the wet precipitation years, such wetland signatures were noted in three (3) of the six (6) years. In the four (4) dry precipitation years, wetland signatures were not noted.

Based on the off-site analysis, the two (2) areas assessed were unlikely to be wetland prior to the fieldwork. One (1) of these areas appeared to be located at the toe of a gentle slope in the southeastern portion of the Study Area. While there were no drain tile signatures noted in the off-site analysis, fieldwork confirmed the presence of drain tile systems in both areas.

3.2 Field Review

Two (2) wetlands were identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at 12 sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Figure 6 (Appendix A) and the wetlands are summarized in Table 2 and detailed in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Wet Meadow/ Shrub Carr	Contiguous to a tributary to Willow Creek	Less susceptible, 10-30 feet	1.73
W-2	Wet Meadow/ Shrub Carr	Likely Contiguous to a tributary to Willow Creek	Less susceptible, 10-30 feet	0.10
**Classification based on Heartland's professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.*				**1.82**

Wetland 1 (W-1)

Wetland 1 (W-1) is a 1.73-acre complex of wet meadow and shrub carr located in historically excavated waterways in the central, northern, eastern, and southern portions of the Study Area. The central portion of W-1 is also part of SEC identified by SEWRPC.

Dominant vegetation observed in W-1 was mostly reed canary grass (*Phalaris arundinacea*, FACW). Other dominants noted at sample points included spotted jewelweed (*Impatiens capensis*, FACW), common elderberry (*Sambucus nigra*, FACW), wild black currant (*Ribes americanum*, FACW), silver maple (*Acer saccharinum*, FACW), common buckthorn (*Rhamnus cathartica*, FAC), nannyberry (*Viburnum lentago*, FAC), riverbank grape (*Vitis riparia,* FAC), and boxelder (*Acer negundo*, FAC). Dominant vegetation was mostly hydrophytic and met the wetland vegetation parameter.

Depleted Below Dark Surface (A11), Thick Dark Surface (A12), Loamy Mucky Mineral (F1), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were noted in W-1, which is consistent with depressions of the mapped Fabius loam, Montgomery silty clay loam, Martinton silt loam, and Houghton mucky peat soil types.

The primary wetland hydrology indicators of Surface Water (A1), High Water Table (A2), Saturation (A3), Drift Deposits (B3), and Water-Stained Leaves (B9) were noted within W-1, while the secondary indicators noted were Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology parameter was met in W-1.

Wetland W-1 is contiguous with WW-1, WW-2, and WW-3 (Figure 6, Appendix A), which are tributaries of Willow Creek and the Menomonee River. These waterways are connected by culverts. The boundary of W-1 generally followed the toe of slope of an excavated waterway.

Wetland 2 (W-2)

Wetland W-2 is a 0.10-acre shrub carr/ wet meadow wetland that is positioned in a swale in the northwestern corner of the Study Area. W-2 and the surrounding wooded area are part of SEC identified by SEWRPC. The boundary of W-2 generally followed a moderately defined topographic break following historic fill materials. W-2 continued outside the Study Area to the south and appeared to be connected to a system of contiguous ponds on the adjacent property. These ponds are thought to have outlets into W-1 and WW-1.

Dominant vegetation observed in W-2 included reed canary grass, spotted jewelweed, meadow willow (*Salix petiolaris*, FACW), common buckthorn, riverbank grape, and boxelder. Therefore, the wetland vegetation parameter was met.

The Redox Dark Surface (F6) hydric soil indicator was noted in W-2 which is consistent with hydric soil depressions in the NRCS-mapped Martinton silt loam soil type. Therefore, the hydric soil parameter was met.

Primary wetland hydrology indicators noted in W-2 included High Water Table (A2) and Saturation (A3), while secondary indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted. Therefore, the wetland hydrology parameter was met.

3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g. navigable waterways, floodplains, cultural resources, and threatened or endangered species).

Wisconsin Act 183 provides exemptions to permitting requirements for certain nonfederal wetlands. Nonfederal wetlands are wetlands that are not subject to federal jurisdiction. Exemptions apply to projects in urban areas with wetland impacts up to 1-acre per parcel. An urban area is defined as an incorporated area; an area within ½ mile of an incorporated area; or an area served by a sewerage system. Exemptions for nonfederal wetlands also apply to projects in rural areas with wetland impacts up to three (3) acres per parcel. Exemptions in rural areas only apply to structures with an agricultural purpose such as buildings, roads, and driveways. The determination of federal and nonfederal wetlands MUST be made by the USACE through an Approved Jurisdictional Determination (AJD). This report may be submitted to the USACE to assist with their determination.

Wis. Adm. Code NR 151 ("NR 151") requires that a "protective area" (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, streams and rivers, or at the delineated boundary of wetlands. Per NR 151.12, the protective area width 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 recent mapping require a protective area width of 50 feet; while "highly susceptible wetlands" are associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland's professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.

4.0 Conclusion

Heartland completed an assured wetland determination and delineation within the STH 175 Parcel on May 11, 2021, at the request of Quam Engineering, LLC. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E). The Study Area lies in Section 30, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A).

Two (2) wetland areas were delineated and mapped within the 50.67-acre Study Area (Figure 6, Appendix A). The wetlands, which may be classified as shrub carr and wet meadow, total approximately 1.82 acres within the Study Area. Waterways within the Study Area are historically excavated for agricultural purposes, are connected to each other via culverts, and are tributary to Willow Creek and the Menomonee River.

Wetlands and waterways discussed in this report may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and the local zoning authority. Heartland recommends this report be submitted to the USACE and WDNR for final jurisdictional review and concurrence. Review by local authorities may be necessary for determination of any applicable zoning and setback restrictions.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area or within or adjacent to wetlands or waterways. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland delineation.

Experienced and qualified professionals completed the wetland determination and delineation using standard practices and professional judgment. Wetland boundaries may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands and their boundaries are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination and boundary reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland delineation was completed and the time of the review. Factors that may influence the findings may include but not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.

5.0 References

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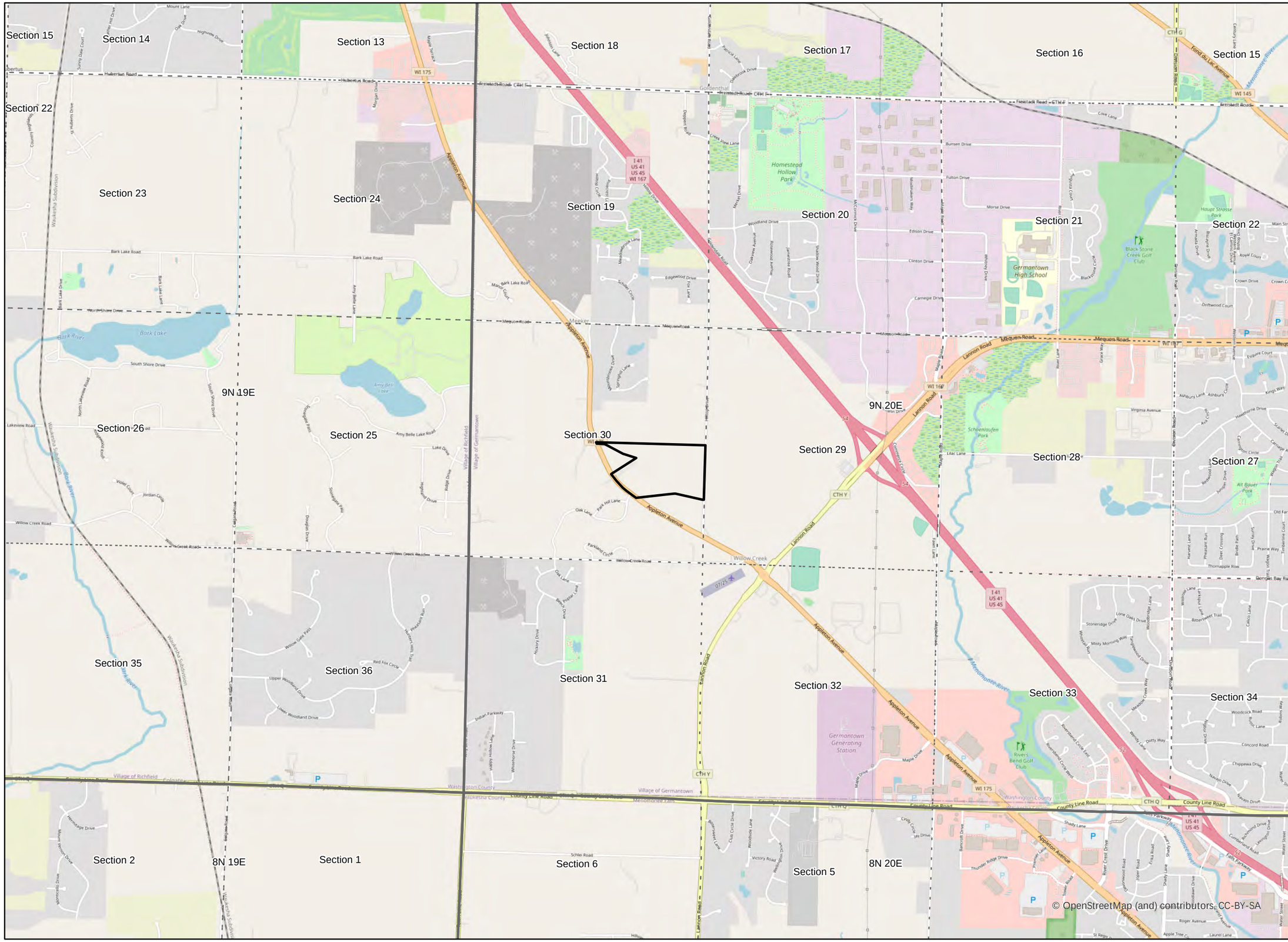
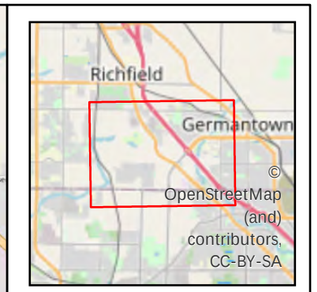
Appendix A | Figures





Study Area (50.67 ac)

Township

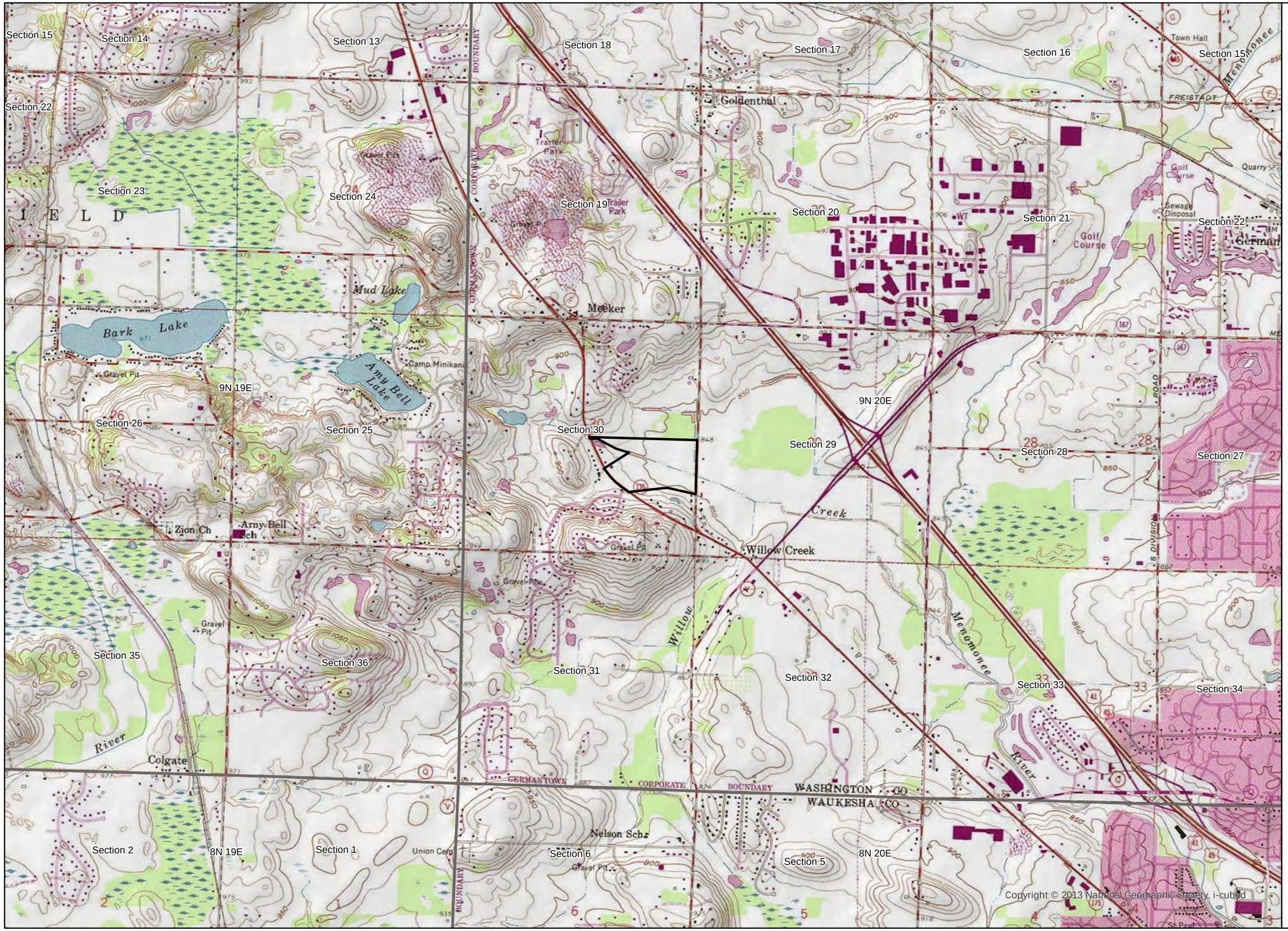
Section

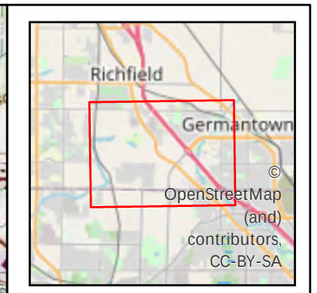
Heartland ECOLOGICAL GROUP INC

Figure 1. Project Location

STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

OpenStreetMap
ESRI





Study Area (50.67 ac)

Township

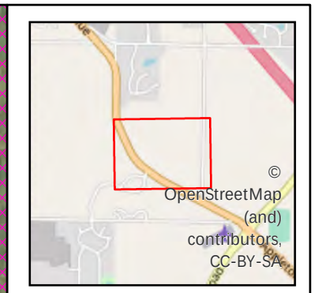
Section

Heartland
ECOLOGICAL GROUP INC

Figure 2. USGS Topography

STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

USGSTopo
USGS



Study Area (50.67 ac)

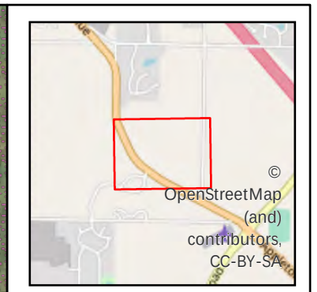
NRCS Soil Survey Data

- Predominantly Hydric (85-100%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)

Heartland
ECOLOGICAL GROUP INC

Figure 3. NRCS
Hydric Soils
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

2020 NAIP
NRCS



Study Area (50.67 ac)

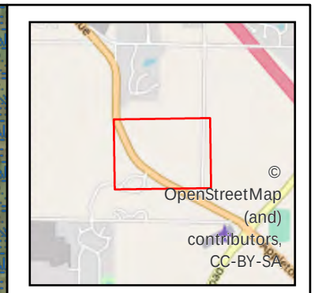
Maximum Extent Wetland Indicators

Heartland
ECOLOGICAL GROUP INC

Figure 4. SWDV
Wetland Indicators

STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

2020 NAIP
WDNR

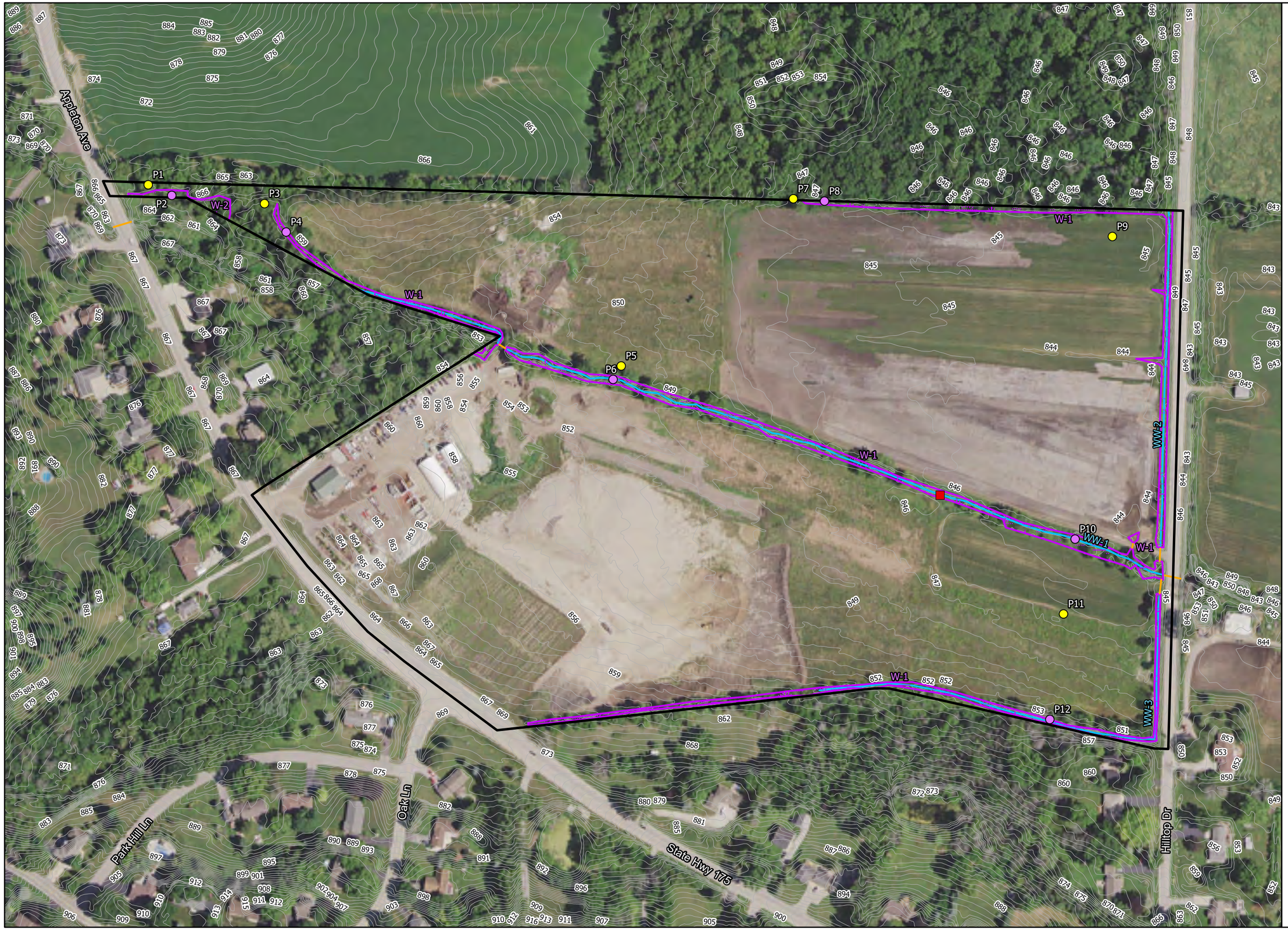


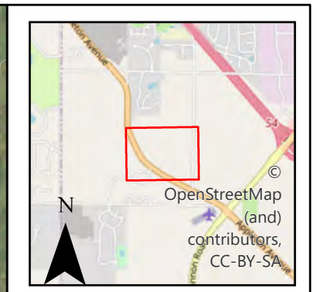
Study Area (50.67 ac)
WWI Wetlands
NHD Waterway
NHD Waterbody

Heartland
ECOLOGICAL GROUP INC

Figure 5. Wisconsin Wetland Inventory
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

2020 NAIP
WDNR, USGS





Study Area (50.67 ac)
Field Delineated Wetland (1.82 ac)
Culvert
Washington Co 1' Contours
Waterway
Tile Outlet Found

Sample Points

Upland
Wetland

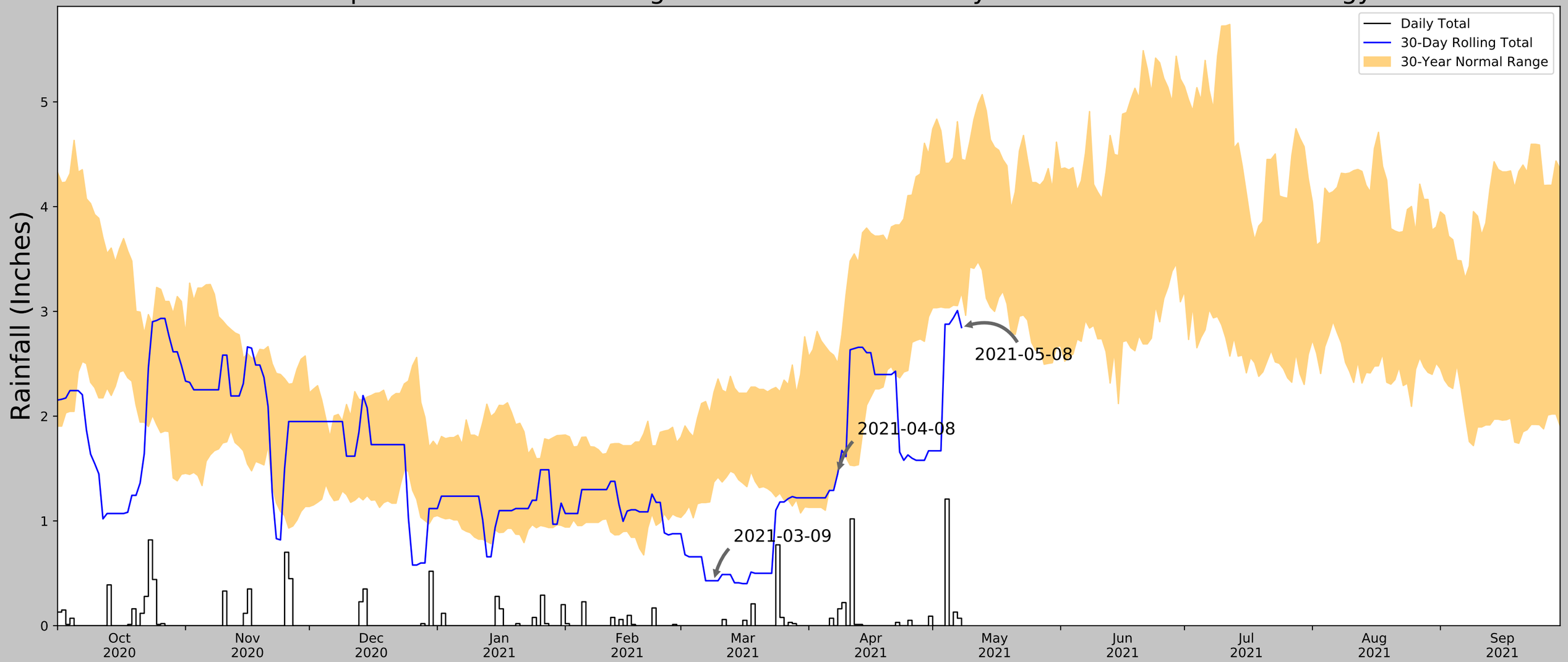
Heartland
ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

2020 NAIP
Washington Co, HEG

Appendix B | WETS Analysis

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	43.212709, -88.165060
Observation Date	2021-05-08
Elevation (ft)	847.42
Drought Index (PDSI)	Incipient wetness (2021-04)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-05-08	3.178347	4.451969	2.846457	Dry	1	3	3
2021-04-08	1.454331	2.505512	1.452756	Dry	1	2	2
2021-03-09	1.37126	2.227559	0.429134	Dry	1	1	1
Result							Drier than Normal - 6

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
GERMANTOWN	43.2389, -88.1222	850.066	2.816	2.646	1.275	11307	83
GERMANTOWN 0.6 S	43.2268, -88.1214	855.971	0.837	5.905	0.382	0	7
GERMANTOWN 1.3 NE	43.2313, -88.1023	887.139	1.131	37.073	0.551	2	0
MENOMONEE FALLS 3.2 NNW	43.1882, -88.1555	881.89	3.884	31.824	1.871	2	0
CEDARBURG 3.7 WSW	43.2788, -88.0566	878.937	4.301	28.871	2.06	2	0
JACKSON 0.5 SSE	43.3144, -88.1617	895.997	5.582	45.931	2.768	3	0
RICHFIELD 3 SSW	43.2111, -88.2092	983.924	4.783	133.858	2.793	4	0
WEST BEND	43.3681, -88.0858	939.961	9.113	89.895	4.92	27	0
W BEND FIRE STN #2	43.4319, -88.1603	895.013	13.472	44.947	6.668	4	0
MT MARY COLLEGE	43.0722, -88.0294	714.895	12.431	135.171	7.274	2	0

Appendix C | Wetland Determination Data Sheets

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P1

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2142029 Long: -88.1711933 Datum: WGS 84

Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

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

Remarks:

No wetland hydrology indicators observed, no saturation.

VEGETATION – Use scientific names of plants.

Sampling Point: P1

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	25	✔	FAC
2. Rhamnus cathartica	15	✔	FAC
3.			
4.			
5.			
6.			
7.			
	40% = Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Acer negundo	10	✔	FAC
2. Lonicera X bella	10	✔	FACU
3. Rhamnus cathartica	10	✔	FAC
4.			
5.			
6.			
7.			
	30% = Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1. Hesperis matronalis	25	✔	FACU
2. Alliaria petiolata	15	✔	FACU
3. Arctium minus	10		FACU
4. Circaea canadensis	10		FACU
5. Bromus inermis	7		UPL
6. Galium aparine	5		FACU
7. Heracleum maximum	5		FACW
8.			
9.			
10.			
11.			
12.			
	77% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis riparia	5	✔	FAC
2.			
3.			
4.			
	5% = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 63 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	65	x 3 =	195
FACU species	75	x 4 =	300
UPL species	7	x 5 =	35
Column Totals:	152 (A)		540 (B)

Prevalence Index = B/A = 3.6

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 9	10YR 3/2	100					Silt Loam	With 5% gravel
9 - 17	10YR 3/1	100					Silt Loam	W/20% gravel
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**)
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 17

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P2

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2141113 Long: -88.1709808 Datum: WGS 84

Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes ✔	No _____	Depth (inches): 12
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 9

Wetland Hydrology Present? **Yes** ✔ **No** _____

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

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: P2

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	10	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10% = Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Salix petiolaris	20	✔	FACW
2. Rhamnus cathartica	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
	25% = Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	30	✔	FACW
2. Impatiens capensis	15	✔	FACW
3. Caltha palustris	10		OBL
4. Hesperis matronalis	3		FACU
5. Ribes americanum	3		FACW
6. Solidago gigantea	3		FACW
7. Equisetum arvense	2		FAC
8. Heracleum maximum	2		FACW
9.			
10.			
11.			
12.			
	68% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis riparia	5	✔	FAC
2.			
3.			
4.			
	5% = Total Cover		

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 species	10	x 1 =	10
FACW species	73	x 2 =	146
FAC species	22	x 3 =	66
FACU species	3	x 4 =	12
UPL species	0	x 5 =	0
Column Totals:	108 (A)		234 (B)

Prevalence Index = B/A = 2.2

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 5	10YR 3/1	98	10YR 3/3	2	C	M	Silt Loam	
5 - 13	10YR 3/1	90	10YR 4/3	10	C	M	Silt Loam	
13 - 24	10YR 4/2	85	10YR 4/6	15	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 17

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P3

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 2-3

Subregion (LRR or MLRA): _____ Lat: 43.2140808 Long: -88.1701797 Datum: WGS 84

Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

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

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

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

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

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

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

Remarks:

No wetland hydrology indicators observed, no saturation.

VEGETATION – Use scientific names of plants.

Sampling Point: P3

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	50	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	50% = Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	50	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	50% = Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1. Alliaria petiolata	50	✔	FACU
2. Glechoma hederacea	20	✔	FACU
3. Circaea canadensis	5		FACU
4. Heracleum maximum	5		FACW
5. Hesperis matronalis	5		FACU
6. Arctium minus	3		FACU
7. Galium aparine	3		FACU
8. Geum canadense	2		FAC
9.			
10.			
11.			
12.			
	93% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
	= Total Cover		

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	102	x 3 =	306
FACU species	86	x 4 =	344
UPL species	0	x 5 =	0
Column Totals:	193 (A)		660 (B)

Prevalence Index = B/A = 3.4

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 13	7.5YR 3/2	100					Silt Loam	
13 - 24	10YR 4/2	93	10YR 4/4	7	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**)
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P4

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2139282 Long: -88.1700337 Datum: WGS 84

Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ✔ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ✔ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ✔	No _____	Depth (inches): 1
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? **Yes** ✔ **No** _____

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

Remarks:

Historically excavated swale approx 6ft in width

VEGETATION – Use scientific names of plants.

Sampling Point: P4

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Rhamnus cathartica	10	✔	FAC
2. Acer negundo	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
	15% = Total Cover		

Herb Stratum (Plot size: 5 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Impatiens capensis	15	✔	FACW
2. Ribes americanum	7	✔	FACW
3. Viburnum opulus	5		FACW
4. Galium aparine	3		FACU
5. Alliaria petiolata	2		FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	32% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Vitis riparia	5	✔	FAC
2.			
3.			
4.			
	5% = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = 0
FACW species	27	x 2 = 54
FAC species	20	x 3 = 60
FACU species	5	x 4 = 20
UPL species	0	x 5 = 0
Column Totals:	52 (A)	134 (B)

Prevalence Index = B/A = 2.6

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 9	10YR 2/1	100					Silt Loam	
9 - 18	10YR 4/2	95	10YR 4/4	5	C	M	Silt Loam	
18 - 24	10YR 4/1	90	10YR 4/4	10	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 17

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P5

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2131042 Long: -88.1671285 Datum: WGS 84

Soil Map Unit Name: Fabius L (FaA) NWI classification: None depicted

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

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

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

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

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9)
___ Aquatic Fauna (B13)
___ Marl Deposits (B15)
___ 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)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Surface Soil Cracks (B6)
___ Drainage Patterns (B10)
___ Moss Trim Lines (B16)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Vis ble on Aerial Imagery (C9)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ Microtopographic Relief (D4)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

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

Remarks:

No wetland hydrology indicators observed, no saturation.

VEGETATION – Use scientific names of plants.

Sampling Point: P5

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer platanoides	15	✔	UPL
2. Acer negundo	7	✔	FAC
3.			
4.			
5.			
6.			
7.			
	22%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		= Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Poa pratensis	60	✔	FACU
2. Glechoma hederacea	30	✔	FACU
3. Taraxacum officinale	10		FACU
4. Daucus carota	7		UPL
5. Trifolium pratense	5		FACU
6. Cirsium arvense	3		FACU
7. Geum canadense	2		FAC
8. Solidago canadensis	2		FACU
9.			
10.			
11.			
12.			
	119%	= Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		= Total Cover	

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 25 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	9	x 3 =	27
FACU species	110	x 4 =	440
UPL species	22	x 5 =	110
Column Totals:	141 (A)		577 (B)

Prevalence Index = B/A = 4.1

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 9	10YR 3/2	100					Silt Loam	
9 - 12	10YR 3/2	97	10YR 3/4	3	C	M	Silt Loam	
12 - 24	10YR 3/2	40	10YR 4/4	7			Silty Clay Loam	Mixed matrix
12 - 24	10YR 4/6	30					Silty Clay Loam	Mixed matrix
12 - 24	2.5Y 4/2	20	10YR 4/4	3	C	M	Silty Clay Loam	Mixed matrix
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**)
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P6

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2130127 Long: -88.1672002 Datum: WGS 84

Soil Map Unit Name: Fabius L (FaA) NWI classification: T3/E1K

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ✔ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ✔ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ✔ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ✔	No _____	Depth (inches): 4
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? **Yes** ✔ **No** _____

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

Remarks:

Historically excavated swale approx 12-15ft in width. 85% of width is waterway channel, 15% fringe is wetland.

VEGETATION – Use scientific names of plants.

Sampling Point: P6

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	20	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	20% = Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	5	✔	FAC
2. Acer negundo	3	✔	FAC
3.			
4.			
5.			
6.			
7.			
	8% = Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1. Impatiens capensis	10	✔	FACW
2. Hydrophyllum virginianum	3		FAC
3. Rhamnus cathartica	3		FAC
4. Ribes americanum	3		FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	19% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis riparia	7	✔	FAC
2.			
3.			
4.			
	7% = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = 0
FACW species	13	x 2 = 26
FAC species	41	x 3 = 123
FACU species	0	x 4 = 0
UPL species	0	x 5 = 0
Column Totals:	54 (A)	149 (B)

Prevalence Index = B/A = 2.8

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 5	10YR 2/1	100					Silt Loam	
5 - 12	10YR 4/2	95	10YR 4/4	5	C	M	Silt Loam	
12 - 24	10YR 4/1	93	10YR 4/3	7	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ✔ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 17

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P7

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2141724 Long: -88.1657037 Datum: WGS 84

Soil Map Unit Name: Montgomery SiCL (MzB) NWI classification: T3K

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range. Drain tiles present in adjacent sod field. Artificially lowered water table.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes ✔	No _____	Depth (inches): 19
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 15

Wetland Hydrology Present? **Yes** _____ **No** ✔

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

Remarks:

No wetland hydrology indicators observed.

VEGETATION – Use scientific names of plants.

Sampling Point: P7

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharinum	40	✔	FACW
2. Ulmus americana	10		FACW
3. Acer negundo	7		FAC
4.			
5.			
6.			
7.			
	57%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	60	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	60%	= Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Circaea canadensis	10	✔	FACU
2. Impatiens capensis	5	✔	FACW
3. Arisaema triphyllum	3		FAC
4. Geum canadense	2		FAC
5. Hesperis matronalis	2		FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	22%	= Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis riparia	5	✔	FAC
2.			
3.			
4.			
	5%	= 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: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	55	x 2 =	110
FAC species	77	x 3 =	231
FACU species	12	x 4 =	48
UPL species	0	x 5 =	0
Column Totals:	144 (A)		389 (B)

Prevalence Index = B/A = 2.7

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 10	10YR 2/1	100					Silt Loam	
10 - 14	10YR 3/1	95	10YR 3/3	5	C	M	Mucky Loam/Clay	
14 - 24	10YR 3/1	90	10YR 3/3	10	C	M	Mucky Peat	
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ✔ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P8

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2141418 Long: -88.1654257 Datum: WGS 84

Soil Map Unit Name: Montgomery SiCL (Mzb) NWI classification: T3K adjacent

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ✔ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? **Yes** ✔ **No** _____

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

Remarks:

Historically excavated swale approx 10ft in width. 100% of width is wetland.

VEGETATION – Use scientific names of plants.

Sampling Point: P8

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharinum	20	✔	FACW
2. Acer negundo	7	✔	FAC
3.			
4.			
5.			
6.			
7.			
	27% = Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	30	✔	FAC
2. Acer negundo	3		FAC
3.			
4.			
5.			
6.			
7.			
	33% = Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1. Impatiens capensis	15	✔	FACW
2. Rhamnus cathartica	5		FAC
3. Symplocarpus foetidus	5		OBL
4. Solidago gigantea	3		FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	28% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis riparia	3		FAC
2.			
3.			
4.			
	3% = 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 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	5	x 1 = 5
FACW species	38	x 2 = 76
FAC species	48	x 3 = 144
FACU species	0	x 4 = 0
UPL species	0	x 5 = 0
Column Totals:	91 (A)	225 (B)

Prevalence Index = B/A = 2.5

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 4	10YR 2/1	100					Mucky Loam/Clay	
4 - 13	10YR 2/1	95	10YR 3/3	5	C	M	Mucky Loam/Clay	
13 - 24	10YR 5/2	80	10YR 5/6	20	C	M	Loamy Sand	
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ✔ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ✔ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 17

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P9

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 0-1

Subregion (LRR or MLRA): A Lat: 43.2140198 Long: -88.1626951 Datum: WGS 84

Soil Map Unit Name: Houghton Mucky peat (Hu) NWI classification: None depicted

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

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

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

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

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range. Sod field, no weeds present. Water table drained down by tiles-ditches. Not NC.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ✔ Saturation Vis ble on Aerial Imagery (C9)
- ✔ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** ✔ **No** _____

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

OSA Completed, C9 and D1 are derived only from the OSA

Remarks:

No field wetland hydrology indicators observed, no saturation. Drain tile system present, therefore D2 not present.

VEGETATION – Use scientific names of plants.

Sampling Point: P9

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

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	0% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 0 (B)

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

Prevalence Index worksheet:

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

Prevalence Index = B/A = NaN

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (Include photo numbers here or on a separate sheet.)

No weeds present. This is a sod field where sod has been removed, not NC.

SOIL

Sampling Point: P9

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 13	10YR 2/1	100					Muck	
13 - 24	10YR 2/1	70					Mucky Peat	Mixed matrix mucky peaty materials
13 - 24	5YR 3/3	30					Mucky Peat	Mixed matrix mucky peaty materials
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ✔ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P10

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2116089 Long: -88.1633305 Datum: WGS 84

Soil Map Unit Name: Houghton mucky peat (Hu) NWI classification: T3/E1K

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ✔ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes ✔	No _____	Depth (inches): 12
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 9

Wetland Hydrology Present? **Yes** ✔ **No** _____

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

Remarks:

Historically excavated swale approx 20ft in width. 60% of width is wetland, the rest is the waterway channel.

VEGETATION – Use scientific names of plants.

Sampling Point: P10

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	7	✔	FAC
2. Rhamnus cathartica	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
	12%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Ribes americanum	10	✔	FACW
2. Sambucus nigra	7	✔	FACW
3. Lonicera X bella	5		FACU
4. Rubus idaeus	5		FACU
5. Cornus alba	3		FACW
6. Rhamnus cathartica	3		FAC
7.			
	33%	= Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	70	✔	FACW
2. Ribes americanum	10		FACW
3. Thalictrum dasycarpum	5		FACW
4. Pastinaca sativa	3		UPL
5. Impatiens capensis	2		FACW
6. Urtica dioica	2		FAC
7.			
8.			
9.			
10.			
11.			
12.			
	92%	= Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	107	x 2 =	214
FAC species	17	x 3 =	51
FACU species	10	x 4 =	40
UPL species	3	x 5 =	15
Column Totals:	137 (A)		320 (B)

Prevalence Index = B/A = 2.3

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 7	10YR 4/2	100					Silt Loam	
7 - 17	10YR 4/2	95	10YR 3/4	5	C	M	Silt Loam	
17 - 24	10YR 4/2	90	10YR 4/4	10	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ✔ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ✔ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 17

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P11

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2

Subregion (LRR or MLRA): A Lat: 43.2116089 Long: -88.1633306 Datum: WGS 84

Soil Map Unit Name: Matherton SiL (MmA) NWI classification: None depicted

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

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

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

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

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range. Immediately adjacent to sod field at same elevation, old field weeds present.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ✔ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

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

OSA completed for this part of sod field. Signatures inconsistent.

Remarks:

No field wetland hydrology indicators observed, no saturation. C9 derived from the OSA. Tiles present, so D2 is not present.

VEGETATION – Use scientific names of plants.

Sampling Point: P11

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1. Poa pratensis	60	✔	FACU
2. Solidago canadensis	20	✔	FACU
3. Glechoma hederacea	5		FACU
4. Taraxacum officinale	5		FACU
5. Geum aleppicum	3		FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	93% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
	= Total Cover		

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 species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	3	x 3 =	9
FACU species	90	x 4 =	360
UPL species	0	x 5 =	0
Column Totals:	93 (A)		369 (B)

Prevalence Index = B/A = 3.97

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (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 Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 14	10YR 3/1	100					Silt Loam	
14 - 24	10YR 2/1	100					Silt Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**)
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11

Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P12

Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E

Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): _____ Lat: 43.2109375 Long: -88.1634388 Datum: WGS 84

Soil Map Unit Name: Hochheim L (HmC2) NWI classification: None depicted

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

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

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

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

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ✔ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ 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)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ✔	No _____	Depth (inches): 2
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? **Yes** ✔ **No** _____

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

Remarks:

Historically excavated swale approx 6ft in width. 50% of width is waterway channel, 50% fringe is wetland.

VEGETATION – Use scientific names of plants.

Sampling Point: P12

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	20	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	20% = Total Cover		

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	15	✔	FAC
2. Viburnum lentago	7	✔	FAC
3. Acer negundo	5		FAC
4.			
5.			
6.			
7.			
	27% = Total Cover		

Herb Stratum (Plot size: 5 ft r)			
1. Impatiens capensis	10	✔	FACW
2. Ribes americanum	10	✔	FACW
3. Geum canadense	3		FAC
4. Solidago gigantea	3		FACW
5. Rosa multiflora	2		FACU
6. Symphyotrichum lanceolatum	2		FACW
7. Rhamnus cathartica	1		FAC
8.			
9.			
10.			
11.			
12.			
	31% = Total Cover		

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis riparia	10	✔	FAC
2.			
3.			
4.			
	10% = Total Cover		

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 species	0	x 1 =	0
FACW species	25	x 2 =	50
FAC species	61	x 3 =	183
FACU species	2	x 4 =	8
UPL species	0	x 5 =	0
Column Totals:	88 (A)		241 (B)

Prevalence Index = B/A = 2.7

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Vegetation Strata:

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

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) 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: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: P12

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 4	2.5Y 3/1	100					Silt Loam	
4 - 9	2.5Y 4/1	95	10YR 4/4	5	C	M	Silt Loam	
9 - 19	5Y 4/1	93	5Y 4/3	7	C	M	Sandy Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								

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

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ✔ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 19

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

Appendix D | Site Photographs

Photo #1 Photo of east ditch (WW-2)

Photo #2 Photo of central ditch (W-1 / WW-1)

Photo #3 Photo of W-1 along north edge of Study Area

Photo #4 Photo of W-1 along north edge of Study Area

Photo #5 Photo of southeast ditch (WW-3)

Photo #6 Photo of southeast ditch (WW-3)

Photo #7 Photo of south ditch (WW-3)

Photo #8 Photo of central ditch (WW-1)

Photo #9 Photo of central ditch (WW-1)

Photo #10 Photo of drain tile outlet located in the central ditch (WW-1)

Photo #11 Photo of western portion of central ditch (WW-1) from culvert crossing

Photo #12 Photo of western portion of central ditch (WW-1) from culvert crossing

Photo #13 Sample point P1

Photo #14 Sample point P1

Photo #15 Sample point P1

Photo #16 Sample point P1

Photo #17 Sample point P2

Photo #18 Sample point P2

Photo #19 Sample point P2

Photo #20 Sample point P2

Photo #21 Sample point P3

Photo #22 Sample point P3

Photo #23 Sample point P3

Photo #24 Sample point P3

Photo #25 Sample point P4

Photo #26 Sample point P4

Photo #27 Sample point P4

Photo #28 Sample point P4

Photo #29 Sample point P5

Photo #30 Sample point P5

Photo #31 Sample point P5

Photo #32 Sample point P5

Photo #33 Sample point P6

Photo #34 Sample point P6

Photo #35 Sample point P6

Photo #36 Sample point P6

Photo #37 Sample point P7

Photo #38 Sample point P7

Photo #39 Sample point P7

Photo #40 Sample point P7

Photo #41 Sample point P8

Photo #42 Sample point P8

Photo #43 Sample point P8

Photo #44 Sample point P8

Photo #45 Sample point P9

Photo #46 Sample point P9

Photo #47 Sample point P9

Photo #48 Sample point P9

Photo #49 Sample point P10

Photo #50 Sample point P10

Photo #51 Sample point P10

Photo #52 Sample point P10

Photo #53 Sample point P11

Photo #54 Sample point P11

Photo #55 Sample point P11

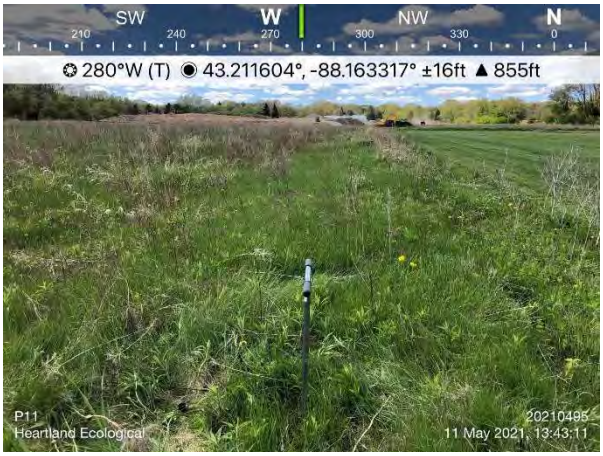


Photo #56 Sample point P11

Photo #57 Sample point P12

Photo #58 Sample point P12

Photo #59 Sample point P12

Photo #60 Sample point P12

Appendix E | Delineator Qualifications

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W Clairemont Avenue
Eau Claire, WI 54701

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

March 22, 2021

Eric Parker
Heartland Ecological Group, Inc.
4821 Elm Island Circle
Waterford, WI 53185

Subject: 2021 Assured Wetland Delineator Confirmation

Mr. Parker,

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2021 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: http://dnr.wi.gov/topic/wetlands/assurance.html.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management

Eric C. Parker, SPWS

Principal Scientist
506 Springdale Street
Mount Horeb, WI 53572
eric@heartlandecological.com
(414) 380-0269

Mr. Parker is a Senior Professional Wetland Scientist and Professionally Assured Wetland Delineator in Wisconsin with 33 years of experience assisting public and private clientele. He has completed wetland projects in other states including IL, IN, OH, MI, ND, MO, PA, TX, MD, VA, and NC. His work has supported thousands of institutional, commercial, utility, residential, industrial & transportation projects. Mr. Parker's natural resource specialties include botanical surveys, wetland science, restoration and mitigation, and environmental corridor mapping. He has a widespread understanding of the scientific, technical, and regulatory aspects of natural resources projects. His interests also include floristic quality assessment (FQA) and wetness categorization of plant species.

Mr. Parker's experience includes the following: Botanical / Biological Surveys and Natural Resource Inventories; Rare Species Surveys, Conservation Plans and Monitoring; Wetland Determination, Delineation and Functional Assessment; Wetland Exemptions; Environmental Corridor Determinations/Mapping; Wetland Restoration, Mitigation, Banking and Monitoring; Habitat Restoration, Wildlife Surveys, SCAT surveys, Environmental Assessments; Local, state, federal permit applications; Expert Witness testimony; and Regulatory permit compliance.

Education

BS, Watershed Management, Soils Minor
University of WI - Stevens Point, 1983

Wetland Ecosystems (including delineation & assessment), USEPA Graduate School Washington DC, 1988

Field Oriented Wetland Delineation Course (1987 Corps Manual) Wetlands Training Institute (WTI) St. Paul, MN, 1994

Basic Wetland Delineation Training Wisconsin Dept. of Administration Waukesha, WI, 1997

Vegetation Description, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Advanced Wetland Delineation, U. of WI - La Crosse, Bayfield County, WI, 2001

Critical Methods in Wetland Delineation, University of WI - La Crosse Continuing Education and Extension, Madison, WI, 2006, 2008, 2010, 2014, 2016-2020

Mosses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Sedges ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 2002, 2006, 2010

Grasses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Registrations

Senior Professional Wetland Scientist #838, (SPWS), Society of Wetland Scientists Professional Certification Program, 1995-current

Certified Wetland Scientist #C-058, (CWS), Stormwater Management Commission Lake County, IL, 2002-current

Qualified Wetland Review Specialist #W-057, (QWRS), Kane County, IL, 2006-current

Project Experience

Wetland Delineation & Regulatory Support

2020 Wetland Delineations, Exemption Submittals, and Permitting (90 sites)
Courtney Street Storage Buildings, Racine Co., WI (Feb); 86th Ave & STH 165 Parcel, Kenosha Co., WI (Feb-Apr); Harris Gravel Pit, Dane Co., WI (Mar-Apr); Alliant Birnamwood Substation, Shawano Co., WI (Apr); Rolling Meadows Drive Parcel, Fond du Lac Co., WI (Apr); Lieds Nursery Site, Waukesha Co., WI (Apr); Plas-Tech Engineering Site, Walworth Co., WI (Apr); Fink Parcel, Racine Co., WI (Apr); Lot 1 Proposed CSM 3258, Racine Co., WI (Apr); Harris Gravel Pit, Dane Co., WI (May); Schumacher Rd Reconstruction, Dane Co., WI (Apr); Whitetail Ridge Ph2, Kenosha Co., WI (Apr), Kelly Pit Addition, Dane Co., WI (Apr); Myrtle Way Road Improvements, Rock Co., WI (Apr); Pewaukee Industrial Park South, Waukesha Co., WI (May); Mueller Property, Fond du Lac Co., WI (Apr); 3901 Kipp Street Site, Dane Co., WI (Apr); Witte Parcels, Dane Co., WI (Apr); Sandalwood Lots 7-8, Oconto Co., WI (Apr); Yellowstone Outdoor Resort, Lafayette Co., WI (Apr); S&L Underground Expansion, Columbia Co., WI (May); 200 Baraboo Street, Sauk Co., WI (May); Jefferson Pit, Jefferson Co., WI (May); Rock Point Village, Waukesha Co., WI (May); Blanchardville Coop Oil & NGSD Parcels, Green Co., WI (May); Logtown Development, Sauk Co., WI (Jun); Maple Ave Property, Waukesha Co., WI (May); Wanasek Property, Racine Co., WI (May); Meier Farms, Dane Co., WI (Jun); 76th & Ryan Site, Sauk Co., WI (May); Milton Townline Road Site, Rock County, WI (May); Somers Multi-family Site, Kenosha Co., WI (May); Cazenovia WWTP Expansion, Waukesha Co., WI (Jun); Waukegan Property, Lake Co., IL (Jun); Ozaukee Christian School, Washington Co., WI (Jun); Kohler Distribution Center, Sheboygan Co., WI (Jun); Veterans Memorial Park West Site, Kenosha County, WI (Jun); Veterans Memorial Park East Site, Kenosha County, WI (Oct); Bristol Commons Site, Kenosha Co., WI (Jun); Barels Property, Racine Co., WI (Jun); Rogich Property, Milwaukee Co., WI (Jun); CTH MM Intersection Reconstruction, Dane Co., WI (Jul); Rose Property, Racine Co., WI (Jun); Baldev Court Property, Ozaukee Co., WI (Jul); Paul-Meghan Dominie Property, Dane Co., WI (Jul); Union Court Site, Kenosha Co., WI (Jul); Webcrafters Parcels, Dane Co., WI (Jul); Site Security Upgrades Site, Waukesha Co., WI (Jul); Scuppernong Creek Site, Waukesha Co., WI (Jul); W9030 Oak Ridge Road Property, Jackson Co., WI (Jul); Cherokee Golf Course, Dane Co., WI (Aug); W3948 South Shore Drive, Walworth Co., WI (Aug); Caledonia Multifamily Site, Racine Co., WI (Aug), Mittelstaedt Property, Sauk Co., WI (Aug); 1525 Bryce Drive Parcel, Winnebago Co., WI (Sep); Platten Property, Outagamie Co., WI (Sep); St. Mary's Springs Site, Fond du Lac Co., WI (Sep); Fairway Village Site, Ozaukee Co., WI (Sep); Quarry Park Site, Waukesha Co., WI (Sep); CTH F-Concord Site, Jefferson Co., WI (Sep); HJ Williams Farm, Adams Co., WI (Oct); STH 16-Lisbon Rd Parcel, Waukesha Co., WI (Sep); Golden Lake Road Property, Waukesha Co., WI (Sep); 4522 CTH P Parcel, Washington Co., WI (Sep); Darby Farms, Kenosha Co., WI (Sep); 227 Sussex Street, Waukesha Co., WI (Sep); Lexus of Brookfield Site, Milwaukee Co., WI (Sep); Wesner Greenfield Ave Parcels, Waukesha Co., WI (Sep); Oriole Lane Parcels, Ozaukee Co., WI (Oct); Wayside Parkview Estates, Brown Co., WI (Sep); Wind Point Parcel, Racine Co., WI (Oct); Geneva National Lot 18-23, Walworth Co., WI (Oct); Badger Farm, Racine Co., WI (Oct); Dorset Corners Substation, Monroe Co., WI (Sep); Covered Bridge Rd Site, Ozaukee Co., WI (Oct); Trek Distribution Center, Jefferson Co., WI (Oct); Craftsman Drive Parcel, Waukesha Co., WI (Oct); Village Green Subdivision, Ozaukee Co., WI (Oct); Ansay Farm, Ozaukee Co., WI (Oct); Zenner Farm Property, Racine Co., WI (Oct); West Snell Rd Site, Winnebago Co., WI (Oct); Kenosha County Bridges, Kenosha Co., WI (Oct); Confidential Site Janesville, Rock Co., WI (Oct); Janesville Airport Site, Rock Co., WI (Oct); 10920 West Liberty Drive, Milwaukee Co., WI (Oct); V of River Hills 53-Acre Site, Milwaukee Co., WI (Oct); Hwy 14 & Lacy Rd Site, Dane Co., WI (Oct); Wilderness Way Parcel, Waukesha County, WI (Oct); Hummingbird Lane Parcel, Sheboygan Co., WI (Oct); Plainview Rd Site, Waukesha Co., WI (Nov); Delimat Property, Kenosha Co., WI (Nov); 11900 N Port Washington Rd Parcel, Ozaukee Co., WI (Nov); Canopy Hills Artificial Wetland, Racine Co., WI (Dec); Strauss Brands Facility, Milwaukee County, WI (Dec).

2019 Wetland Delineations, Exemption Submittals, and Permitting (39 sites)
North Hills Subdivision, Waukesha Co., WI (Jan); Prairie Walk Subdivision, Waukesha Co., WI (Apr); Loomis Parcel Determination, WI (Mar-Apr); Lamminem Parcel, Kenosha Co., WI (Apr); Lot 103 Burlington, Racine Co., WI (Apr); 7220 Ryan Rd Parcel, Milwaukee Co., WI (Apr); 1-Acre Franklin Parcel, Milwaukee Co., WI (June); 256th Ave Site, Kenosha Co., WI (May); 915 Main St Mukwonago, Waukesha Co., WI (May); Muskego Lakes CC, Muskego, Waukesha Co., WI (June), Bonniwell Road Parcel, Ozaukee Co., WI (July); 333 Portland Rd Site, City of Waterloo, Jefferson Co., WI (May); Thompson Lane Parcel, Village of Chenequa, Waukesha Co., WI (May); Schmitz Redi-Mix Site, Village of Mt. Pleasant, Racine Co., WI (June); New Berlin Redi-Mix Site, City of New Berlin, Waukesha Co., WI (May); Elm Grove Road Basin, City of New Berlin, Waukesha Co., WI (May); Lathrop-Meacham Parcels Mitigation Site, Village of Mt. Pleasant, Racine Co., WI (May-July); Lot

18-31 Geneva National Site, Town of Geneva, Walworth Co., WI (July); Bohner's Lake Parcel, Town of Burlington, Racine Co., WI (Sept); 6970 South 6th St., City of Oak Creek, Milwaukee Co., WI (Aug); Weatherstone Meadows site, City of New Berlin, Waukesha Co., WI (Aug); Parkview Apartments site, Village of Somers, Kenosha Co., WI (Aug); Volkswagen Expansion site, Village of Pleasant Prairie, Kenosha Co., WI (Aug); Pewaukee-Brookfield Trail, Waukesha Co., WI (Aug-Sept); Parcel 1268-993, City of New Berlin, Waukesha Co., WI (Aug); Germantown Industrial Business Park, Washington Co., WI (Oct); Haasch- Finger site, City of Brookfield, Waukesha Co., WI (Oct); Kennedy Property, Village of Waunakee, Dane Co., WI (Oct); Jefferson County Interurban Trail, Towns of Watertown and Ixonia, Jefferson Co., WI (Oct); Mukwonago Residential Parcel, Village of Mukwonago, Waukesha Co., WI (Oct); Pine Ridge Estates, City of Oconomowoc, Waukesha Co., WI (Oct); Silver Lake Parcels, Village of Salem Lakes, Kenosha Co., WI (Oct); New Berlin Trail Phase II, City of Waukesha, Waukesha Co., WI (Oct); 1910 W Puetz Road site, City of Oak Creek, Milwaukee County, WI (Oct); Project Redline, Village of Menomonee Falls, WI (Oct); CSM 3232 Oulot 1, Village of Mt. Pleasant, Racine Co., WI (Oct); Plant Community Mapping and Assessment, City of Oak Creek, Milwaukee Co., WI (Nov); Faber Property, Village of Williams Bay, Walworth Co., WI (Nov); Campus Drive Property, Village of Hartland, Waukesha Co., WI (Dec).

Example 2018 Wetland Delineations in WI and IL (50 sites)

Homestead Acres, Racine Co., WI (Apr); Greenmeadows, Racine Co., WI (Apr), Wind Point School, Racine Co., WI (Apr); Vintage Parc East, Kenosha Co., WI (Apr); Nelson-Heckel, Kenosha Co., WI (Apr); Caledonia Storage, Racine Co., WI (Apr); New Berlin Storage, Waukesha Co., WI (Mar); Manke Gravel Pit, Columbia Co., WI (May); Drissel-Wallace, Kenosha Co., WI (May); LaBelle Golf Course, Waukesha Co., WI (May); Waterloo Aluminum, Jefferson Co., WI (May); Salem Business Park, Kenosha Co., WI (May); Audubon Arboretum, Racine Co., WI (May); Briarwood, Racine Co., WI (May); Basting-Brown Parcels, Waukesha Co., WI (May); 84-Acre Site, Racine Co., WI (May); Jolenta Lane, Waukesha Co., WI (Apr); Rock Road Storage, Walworth Co., WI (May); Wildwood Creek, Winnebago Co., WI (Jun); Green Bay Site, Brown Co., WI (Jun); Main Street Market, Kenosha Co., WI (Jul), Armstrong Eddy Park, Rock Co., WI (May), Hickory St Site, Ozaukee Co., WI (Jun), Parcel DW 800004, Walworth Co. (Jun); Lot 8 Parcel WCA-0003, Walworth Co., WI (Jun); RRR Grundy, Kane Co., IL (Jul); Coleman Norris Parcel, Waukesha Co., WI (Jul); Deaton Parcel, Kenosha Co., WI (Aug); Hintz Parcel, Washington Co., WI (Aug); Loomis-Ryan Rds Site, Milwaukee Co., WI (Aug); Grass Parcels, Waukesha Co., WI (Sep); Mallard Ridge Landfill Pipeline, Walworth Co., WI (Sep); Glacier Ridge Landfill Pipeline, Dodge Co., WI (Sep); Ravenwoods, Waukesha Co., WI (Aug); Canopy Hills, Racine Co., WI (Sep); Duck Pond, Kenosha Co., WI (Sep); Splinter Parcels, Racine Co., WI (Oct); Berget Parcel, Walworth Co., WI (Sep); Saylesville Rd Parcel, Waukesha Co., WI (Oct); Racine Ave-Lawnsdale Rd Parcel, Waukesha Co., WI (Oct); Braun Rd-90th St Parcel, Racine Co., WI (Oct); Grafton Parcels, Ozaukee Co., WI (Dec); Crawford Parcel, Racine Co., WI (Nov); Kotas Parcels, Racine Co., WI (Nov); Altamount Acres South, Racine Co., WI (Dec); Christina Estates, Racine Co., WI (Dec); Christina Estates NE, Racine Co., WI (Dec); Lathrop Parcel, Racine Co., WI (Dec); Hillside Ridge, Waukesha Co., WI (Dec); Stolz Property, Waukesha Co., WI (Dec).

Example 2017 Wetland Delineations in WI, MI, IN, and IL (31 Sites)

Back 40 Mine, Menominee Co., MI (Jan); Oakdale Rd Site, Waukesha Co., WI (Sep), Birds Eye Foods, Walworth Co., WI (Sep); Boss Property, Leelanau Co., MI (Jul); Brighton Estates, Waukesha Co., WI (Sep); Saltzman North, Waukesha Co., WI (Sep); Susnar Parcel, Waukesha Co., WI (Sep); Wrenwood Site, Washington Co., WI; Chorneyko Site, Walworth Co., WI (Apr); CN Railroad Bridges-6 Sites, Fond du Lac & Winnebago Co's, WI; CN Railroad Freeport Culvert, Kane Co., IL (May); Herrling Site, Dane Co., WI (Sep); MMSD Sewerage Project, Milwaukee Co., WI (May); Spring St Site, Racine Co., WI (Oct); Goshen Midway Cell Tower, Elkhart Co., IN (Apr); Two Creeks Utility Site, Manitowoc Co., WI (Nov); Suncast Site, Kane Co., IL (Dec); Lot 51 Lakeview Corp Park, Kenosha Co., WI (Oct); Lakefront Gun Range, Racine Co., WI (Oct); WI Club Golf Course, Milwaukee Co., WI (Apr); WisDOT Improvements, STH 32 Racine Co (Aug), STH 67 Walworth Co. (Sep), STH 20, Racine Co. (Oct), 27th St, Milwaukee Co. (Sep); Conference Point Boat Launch, Walworth Co., WI (Oct); Lake View RR Corridor, Portage Co., WI (Sep).

Example 2016 Wetland Delineations in WI, OH, MI and IL (Mostly Large Projects)

AEP Wavery-Adams-Seaman 138 kV Trans. Line Rebuild, Adams & Pike Co's, OH (Dec); Kansas West-Faraday Trans. Line Rebuild-Macon, Moultrie, & Coles Co's, IL (Jan), Riveredge Nature Center Preliminary, Ozaukee Co., WI (Feb); Lost Creek Mitigation Site, Portage Co., WI (Jun); I-41 Burleigh to Good Hope Corridor WisDOT, Milwaukee Co., WI (Jul); STH 60 Corridor, Ozaukee & Washington Co's, WI (Aug–Oct); Erin Hills Golf Course, Washington Co., WI (Sep); Back 40 Mine, Menominee Co., MI; Lake Zurich SW Cell Tower, Lake Co., IL (Oct); Acme Steel Coke Site, Cook Co., IL (Dec).

Example 2015 Wetland Delineations in WI, IL, and MO (Mostly Large Projects)
Bolser Street MO33211-M Cell Tower Site, Grundy Co., MO (Sep); Section 9 Site, Dane Co., WI (Apr); Franzel Rd Site, Bayfield Co., WI (Apr); Big Eau Pleine Mitigation Site, Marathon Co., WI (Aug); Taylor Road Siding Track, Jackson Co., WI (Nov); UPS-CACH Site, Cook Co., IL (Jun); Eggers Woods Forest Preserve, Cook Co., IL (Mar).

Example 2014 Wetland Delineations in WI, IL, and MI (Mostly Large Projects)
Emerald Park Western Expansion, Waukesha Co., WI (Oct); Arcadia Mining Site-Trempealeau Co., WI (Apr); Kalamazoo River Parcel, Kalamazoo and Calhoun Co's, MI (Jul); G2 Mitigation Site - Winnebago Co., WI (May); Line 6A MP 378.94, McHenry Co., IL (Sep); Geneva National Site, Walworth Co., WI (Nov); Nortrax Site -Lincoln Co., WI (Oct); Toberman Parcel- Crawford Co., WI (Oct).

Example 2013 Wetland Delineations in WI, IL, OH, and MI (Mostly Large Projects)
West Central Lateral - Eau Claire, Clark, Jackson & Monroe Co's, WI (Apr-May); Walker Cranberry 80- acre Parcel – Jackson Co., WI (Sept - Oct); Berne to Natrium Pipeline, Monroe Co., OH (Oct); CNX Noble Pipeline – Noble Co., OH (Oct); Deer Grove Forest Preserve, Cook Co., IL (Nov).

Example 2012 Wetland Delineations in WI, IL, IN, and TX (Mostly Large Projects)
West Central Lateral (190 miles), Eau Claire, Clark, Jackson & Monroe Co's, WI (Sep-Nov); Morrison Creek Cranberry Parcel, Jackson Co., WI (Aug); London Mitigation Site, Jefferson Co., WI (July); Southern Access Pipeline, Sawyer & Washburn Co's, WI (Jun); I-80 Interchange, LaPorte Co., IN (Mar); Eagle-Ford Shale Plays, LaSalle & McMullen Co's, TX (Jan-Feb).

I-94 Corridor Wetland and Primary Environmental Corridor Mapping and Endangered Species Study, Milwaukee, Racine, and Kenosha Counties, WI (Project Manager and Lead Scientist)

Primary Environmental Corridor Delineation Parkview Site, Village of Somers, WI (Lead Scientist)

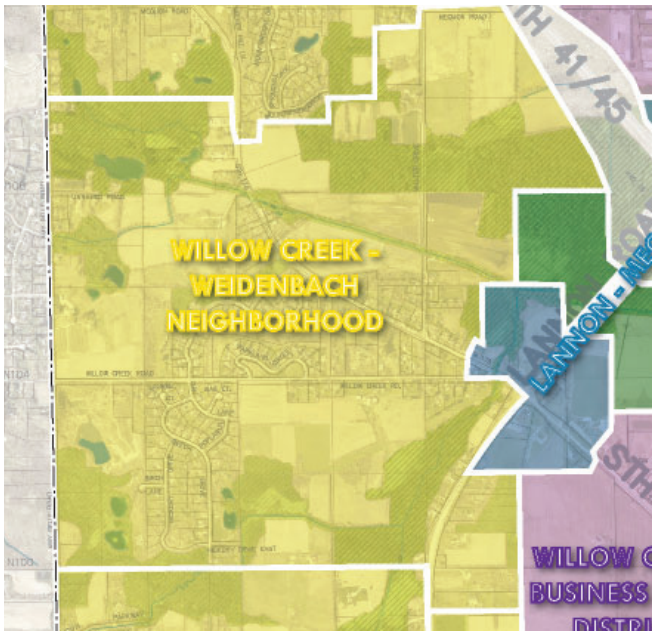
Elm Road Generating Station, Oak Creek & Caledonia, WI (Project Manager & Lead Scientist)

Tri-State Tollway, Deerfield Plaza Wetland and Endangered Species Investigation, Lake and Cook Counties, IL (Lead Scientist)

Guardian II Laterals, Fox Valley, Hartford and West Bend, WI (Project Manager and Lead Scientist)

ATC Paris to St. Martins (KK3025) 138KV Line Rebuild, Kenosha, Racine and Milwaukee Counties, WI (Project Manager and Lead Scientist)

Willow Creek-Weidenbach NEIGHBORHOOD



GENERAL CHARACTER

The Willow Creek-Weidenbach neighborhood is a predominantly single-family residential neighborhood located in the southwest area of the Village. The neighborhood is home to residential subdivisions north and south of Willow Creek Road and along Appleton Avenue, pre-existing commercial properties scattered along Appleton Avenue and individual large-lot residential lots and agricultural parcels throughout the neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Willow Creek - Weidenbach neighborhood is bounded by the western limits of the Village and the Lannon-Mequon Road Corridor to the east. Appleton Avenue (Hwy 175 runs from the north central area of the neighborhood, south and east to connect with Lannon Road, which provides access to I-41.

Environmental, Natural & Agricultural Environmental corridor areas make up a large portion of the northern, eastern and southern areas of the neighborhood. Much of the remaining undeveloped area is in agricultural row crop production.

Public Park, Education, Safety & Utility Weidenbach Park is located in the south-central area of the Weidenbach neighborhood, containing 4 acres. This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Willow Creek-Weidenbach Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Desirable future land uses within the Willow Creek-Weidenbach neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside of the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42.

Housing Unit & Occupancy Characteristics
Village of Germantown, WI & Comparable Villages & Cities

(Municipalities sorted by "Mutli-Unit" Percentage - Highest to Lowest)

Municipality	County	Population	Median Household Income	Total # Housing Units	Housing Unit Structure Type (%)			Occupancy Type (%)	
					Single	Multi	Mobile	Owner	Renter
Wauwatosa (City)	Milwaukee	47,718	$93,859	22,976	58	42	0	60	40
Cudahy (City)	Milwaukee	17,964	$66,717	8,866	59	40	1	62	38
Oak Creek (City)	Milwaukee	36,473	$93,120	15,602	58	40	2	59	41
Grafton (Village)	Ozaukee	12,274	$88,634	5,824	61	39	0	63	37
West Bend (City)	Washington	31,722	$75,043	14,462	62	38	0	67	33
Brown Deer (Village)	Milwaukee	12,615	$91,567	6,187	63	37	0	65	35
Menasha (City)	Winnebago	15,199	$58,624	7,348	60	34	6	60	40
Jackson (Village)	Washington	7,882	$95,960	3,518	60	33	7	70	30
Oconomowoc (City)	Waukesha	18,385	$105,833	7,934	68	32	0	68	32
Hartford (City)	Washington	15,761	$74,252	6,696	68	31	1	66	34
Sussex (Village)	Waukesha	11,795	$112,031	4,732	70	30	0	69	31
Franklin (City)	Milwaukee	35,757	$108,342	14,433	72	28	1	78	22
Menomonee Falls (Village)	Waukesha	38,963	$98,460	16,945	71	28	1	75	25
Germantown (Village)	Washington	20,940	$104,337	8,619	73	25	2	76	24
New Berlin (City)	Milwaukee	40,384	$97,414	17,522	77	23	0	76	24
Muskego (City)	Waukesha	25,156	$116,361	10,105	85	15	0	88	12
Mequon (City)	Ozaukee	25,259	$147,391	9,922	86	14	0	84	16
	Avg	**24,367**	**$95,761**	**10,688**	**68**	**31**	**1**	**70**	**30**

Notes:

1. "Comparable" based on similar population and/or close-by geographically

2. "Single" includes detached & attached condominium units; "Multi" includes 2 or more apartments; "Mobile" includes mobile homes

3. "Owner" includes owner-occupied; "Renter" includes renter occupied

Source: ***"Census Reporter" summary reports using 2023 American Community Survey (ACS) data available from censusreporter.org***

Prepared By: ***Village of Germantown, WI (Community Development Department)***

Date Prepared: ***April 21, 2025***

Germantown village, Washington County, WI

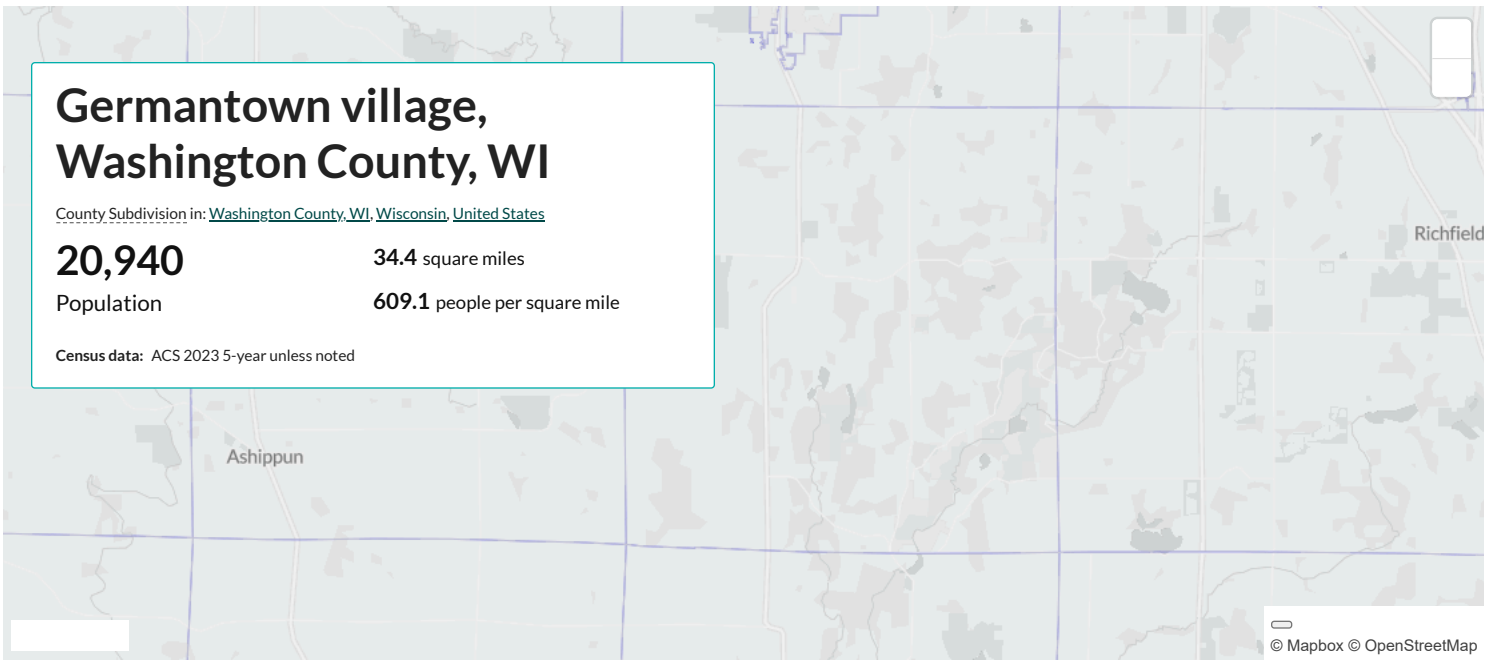
County Subdivision in: Washington County, WI, Wisconsin, United States

20,940
Population

34.4 square miles

609.1 people per square mile

Census data: ACS 2023 5-year unless noted



Find data for this place Search by table or column name...

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

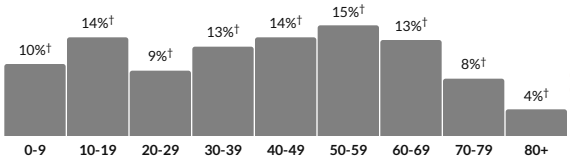
Age

42.3
Median age

a little less than the figure in Washington County: 43.5

a little higher than the figure in Wisconsin: 40.1

Population by age range



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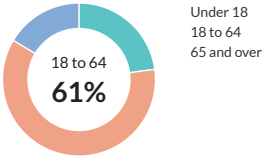
Population by age category



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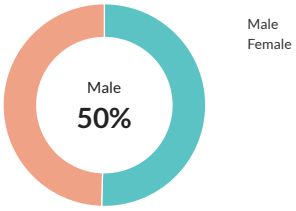
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



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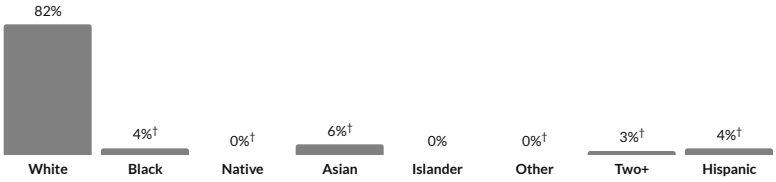
Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

$52,888
Per capita income

about 10 percent higher than the amount in Washington County: $48,255

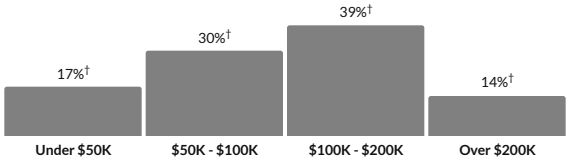
about 25 percent higher than the amount in Wisconsin: $42,019

$104,337
Median household income

about 10 percent higher than the amount in Washington County: $95,851

about 1.4 times the amount in Wisconsin: $75,670

Household income



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Poverty

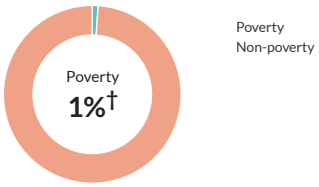
3.2%

Persons below poverty line

about three-fifths of the rate in Washington County: 5.3% †

about one-third of the rate in Wisconsin: 10.6%

Children (Under 18)



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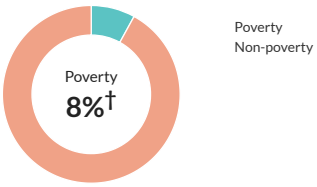
Seniors (65 and over)



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Transportation to work

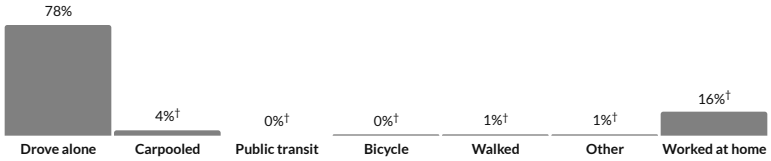
22.3 minutes

Mean travel time to work

about 90 percent of the figure in Washington County: 25.8

about the same as the figure in Wisconsin: 22.2

Means of transportation to work



* Universe: Workers 16 years and over

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Families

Households

8,328

Number of households

Washington County: 56,482

Wisconsin: 2,446,028

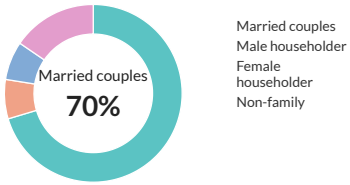
2.5

Persons per household

a little higher than the figure in Washington County: 2.4

a little higher than the figure in Wisconsin: 2.4

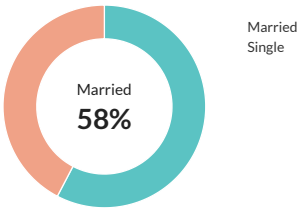
Population by household type



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

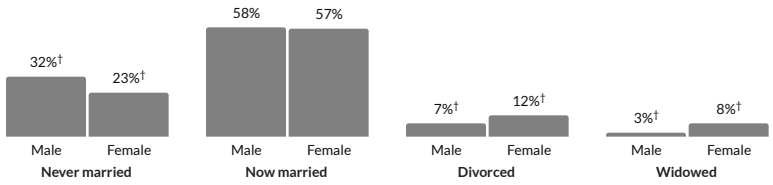
Marital status



* Universe: Population 15 years and over

Show data / Embed

Marital status, by sex



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Fertility

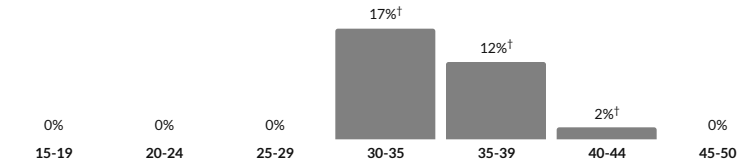
3.8%

Women 15-50 who gave birth during past year

about three-quarters of the rate in Washington County: 5% †

about three-quarters of the rate in Wisconsin: 5%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

Show data / Embed

Housing

Units & Occupancy

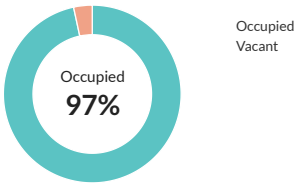
8,619

Number of housing units

Washington County: 58,766

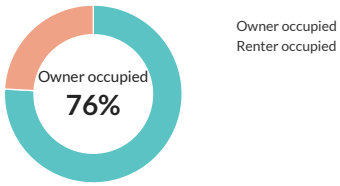
Wisconsin: 2,750,750

Occupied vs. Vacant



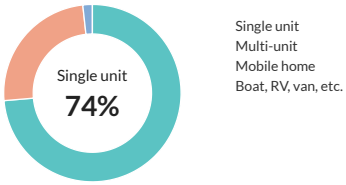
Show data / Embed

Ownership of occupied units



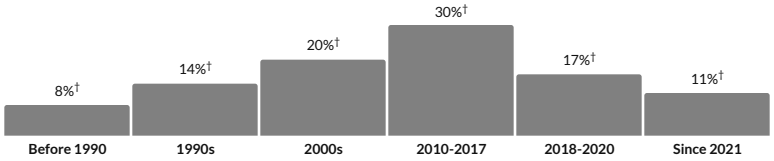
Show data / Embed

Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Value

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

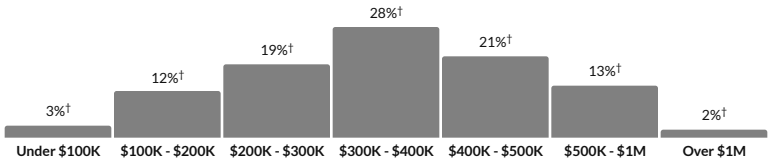
$356,700

Median value of owner-occupied housing units

about 10 percent higher than the amount in Washington County: $316,200

about 1.4 times the amount in Wisconsin: $247,400

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

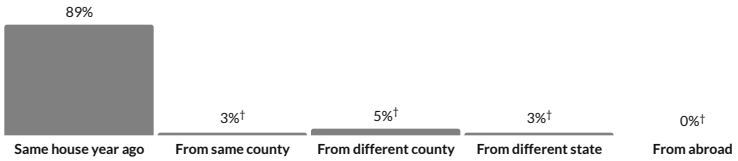
10.7%

Moved since previous year

about 1.4 times the rate in Washington County: 7.9% †

about 90 percent of the rate in Wisconsin: 12.2%

Population migration since previous year



Show data / Embed

Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

95.9%

High school grad or higher

about the same as the rate in Washington County: 95.6%

a little higher than the rate in Wisconsin: 93.4%

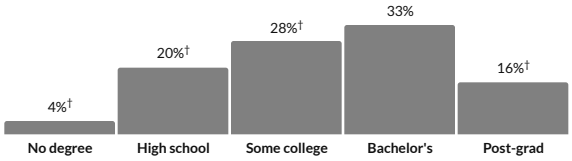
48.3%

Bachelor's degree or higher

about 1.4 times the rate in Washington County: 34.8%

about 1.5 times the rate in Wisconsin: 32.8%

Population by highest level of education



* Universe: Population 25 years and over

Show data / Embed

Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Place of birth

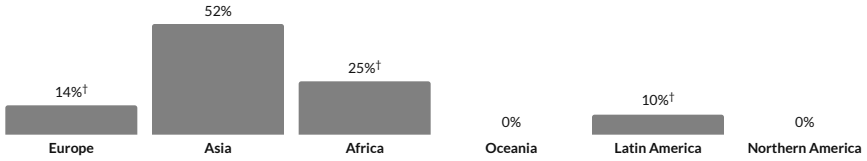
7.9%

Foreign-born population

more than double the rate in Washington County: 2.8%

about 1.5 times the rate in Wisconsin: 5.1%

Place of birth for foreign-born population



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Veteran status

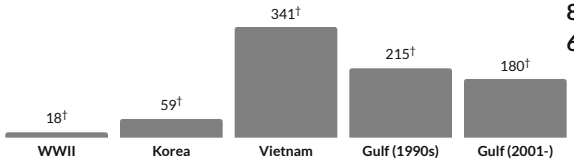
5.6%

Population with veteran status

about 80 percent of the rate in Washington County: 6.9%

about 90 percent of the rate in Wisconsin: 6.4%

Veterans by wartime service



902 Total veterans
842 Male
60 Female

* Civilian veterans who served during wartime only

Show data / Embed

Hover for margins of error and contextual data.

Citation: U.S. Census Bureau (2023). *American Community Survey 5-year estimates.* Retrieved from *Census Reporter Profile page for Germantown village, Washington County, WI* <http://censusreporter.org/profiles/06000US5513128875-germantown-village-washington-county-wi/>

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ZONING PERMIT REVIEW

04/28/25 Plan Commission Meeting

Vincent Hallmann

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Vincent Hallmann, Property Owner. Zoning Permit application to install a 6' fence in a storm drainage easement on property located at N106 W16331 Fieldstone Pass in the Old Farm Annex No. 2 Subdivision.

Property Location: N106 W16331 Fieldstone Pass

Property Owner: Vincent Hallmann
N106 W16331 Fieldstone Pass
Germantown, WI 53022

Zoning: Rs-6: Single-Family Residential District

Adjacent Land Uses		**Zoning**
North	Single-Family Residential	Rs-6
South	Single-Family Residential	Rs-6
East	Single-Family Residential	Rs-6
West	Single-Family Residential	Rs-6

Background/Proposal

Vincent Hallmann, Property Owner, is seeking approval to install a 6' white cedar privacy fence within an existing storm drainage easement on the residential lot located at N106 W16331 Fieldstone Pass in the Old Farm Annex No. 2 Subdivision.

As indicated in the supporting documentation, the applicant would like to install a 6' high white cedar fence around the rear yard. The proposed fence would encroach approximately 5' into a storm drainage easement that runs along the southern property boundary (see attached survey and photos). The bottom portion of the fence would be installed 3 inches above grade/ground level. Note that Section 17.50(2)(f)6. of the Zoning Code restricts fences from being installed within a publicly owned and maintained drainage easement, except when authorized by the Plan Commission:

6. Fences and Easements.

i. Fences should not be located within any type of utility or private easement unless written authorization to install said fence is provided to the Village at the time a building permit is submitted by the utility owner and/or beneficiary of the easement.

ii. The Plan Commission may authorize the installation of a fence in a publicly owned and maintained drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Plan Commission that, considering the proposed location, design, and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.

iii. If the Plan Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.

iv. Should it be necessary and in the public interest for the Village or its designee to remove a fence installed in a publicly owned and maintained easement or right-of-way, all costs (materials and labor) shall be borne by the owner of the fence.

v. If the installation of a fence in a public drainage easement is approved, the Plan Commission may require as a condition of approval that the property owner enter into an agreement with the Village that the property owner assumes responsibility for removing and/or replacing the fence and any other damages or costs if access to or maintenance of the easement is required by the Village.

vi. If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Plan Commission, such aggrieved person may appeal the decision to the Village's Board of Zoning Appeals by filing an appeal within thirty (30) days after the date of the Plan Commission's decision.

Staff Analysis

The Plan Commission may authorize the installation of a fence in a publicly owned and maintained drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Plan Commission that, considering the proposed location, design, and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.

Regarding drainage flow interference, the fence is proposed to be installed at 3 inches above grade/ground level to allow storm water flow within the easement area. The applicant advises staff that the placement of the fence 10' north of the lot line avoids it being in the low-lying wet area of the easement (as depicted per attached photos). Regarding the Homeowner's Association (HOA) provision, there is no active HOA for the Old Farm Annex No. 2 Subdivision.

The Superintendent of Highways, Parks, Buildings, and Grounds recommends that caution be taken when installing the fence in a public storm drainage easement. The Superintendent recommends that the Village be held harmless in the event the fence needs to be removed for any reason and not be made responsible for any costs associated with removal and/or replacement.

VILLAGE STAFF RECOMMENDATION

APPROVE the zoning permit application to install a 6' white cedar privacy fence within the storm drainage easement along the southern lot line of property located at N106 W16331 Fieldstone Pass, subject to the following conditions:

1. It shall be the responsibility of the homeowner to maintain a free flow of water within the easement at all times. The fence shall be installed so that the bottom of the fence panels within the easement area are 3 inches above grade/ground level.
2. A fence permit is required from Building Inspection Services. The property owner is required to contact SAFEBuilt for more information.
3. The property owner and/or fence installer shall be liable for all site restoration within the easement.
4. The property owner shall enter into an encroachment agreement with the Village that specifies the property owner assumes responsibility for removing and/or replacing the fence and any other damages or costs if access to or maintenance of the easement is required by the Village.

Village of Germantown ...Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 04/02/25

Fee Received By: JY

Please read and print legibly. List name of actual contact person (NOT just business name). CHK # 102

APPLICANT OR AGENT:

Name: Vincent Hallmann

Address: N106 W16331 Fieldstone Pass

City/State/Zip: Germantown, WI, 53022

Phone: 812-602-8052

E-Mail: vincenthallmann@icloud.com

PROPERTY or Business OWNER:

Name: Same

Address:

City/State/Zip:

Phone:

E-Mail:

RECEIVED APR 0 2 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

PROPERTY ADDRESS OR Tax Parcel ID#: N106 W 16331 Fieldstone Pass

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Installation of a 6' high wooden fence in the backyard. Fence is proposed within the storm water easement. Fence will be 2-3 inches of the ground and approx 2 feet away from the low point of the drainage (2' higher).

REVISED; SEE ATTACHED EMAIL

READ AND INITIAL THE FOLLOWING:

☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.

☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

☒ A scaled site plan showing location of proposed use on the property (not required if within building).

☒ $175 Application Fee

☒ Other Information required by Zoning Administrator

VILLAGE USE ONLY

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Vincent Hallmann — Applicant — Date 4/2/25

Vincent Hallmann — Property Owner — Date 4/2/25

Forgot to mention in the email below : In the zoning permit today i wrote we would stay away approx 2 feet from the drain , we measured and the new proposed fence line would be close to 10 ft away from the property (roughly 5ft into the easement). That is also what the pictures reflect.
Hope that helps.

On Apr 2, 2025, at 5:04 PM, Vincent Hallmann <vincenthallmann@icloud.com> wrote:

Jordan -

thanks again for all the info and your help. We had the meeting with the fence company and talked through some of the ideas and the drain easement. I attached some pictures with our proposal that hopefully helps satisfying the Public Works Department. We were "lucky" that we had all the rain so we can show where the water sits and drains. See attached. Red is the property line and blue is the proposed new fence location to stay away from the water and flow of water.
I confirmed that the fence will be 3 inches above the ground level to also not restrict flow of water. <IMG_5819.JPEG> <IMG_5820.JPEG><IMG_5821.JPEG>

HURLEY ENGINEERING SERVICE, INC.

BROOKFIELD, WISCONSIN

ENGINEERS **LAND SURVEYORS**

PLAT OF SURVEY #4918

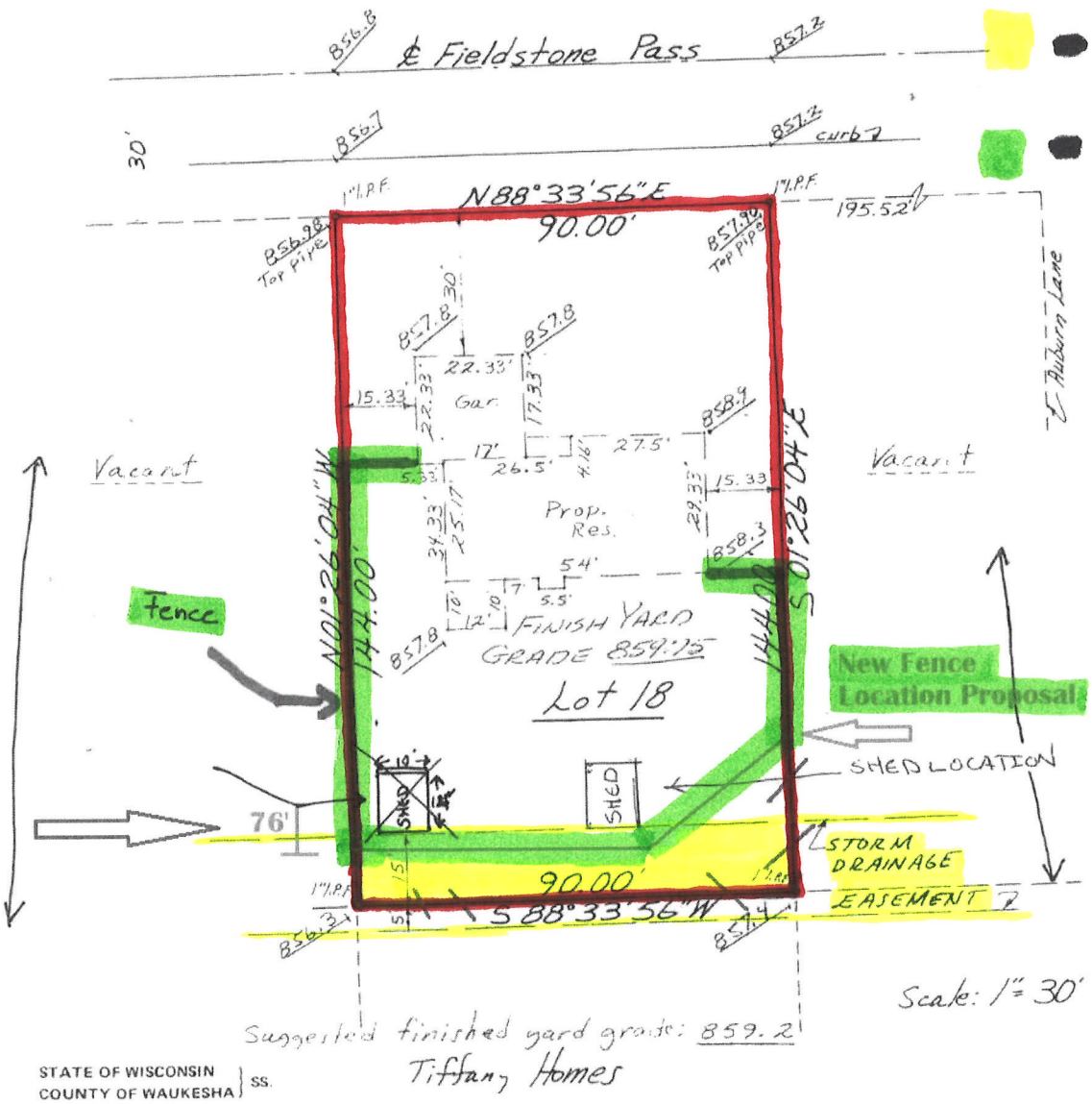
DESCRIPTION: Lot 18, Block 11, Old Farm Annex No. 2 At Germantown, being a subdivision of a part of the Northwest Quarter and Southwest Quarter of the Southeast Quarter of Section 27, Township 7 North, Range 20 East, Village of Germantown, Washingtown County, Wisconsin.

Note: Relative elevations are indicated by underlined figures and are referred to village datum.

PROPERTY LINE

EASEMENT

FENCE LOCATION



Suggested finished yard grade: 859.2

Tiffany Homes

STATE OF WISCONSIN
COUNTY OF WAUKESHA } SS.

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

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

NOT VALID UNLESS SEAL IS IMPRESSED HERE.

DATED AT Brookfield THIS 3RD DAY OF April 19 88. SIGNED: Edward A. Hurley

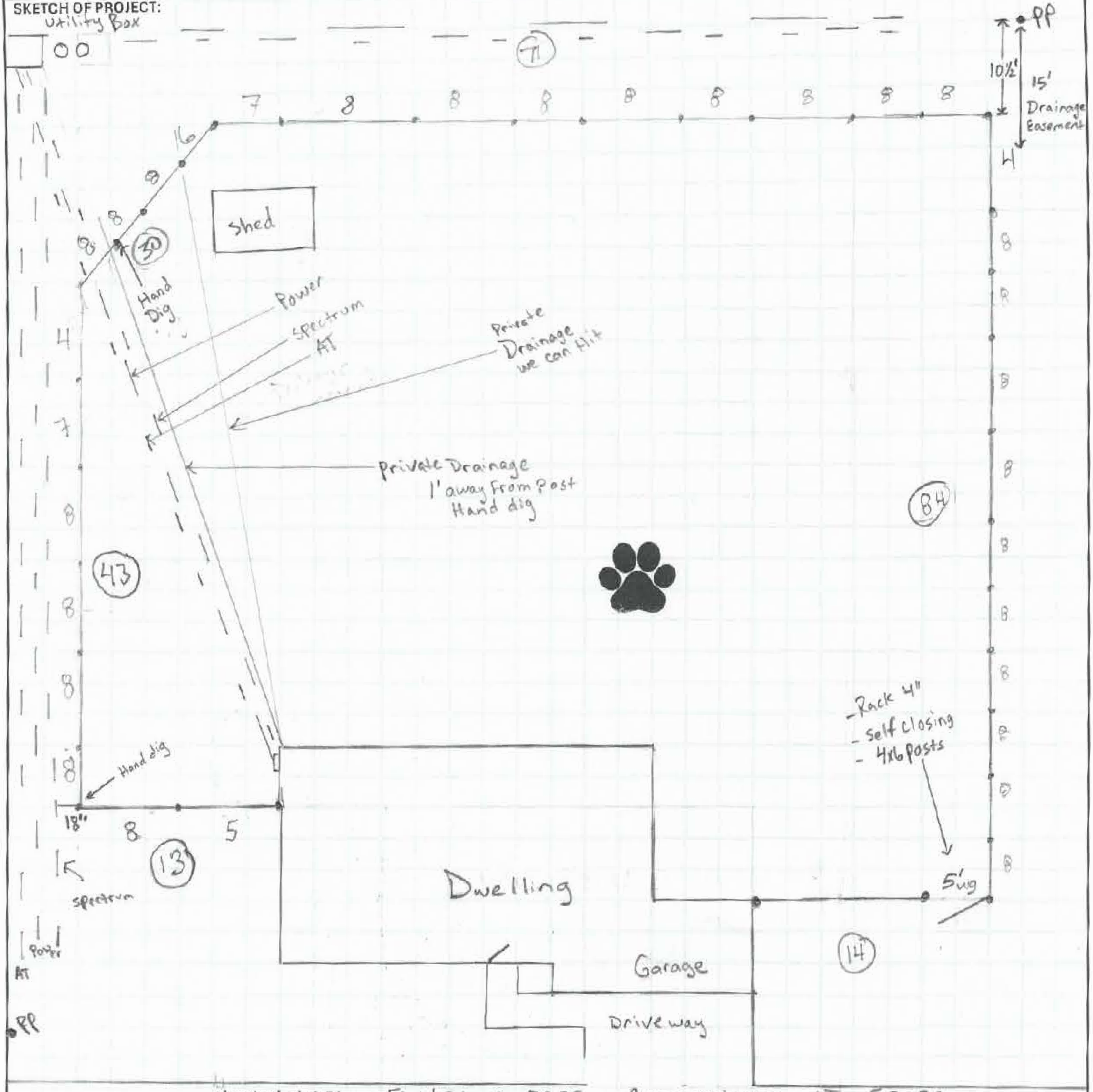
REGISTERED WISCONSIN LAND SURVEYOR NO. 1185

PHONE: 414-782-8799

JOB ID: 26815	TYPE: ☐ ESTIMATE ☒ LAYOUT	INSTALL DATE:	FOREMAN:

CUSTOMER: Vincent + Anna Hallmann	DESIGN TECH: Justin	DATE: 4/2/2025

SKETCH OF PROJECT:



N106W16331 Fieldstone pass Germantown, WI 53022

STYLE #1 Northern White Cedar Dog Ear Privacy		STYLE #2		STYLE #3	
HEIGHT 6'	FOOTAGE 255	HEIGHT	FOOTAGE	HEIGHT	FOOTAGE
GATE(S) (1) 5' Walk Gate		GATE(S)		GATE(S)	

NEW FENCE | STICK BUILD | PROPERTY PINS •PP
LEAVE FENCE | MEASURE | TAPER | CORE DRILLS *
REPLACEMENT | UTILITIES | DIGS ⊙

S / E W / N

SIGNATURE: [signature]

PROC: SB EMAIL: TECH: BOM: CREW: TAGS: DLR:

16305
F

SIGN REVIEW

4/28/25 Plan Commission Meeting

Bauer Sign / Kahlid Ahmed

Village Planner Report **Germantown, Wisconsin**

Summary

Bauer Sign & Lighting, agent for Kahlid Ahmed, property owner, is requesting approval for new canopy and monument signs for the existing gasoline/convenience store and car wash located at W156 N9650 Pilgrim Road.

Location: W156 N9650 Pilgrim Road

Agent/
Property Owners:

Bauer Sign	Kahlid Ahmed
2500 S 170th St	10355 N Pt Washington Road
New Berlin, WI	Mequon, WI

Zoning: B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Commercial/Retail	B-1
South	Vacant (Meno Falls)	N/A
East	Commercial/Retail	B-1
West	Commercial/Retail	B-3

Background/Proposal
Bauer Sign & Lighting, agent for Kahlid Ahmed, property owner, is requesting approval for new canopy and monument signs for the existing gasoline/convenience station located at W156 N9650 Pilgrim Road. The gasoline/convenience store and car wash are re-branding under the CITGO name (formerly Clark).

The gasoline/convenience store and car wash were originally permitted by the Village in 1973 with the issuance of Conditional Use Permit #03-1973. The original; CUP was revised and re-issued in following years to accommodate additional uses, including CUP #10-1994 (allow outdoor storage) and CUP #07-2004 (allow car wash; disallow outdoor storage). The business currently is subject to the terms and conditions of CUP #07-2004 (copy attached).

With respect to exterior signage, Condition #11 prohibits in the installation or display of any signage on the canopy or roof of the building.

At this time, Bauer Sign, agent for the property owner, is requesting approval for new canopy and monument signs for the existing gasoline/convenience store and car wash located at W156 N9650 Pilgrim Road as shown in the enclosed renderings, including:

<u>Monument Sign (Replacement)</u>

- Two (2) 85” x 124” (73 square feet per side) double-sided, internally illuminated aluminum cabinet w/ plastic faces and vinyl graphics. Both signs include an LED price cabinet. The signs will be mounted on an existing 18” high masonry (brick) base located on both Pilgrim Road and County Line Road at the driveway entrances to the property.

<u>Canopy Signs (New)</u>

- Three (3) 21” x 89” (13 square feet each) one-sided, flush-mounted channel letter w/ internal LED illumination displaying the brand name “CITGO” to be installed along three elevations of the gas pump canopy

Staff Comments
To remain in compliance with CUP #07-2004, canopy-mounted signs are not permitted.

The two (2) proposed monument signs will replace similar existing signs (albeit smaller 5’ x 8’ or 40 sqft per side) on existing masonry bases. The existing monument signs meet the minimum required setback, area, and height requirements, but do not meet the following sign code requirements:

1. Address coordinates are required to be installed on the monument base (both signs require address coordinates);
2. Landscaping is required around the base within a 3’ radius (only Pilgrim Road sign is landscaped);
3. The sign faces with the “CITGO” and “TriClean” logos have translucent backgrounds where a dark or opaque background is required to reduce bright glare when lit at night (both proposed signs)

Village Staff Recommendation

APPROVE the two (2) proposed monument signs for re-branding the gasoline/convenience store and car wash operation located at W156 N9650 Pilgrim Road subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. Landscaping meeting the minimum requirement of Section 17.46(7)(c) shall be installed around the base of the monument sign on County Line Road in accordance with a landscape plan submitted to and approved by the Village Planner prior to installation.
3. Address coordinates meeting the minimum requirements of Section 17.46(7)(c) shall be installed on the monument bases for both monuments signs to be installed on the property.

DENY the three (3) proposed canopy signs proposed pursuant to Condition No. 7 in CUP #07-2004.

Village of Germantown ...Willkommen

* Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid DR Date 4/14/25

Chk# 47305

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Bauer Sign & Lighting
2500 S. 170th Street
New Berlin, WI 53151
Phone (262) 784-0500
Fax ( )
E-Mail LANCE@BAUERSIGNUSA.COM

PROPERTY OWNER

KAHLID AHMED
10355 N. Port Washington Road
Mequon, WI 53092
TMCMAHON@WFSCORP.COM
Phone (262) 240-0197

2 PROPERTY ADDRESS OR GENERAL LOCATION

W156 N9650 Pilgrim Road, Germantown, WI 53022

3 SIGN INFORMATION

Canopy #1

Sign Dimensions 21" height x 89" width (Single) Multi Tenant (circle one)
Number of Sides 1
Building Frontage SF 1,344
Total Square Footage of Sign (include all sides) 13 ~~11~~
Total height of the Sign 21"
Is the Sign to be illuminated _____ yes X no
Type of Sign Construction Materials ACM - Plastic
Distance to Closest Property Line 25'

Are there any existing signs on the property No Signs on The Canopy Currently
If yes, what is the total Square Footage of existing signs Ø

What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 3-31-25 Date

Owner 3-31-25 Date

RECEIVED
APR 14 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Village of

Germantown

Village of Germantown
Inspection
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

04/14/2025 08:51AM Inspectio
000872-0001
Payment Effective Date 04/11/2025

MISCELLANEOUS
ZONING FEES (GENZON)
2025 Item: GENZON
1 @ $275.0000
ZONING FEES (GENZON) $275.00

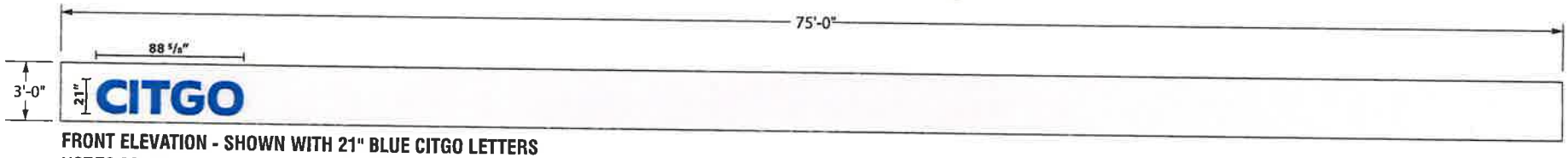
$275.00

Subtotal	**$275.00**
Total	**$275.00**
CHECK	$275.00
Check Number47305	
Change due	**$0.00**

Thank you for your payment

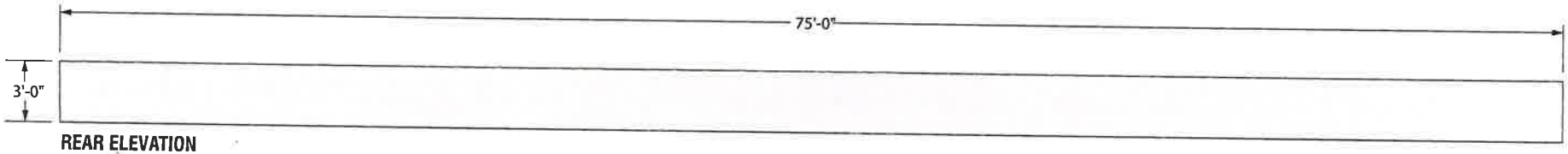
CUSTOMER COPY

3 Canopy Signs

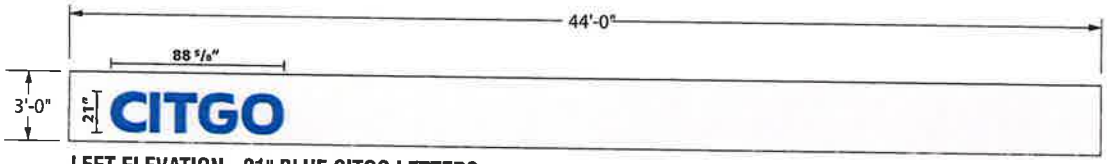


1

FRONT ELEVATION - SHOWN WITH 21" BLUE CITGO LETTERS
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



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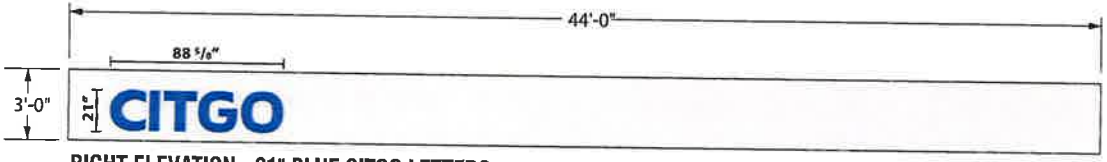
LEFT ELEVATION - 21" BLUE CITGO LETTERS
NOT TO SCALE



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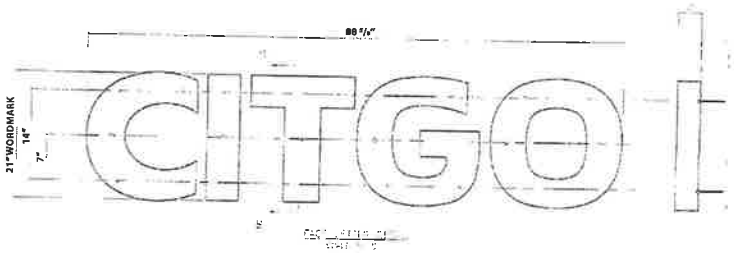
RIGHT ELEVATION - 21" BLUE CITGO LETTERS
NOT TO SCALE



3 SETS ACM, PLASTIC NON-ILLUMINATED CITGO LETTERS

NO VINYL REQUIRED

PART NUMBER	LOCATION	DRAWN BY	REVISION	UPDATED BY	REVISION DESCRIPTION	DATE	CHECKED BY	PAGE
W15N9560_CANOPY_RENDERING_A	W15N9560 PILGRIM ROAD GERMANTOWN WI	T COHOON	A	TC	INITIAL RENDERING RELEASE	1/14/25		2 OF 3

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid _____ Date_____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Bauer Sign & Lighting
2500 S. 17th Street
New Berlin, WI 53151
Phone (262) 784-0500
Fax ( )
E-Mail LANCE@BAUERSIGNUSA.COM

PROPERTY OWNER

KAHLID AHMED
10355 N. Port Washington Road
Mequon, WI 53092
TMCMAHON@WFSCORP.COM
Phone (262) 240-0197

2 PROPERTY ADDRESS OR GENERAL LOCATION

W156 N9650 Pilgrim Road, Germantown, WI 53022

3 SIGN INFORMATION

Canopy #2

Sign Dimensions 21" height x 89" width (Single/Multi Tenant (circle one))
Number of Sides 1
Building Frontage SF 1,344
Total Square Footage of Sign (include all sides) 13
Total height of the Sign 21"
Is the Sign to be illuminated _____ yes X no
Type of Sign Construction Materials ACM - Plastic
Distance to Closest Property Line 45'

Are there any existing signs on the property No Signs on The Canopy Currently
If yes, what is the total Square Footage of existing signs 0

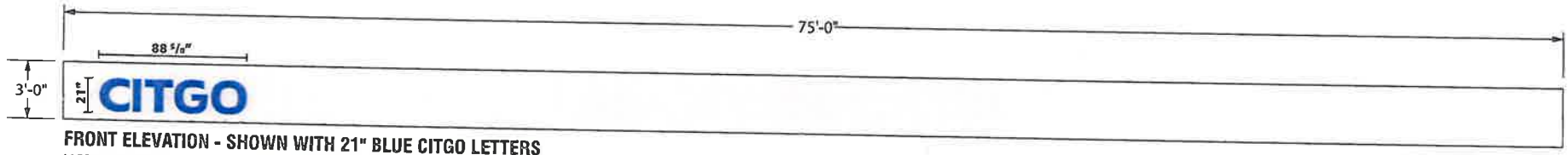
What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 3-31-25 Date

Owner 3-31-25 Date

3 Canopy Signs



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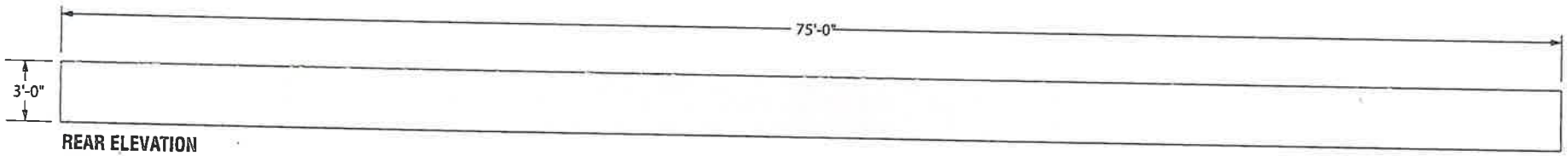
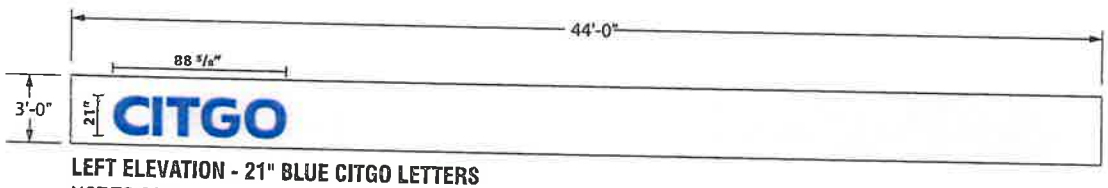
FRONT ELEVATION - SHOWN WITH 21" BLUE CITGO LETTERS
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



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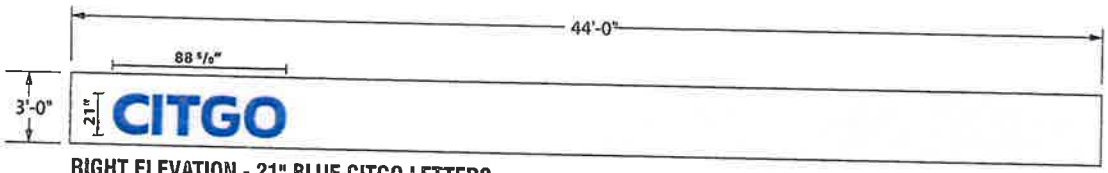
LEFT ELEVATION - 21" BLUE CITGO LETTERS
NOT TO SCALE



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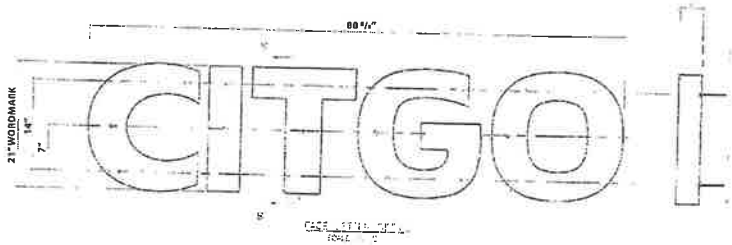
RIGHT ELEVATION - 21" BLUE CITGO LETTERS
NOT TO SCALE



3 SETS ACM, PLASTIC NON-ILLUMINATED CITGO LETTERS

NO VINYL REQUIRED

PART NUMBER	LOCATION	DRAWN BY	REVISION	UPDATED BY	REVISION DESCRIPTION	DATE	CHECKED BY	PAGE
W15N9560_CANOPY_RENDERING_A	W15N9560 PILGRIM ROAD, MEQUON WI	T. COHOON	A	TC	INITIAL RENDERING RELEASE	1/14/25		2 OF 3

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid _____ Date_____

SIGN REVIEW APPLICATION

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PROPERTY OWNER

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Phone (262) 240-0197

2 PROPERTY ADDRESS OR GENERAL LOCATION

W156 N9650 Pilgrim Road, Germantown, WI 53022

3 SIGN INFORMATION

Canopy #3

Sign Dimensions 21" height x 89" width (Single/Multi Tenant (circle one))
Number of Sides 1 Building Frontage SF 1,344
Total Square Footage of Sign (include all sides) 13
Total height of the Sign 21"
Is the Sign to be illuminated _____ yes X no
Type of Sign Construction Materials ACM - Plastic
Distance to Closest Property Line 45'

Are there any existing signs on the property No Signs on The Canopy Currently
If yes, what is the total Square Footage of existing signs 0

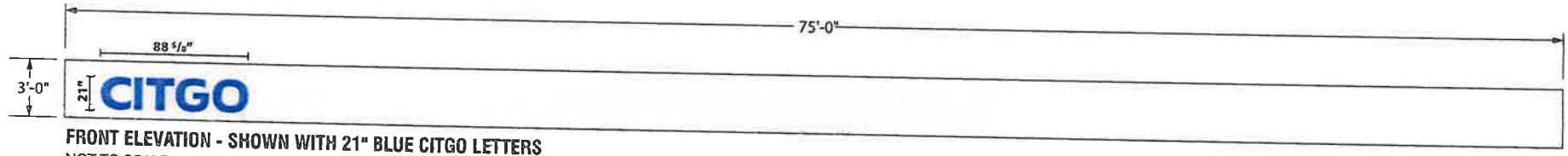
What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 3-31-25 Date

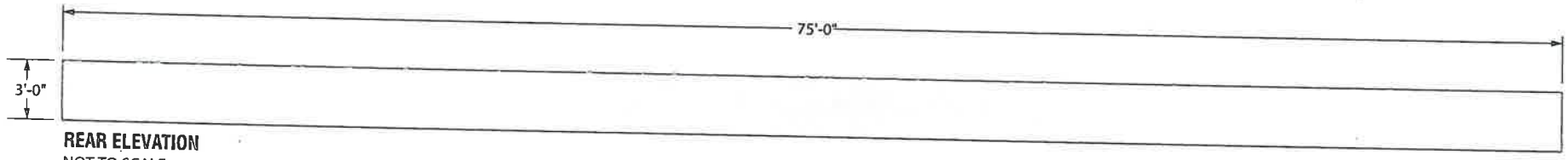
Owner 3-31-25 Date

3 Canopy Signs

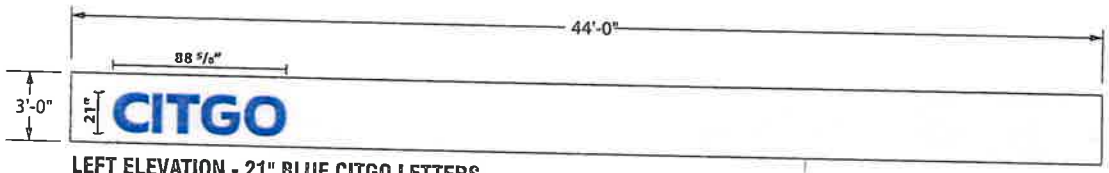


1

FRONT ELEVATION - SHOWN WITH 21" BLUE CITGO LETTERS
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



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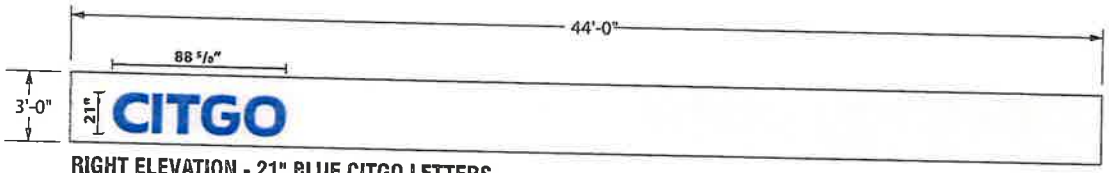
LEFT ELEVATION - 21" BLUE CITGO LETTERS
NOT TO SCALE



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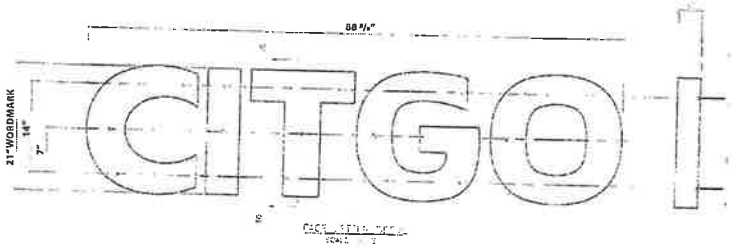
RIGHT ELEVATION - 21" BLUE CITGO LETTERS
NOT TO SCALE



3 SETS ACM, PLASTIC NON-ILLUMINATED CITGO LETTERS

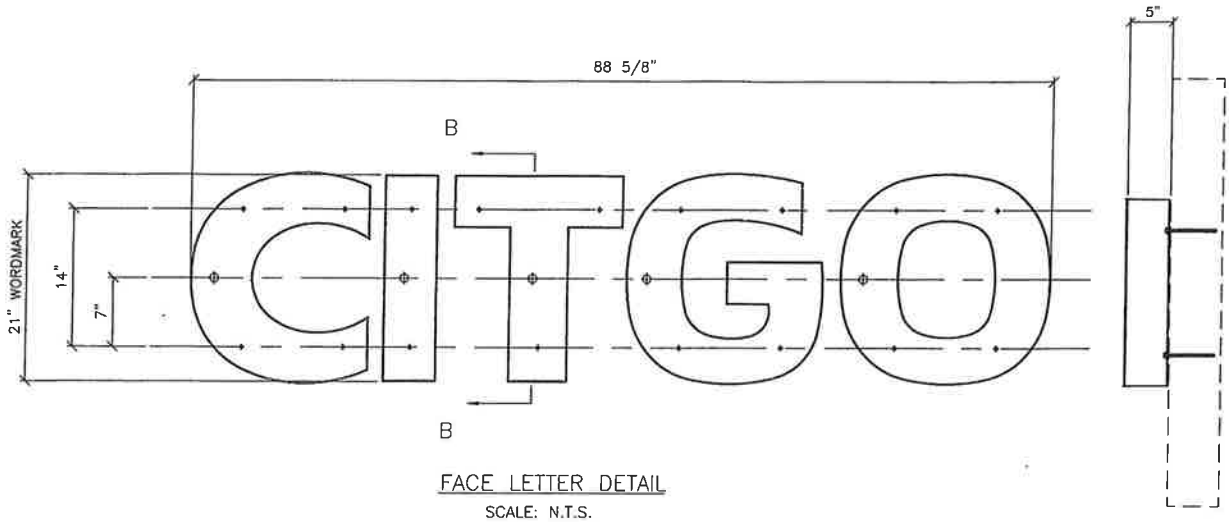
NO VINYL REQUIRED

PART NUMBER	LOCATION	DRAWN BY	REVISION	UPDATED BY	REVISION DESCRIPTION	DATE	CHECKED BY	PAGE
W15N9560_CANOPY_RENDERING_A	W15N9560 PILGRIM ROAD GERMANTOWN WI	T. COHOON	A	TC	INITIAL RENDERING RELEASE	1/14/25		2 OF 3

Canopy Sign Specs

Canopy CITGO Channel Letters Sign Specifications

21" CITGO Channel Letters - LED Illuminated for Secondary Fascia

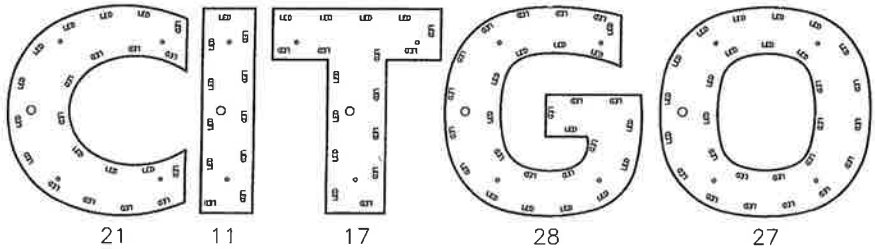


FACE LETTER DETAIL

SCALE: N.T.S.

SECTION B–B

SCALE: N.T.S.

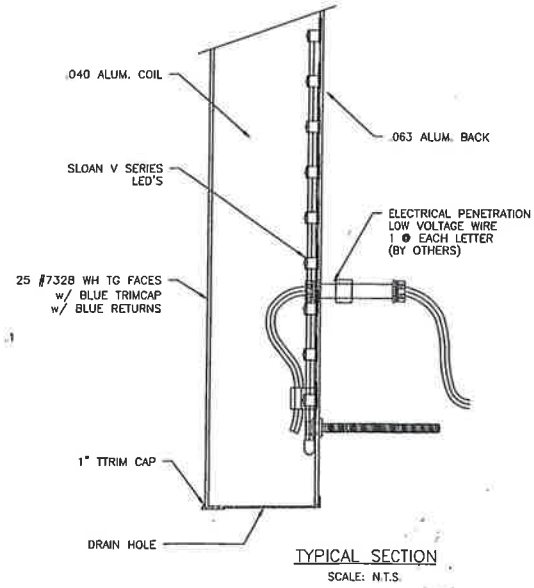


ELECTRICAL LED LAYOUT

SCALE: N.T.S.

1– V SERIES WHITE LAID OUT (3) MODULES PER FOOT, 4" ON CENTER FOR BOTH STD & FACE
2– EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 90 V SERIES WHITE MODULES
3– LAYOUT BASED ON 5" CAN DEPTH 3" CAN WITH FORMED FACE

ESTIMATED PRODUCT B.O.M. PER SIGN:
104 EACH V SERIES WHITE MODULES – 35FT
2 MODULAR 60 POWER SUPPLIES 120VDC (@ 1.0 AMPS 60WATTS)
1 100FT ROLL OF JACKETED CABLE



TYPICAL SECTION

SCALE: N.T.S.

SIGN SPECIFICATIONS:

SIGN SIZE:

COPY BOX AREA ... 13.1934 SQ FT
ACTUAL SIZE ... 21" CITGO CHANNEL LETTERS

APPROXIMATE WEIGHT ... TOTAL – T.B.D.LB.

DESIGNED WIND LOAD ... T.B.D.MPH (3–SEC. GUST EXPOSURE C)
COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS
(IBC, UBC, BOCA, AISC, ASCE7, ACI, & ALUM. DSGN. MANUAL)

ELECTRICAL:

TOTAL AMPS ...T.B.D. AMPS
CIRCUITS ... (1) 20 AMPS CIRCUITS
VOLTS ... 120

COLOR SPECIFICATIONS:

RETURNS – TO BE BLUE
TRIM CAP – BLUE
FACE–PLEASE REFER TO COLOR RENDERING
FOR COLOR AND GRAPHIC SPECS

NOTE : Use 3/8" diameter bolts as listed:
Wedge bolts in concrete or brick.
Toggle bolts in concrete block or panel walls.
TEK screws in metal stud walls.
Lag bolts in wood stud walls
All thread bolts with blocking in ACM fascia.

INSTALLATION NOTES

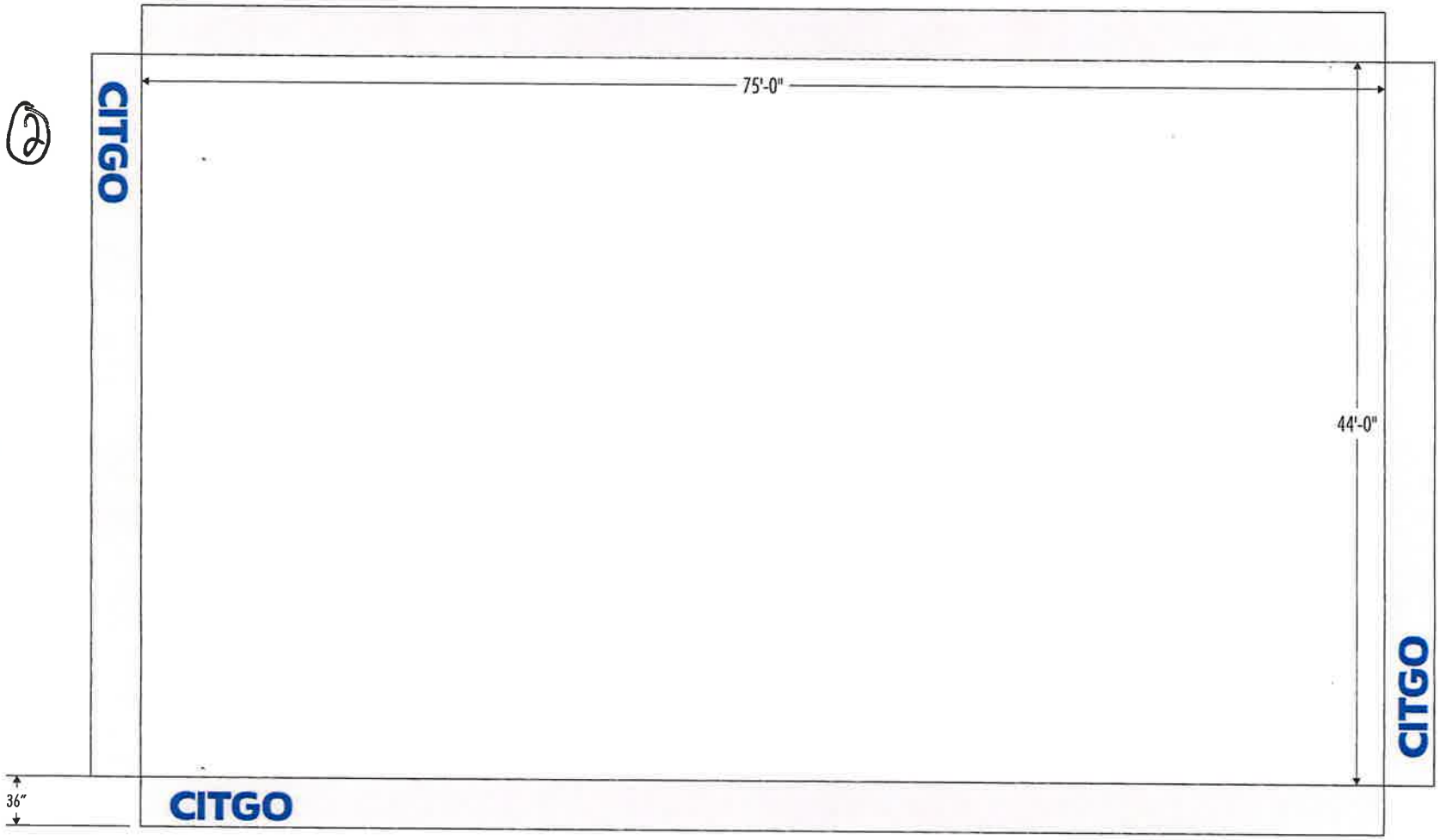
1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTORS & CONDUIT (HARD OR FLEX) SUPPLIED BY OTHERS

Placement Site Plan 3 Canopy Signs

SignResource

Pilgrim Road

(2)



(3)

(1)

County Line Road

NON-ILLUMINATED FASCIA

PART NUMBER	LOCATION	DRAWN BY	REVISION	UPDATED BY	REVISION DESCRIPTION	DATE	CHECKED BY	PAGE
W15N9560_CANOPY_RENDERING_A	W15N9560 PILGRIM ROAD, GERMANTOWN WI	T. COHOON	A	TC	INITIAL RENDERING RELEASE	1/14/25		1 OF 3

Canopy Work

Canopy1 NEW Fascia Height 36" Canopy Length 75' Canopy Width 44'

Description [JAN-13-25 Pamela Smith]
4 SIDES NONE OF THE SIDES ARE LIGHT
(1) 75' PRIMARY SIDE ALL SILVER ACM WITH BLUE LETTERS
(1) 44' SECONDARY SIDE ALL SILVER ACM WITH BLUE LETTERS
(1) 75' PRIMARY SIDE ALL SILVER ACM NO LETTERS
(1) 44' SECONDARY SIDE ALL SILVER ACM WITH BLUE LETTERS

CITGO

CANOPY FASCIA SURVEY

SignResource

Canopy Dimensions

Marketer: Work Truck

Existing Fascia Height: 36"

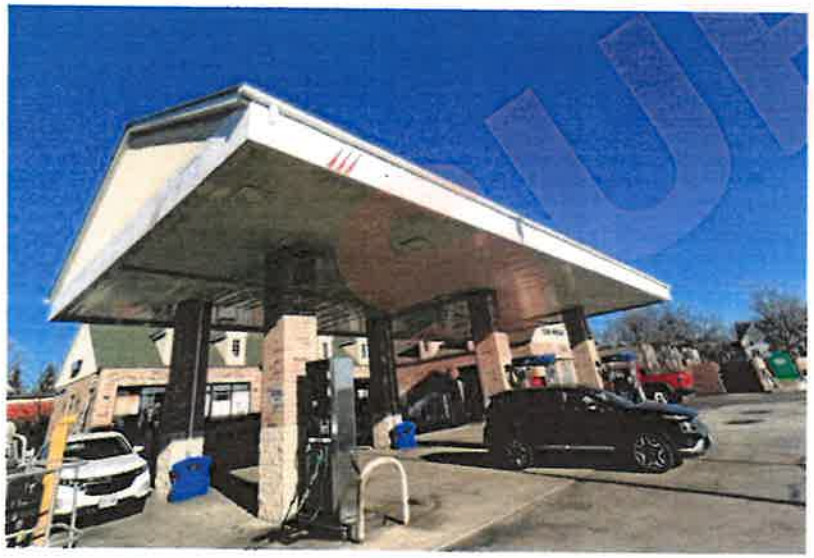
Site Address: W156 N9650 Pilgrim Rd

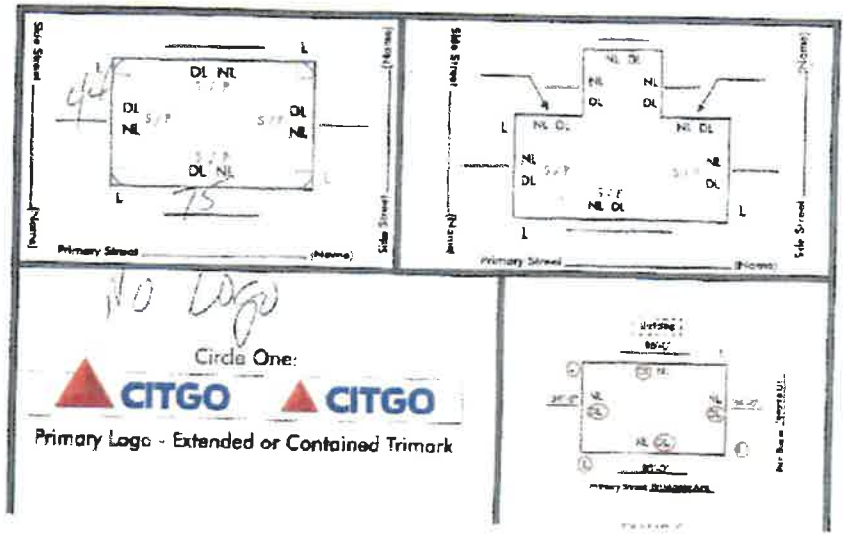
Minimum Clearance:

Canopy Condition: Good

Layers of ACM: 1

Provide accurate and exact measurements to the fraction of the half inch on the canopy sides.
Please circle the applicable 'L' to indicate where the canopy logos are/will be located.
Please note building location in relation to canopy + street.
Please circle the applicable DL or NL to specify as NON-ILLUMINATED or DOWNLIGHTED.
Please circle the applicable S or P to specify as SECONDARY or PRIMARY BRANDING.
Please notate if canopy has RADIUS OR SQUARE CORNERS. For radius corner canopies, measure elevations from the end seam of the radius at elevation left to end seam of radius at elevation right.
RADIUS CORNERS DO NOT RECEIVE DOWNLIGHTING





PART NUMBER	LOCATION	DRAWN BY	REVISION	UPDATED BY	REVISION DESCRIPTION	DATE	CHECKED BY	PAGE
W15N9560 CANOPY RENDERING A	W15N9560 PILGRIM ROAD, GERMANTOWN WI	T. COHOON	A	TC	INITIAL RENDERING RELEASE	1/14/25		3 OF 3

Village of Germantown ...Willkommen

Fee must accompany application

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Paid _____ Date_____

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Phone (262) 240-0197

2 PROPERTY ADDRESS OR GENERAL LOCATION

W156 N9650 Pilgrim Road, Germantown, WI 53022

3 SIGN INFORMATION

Monument #1

Sign Dimensions 85" height x 124" width (Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 1,344
Total Square Footage of Sign (include all sides) 73 ☐ x 2 = 146 ☐
Total height of the Sign 85"
Is the Sign to be illuminated ✓ yes ____ no
Type of Sign Construction Materials Monument, Plastic, aluminum, Vinyl
Distance to Closest Property Line LED's — 15'

Are there any existing signs on the property 2 Monuments
If yes, what is the total Square Footage of existing signs 41 ☐ x 2 sides 82 ☐

What are the intentions for the existing signs: Take down ✓ Remain ____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 3-31-25 Date

Owner 3-31-25 Date

CUSTOMER	STORE ID	SITE ADDRESS	RENDERING #
CITGO	N/A	GERMANTOWN, WISCONSIN	W156N9650-PILGRIM-RENDERING_C

Los Angeles • Knoxville
800-423-4283
www.SignResource.com

SCOPE OF WORK

MONUMENT SIGN 1

- INSTALL NEW 7X10 COMBO SIGN WITH 3 PRODUCT LED PRICE CABINET WITH 8" DAK 5000 LED DIGITS

OPTION 2

EXISTING 40.67 Sq.Ft

PROPOSED 72.87 Sq.Ft

01/15/2025 (FD/SP)

SCALE : NTS

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY
ANY SEPARATE OR OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY
ALL ELECTRICAL SIGNS WILL COMPLY WITH UL 48 – UL FILE #E46729

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE DATE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Village of Germantown ...Willkommen

Fee must accompany application

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Paid _____ Date_____

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TMCMAHON@WFSCORP.COM
Phone (262) 240-0197

2 PROPERTY ADDRESS OR GENERAL LOCATION

W156 N9650 Pilgrim Road, Germantown, WI 53022

3 SIGN INFORMATION

Monument #8

Sign Dimensions 85" height x 124" width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 1,344
Total Square Footage of Sign (include all sides) 73 ☐ x 2 = 146 ☐
Total height of the Sign 85"
Is the Sign to be illuminated ✓ yes ____ no
Type of Sign Construction Materials Monument - Plastic, Aluminum, Vinyl
Distance to Closest Property Line LED'S - 7'

Are there any existing signs on the property 2 Monuments
If yes, what is the total Square Footage of existing signs 41 ☐ x 2 = 82 ☐

What are the intentions for the existing signs: Take down ✓ Remain ____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 3-31-25 Date Owner 3-31-25 Date

CUSTOMER	STORE ID	SITE ADDRESS	RENDERING #	Los Angeles • Knoxville
CITGO	N/A	GERMANTOWN, WISCONSIN	W156N9650-PILGRIM-RENDERING_C	800-423-4283
				www.SignResource.com

SCOPE OF WORK

MONUMENT SIGN 2

- INSTALL NEW 7X10 COMBO SIGN WITH 4 PRODUCT LED PRICE CABINET WITH 8" DAK 5000 LED DIGITS

OPTION 4

EXISTING 40.67 Sq.Ft

PROPOSED 72.87 Sq.Ft

01/15/2025 (FB/SP)

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Current Site

Google Maps

Co Rd Q

Germantown, Wisconsin

Google Street View

Aug 2023

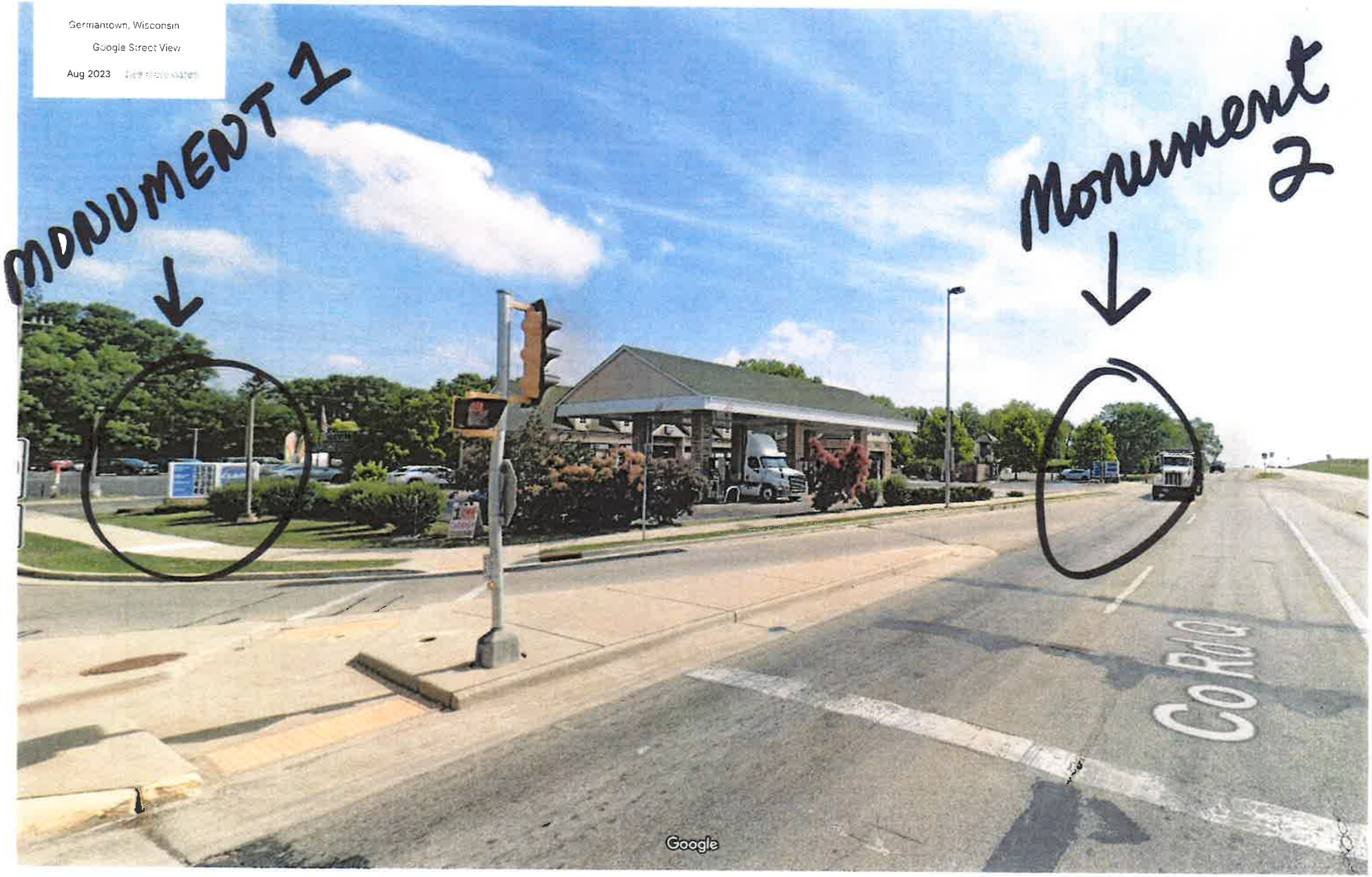

Image capture: Aug 2023 © 2025 Google

School Rd

Shadbark Rd

CUP # 7-04
Document No

CONDITIONAL USE PERMIT
Document Title

DOC#: 1056637

Recorded
JULY 20, 2004 AT 10:00AM
SHARON A. MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: $15.00

COPY

15-3

Name & Return Address
Village of Germantown
P O Box 337
Germantown WI 53022

GTNV 353-987
Parcel Identification Number (PIN)

VILLAGE OF GERMANTOWN
CONDITIONAL USE ZONING PERMIT

Whereas, ***KHALID AHMED***

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to:

KHALID AHMED, owner
d/b/a Mobil Gas

to allow for:

a petroleum service station and self-service car wash, in accordance with Section 17.28 (3)(l) and (r) of the Municipal Code

on the following described real estate in the Village of Germantown, Washington County, Wisconsin:

Part of the SW 1/4 of Section 35, T9N, R20E, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said 1/4 Section; thence N00°10' W along the west line of said 1/4 Section, 225.00 feet; thence N89°53'E, 49.50 feet to a point in the east right of way line of Pilgrim Road, said point also being the point of beginning of lands to be described; thence continuing N89°53'E, 183.50 feet; thence S00°10'E, 185.00 feet to a point in the north right of way line of W. County Line Road; thence S89°53'W along said north line, 46.57 feet; thence N76°39'58" W along said north line, 121.15 feet; thence N13°20'02" E along said north line, 10.00 feet; thence northwesterly along said north line being the arc of a curve to the right (having a radius of 28.00 feet, a chord of 34.67feet, which bear N38°24'59"W) 37.38 feet to a point in the east right of way line of Pilgrim Road; thence N00°10'W along said east line, 119.89 feet to the point of beginning. Containing approximately .721 +/- acres of land.
Also described as **W156 N9650 Pilgrim Road.**

pursuant to the following conditions:

1. Store and car wash shall contain fire sprinklers.
2. The car wash shall have minimum of a 90 second dry cycle.
3. There shall be no water drip from the car wash on any public road
4. No outside storage or sales are allowed on site.
5. Final site plan and architectural plans to be approved by the Plan Commission prior to building permit issuance.
6. A hammerhead turn style shall be added to the northeast end of the car wash.
7. The owner shall install sidewalk along the entire County Line Road frontage.
8. The owner shall remove the existing pole sign prior to installation of the new signage.
9. After removal of the pole sign, the owner shall not be able to use any previous sign variances.
10. No garbage or recycling pick-up shall occur between the hours of 10:00 p.m. and 7:00 a.m.
11 No signage shall be allowed on the pump island canopy or building roof.
12. The hours of operation shall be reviewed annually to address any problems that may arise due to being open 24 hours.
13. The lighting fixtures, including the bulb, shall be recessed within the canopy, luminating downward and not mounted on the canopy.

The provisions of this permit shall be binding upon the owner unless and until amended by the Village of Germantown.

Granted by action of the Village Board of the Village of Germantown this 21st day of June, 2004.

Charles J. Hargan
Village President

ATTEST:

Jane A. Wilms, MMC
Village Clerk

STATE OF WISCONSIN)
)SS
WASHINGTON COUNTY)

Personally came before me this 19th day of July, 2004, the above named Charles J. Hargan, Village President, and Jane A. Wilms, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Christine M. Micka, Notary
My Commission Expires: Sept. 09, 2007

NOTARY PUBLIC
CHRISTINE M. MICKA
STATE OF WISCONSIN

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITTEE

I, Khalid Ahmed, hereby accepts the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 19th day of July, 2004

Khalid Ahmed, owner

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

Personally came before me this 19 day of July, 2004, the above named Khalid Ahmed, owner; to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

This instrument was drafted by:
Jane A. Wilms, Village Clerk
Germantown, WI

ROBERT W. BLUMREITER
Print Name: Robert W. Blumreiter
Notary Public, State of Wisconsin
My Commission Expires: 9-12-04