



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

July 20, 2023 at 7:00 P.M.

VILLAGE BOARD ROOM

N168W19851 MAIN STREET, JACKSON, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of June 15, 2023
3. Extraterritorial Plat Review for a Two-Lot Certified Survey Map – 3510 County Trunk P – Mitch & Jenna Krueger
4. Conditional Use Request – Request to exceed the maximum number of dogs per residence – N171 W20275 Highland Road – Jefferey Farren
5. Resolution #23-16 - Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 - Future Land Use Plan 2050
6. Ordinance #23-10 - Amending Zoning District PUD-04 – The Oaks of Jackson – Village of Jackson
7. Final Plat – The Oaks of Jackson – Village of Jackson
8. Conditional Use Request and Site Plan Review– Parcel V3_053600F – 250 Focus, LLC – Excel Engineering
9. Citizens to address the Plan Commission
10. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, June 15, 2023 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

President Heckendorf called the meeting to order at 7:00 p.m.

Members Present: Ryan Ganshow, Tr. Kruepke, Jon Molkentin, Dan Reik, and Doug Wilcox

Member Excused: Tr. Emmrich

Staff Present: Director of Inspections Collin Johnson, Administrator Jen Keller, and Deputy Clerk/Treasurer Pamela Wolf

2. Approval of Minutes for the Plan Commission Meeting of May 18, 2023

Motion by Doug Wilcox, second by Jon Molkentin to approve the Plan Commission minutes of May 18, 2023.

Vote: 6 ayes, 0 nays. Motion carried.

3. One-Lot Certified Survey Map for Tax Parcels: V3_019700N, V3_019700T, V3_019700U, and part of tax parcel V3_019700K – Jackson Townhomes – James Kupfer

Motion by Doug Wilcox, second by Pres. Heckendorf to recommend to the Village Board approval of the One-Lot Certified Survey Map (CSM) for Tax Parcels: V3_019700N, V3_019700T, V3_019700U and a portion of tax parcel V3_019700K from applicant Jackson Townhomes.

Vote: 6 ayes, 0 nays. Motion carried.

4. Preliminary Plat – Phase III (addition No. 2), Morning Meadows Subdivision-Home Path Financial, LP

Motion by Pres. Heckendorf, second by Doug Wilcox to recommend to the Village Board approve Preliminary Plat Phase III Morning Meadows Subdivision (addition No. 2) owned by Home Path Financial, LP, conditioned upon the following:

General Conditions (1-4)

1. **Staff and Governmental Approval.** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the developer shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration per ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; and Washington County.
2. **Professional Fees.** Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

3. **Payment of Charges.** Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.
4. **Surveyor's responsibility.** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

Specific Conditions (1-9) Editor's note – due to a numbering issue this is 1-9, not 1-11 as in original.

1. The subdivider must obtain the approval of the Village engineer.
2. The Village will confirm the proposed street names are acceptable with Final Plat review and approval.
3. The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
4. The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same within the Developer's Agreement.
5. Prior to any (1) land-altering activity of (2) the execution of the final plat, the subdivider must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:
 - a. Phasing of the development.
 - b. A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.
 - c. Prior to any land-altering activity, the subdivider shall submit all required plans (e.g., construction plans, stormwater management, and erosion control) to the Village Engineer and obtain approval of the same.
 - d. Prior to any land-altering activity, the subdivider shall submit a stormwater management agreement to the Village and obtain approval of the same. Any necessary access easements shall be described with a legal description.
 - e. The subdivider must submit a land management plan for Outlots 4 and 5 and obtain approval of the same. Such plan must describe vegetation management objectives and permissible uses of such lands within the Developer's Agreement.
 - f. Any maintenance of cul-de-sac or boulevard areas shall be included as a developer's responsibility in the Developer's Agreement.
 - g. Any other conditions determined by the Village Planner, Engineer, or Attorney.
6. Notwithstanding any approval of the Final Plat, the parties agree that any roads designated for dedication on the plat are not accepted by the Village until specifically accepted in the manner set forth in the Development Agreement.
7. A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The subdivider must provide a copy of the same to the Village Engineer as soon as that has been issued.

8. The final plat will not be recorded if any portion or part of the subject property has any unpaid taxes or outstanding special assessments per s. 236.21(3), Wis. Stats.
9. The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures. In particular the final plat needs to address the following items:
 - a. Any maintenance of cul-de-sac or boulevard areas
 - b. The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.
 - c. Include the following note(s) on the face of the final plat substantially as follows:
 - i. The titleholders of Lots 52 through 113 own a 1/62nd undivided and nontransferable interest in Outlots 1 and 2. The use and maintenance of the outlots is governed by a land management plan approved by the Village of Jackson as contained within the Developer's Agreement.
 - ii. The titleholders of Lots 52 through 113 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan contained in the Developer's Agreement recorded for this subdivision in the Washington County register of deeds office.
 - iii. Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.
 - iv. Vision corner easements are granted to the Village of Jackson to ensure sight lines are maintained at street intersections. The owner of any lot with such an easement must comply with Section 46-54 of the municipal code.
 - v. Deviation from Village Code Sec. 38-179 "Sidewalks" and in leu of sidewalks shall construct a walking path in Outlot 4 and 5.
 - vi. Deviation from Village Code Sec. 38-149 "Street Trees" and shall place trees on Outlot 4 and/or incorporated in the landscaping plan for a berm to be constructed along CTH P in leu of the required amount of trees that would have otherwise been placed along the public street in an amount equivalent to one tree per 60 lineal feet of lot frontage.
 - vii. Deviation from Village Code Sec. 38-181 "Street lamps". (*Village to install street lamps at a future date with reimbursement of all costs to come from the Developer.*)
 - viii. Deviation from Village Code Sec. 38-173(c)&(d), Storm Sewer Facilities. (*Sump pumps to discharge to grade.*)
 - ix. Deviation from Village Code Sec. 38-174, Curb and Gutter. (*Roadways to be constructed in accordance with Sec. 38-175 "Rural street sections".*)
 - d. Show any existing easements and include the document number of the instrument of origin.
 - e. If the property is currently mortgaged, a consent of mortgage certificate with a notary is required because land is being dedicated to the public for street purposes.

Tr. Kruepke questioned whether Morning Meadows is a private subdivision, with no curb. Director Johnson responded the development was public, and the road standards proposed for the Phase III plat were consistent with standards approved in Phase I & II. Administrator Keller also spoke regarding the deviations from subdivision standards and were noted in the specific conditions.

Vote: 6 ayes, 0 nays. Motion carried.

5. Development Agreement-Phase III (addition No. 2), Morning Meadows Subdivision – Home Path Financial, LP

Motion by Doug Wilcox, second by Pres. Heckendorf to recommend to the Village Board the approval of addition No. 2, Phase III Development Agreement, Morning Meadows Subdivision by Home Path Financial, LP, conditioned upon Staff review.

Vote: 6 ayes, 0 nays. Motion carried.

6. Citizens to Address the Plan Commission

None

7. Adjourn

Motion by Pres. Heckendorf, second by Tr. Kruepke to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:10 p.m.

Respectfully submitted,

Pamela Wolf
Village Deputy Clerk/Treasurer

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #3

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Extraterritorial Plat Review for a Two-Lot Certified Survey Map (CSM) – 3510
County Trunk P – Mitch & Jenna Krueger

Background and Analysis:

Mitch & Jenna Krueger intend to purchase a portion of land located at the rear of their property from their neighbor. Both parcels (Lots) are located in the Town of Jackson. The increased one-half acre lot would allow them to construct an accessory building on the property. The proposed CSM simply attached the additional lands to Lot 1 as indicated.

Ordinance Section 38-33 is applicable and included below:

Sec. 38-33. Extraterritorial plat approval.

When the land to be subdivided lies within 1½ miles of the corporate limits of the village, the subdivider shall proceed the same as for plats within the village, except:

- (1) Transmittal responsibility lies with the town clerk in which the plat lies.
- (2) Approval agencies include the village board, town board, and county planning agencies, and the subdivider must comply with the land division ordinances of these agencies.
- (3) The subdivider shall comply with the improvement requirements and regulations of the town board of the town within whose limits the plat lies when they are more stringent than set forth by the village.

Comprehensive Plan & Zoning Impacts:

None

Site Plan:

See attached location map and CSM.

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision.

Notice Requirements:

- Posting on the agenda

Potential Action:

Recommend the Village Board approve the Two-Lot Certified Survey Map (CSM) as presented.

Attachments:

1. Application
2. Letter of Intent
3. Location Map
4. Certified Survey Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

- ☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____
- ☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☒ CERTIFIED SURVEY MAP
- ☐ New ☐ New ☐ CONCEPT PLAN
- ☐ Amendment ☐ Amendment
- ☐ Special Use ☐ Special Use ☐ OTHER Extra Territorial
- (For existing Cond. Use ONLY)* *(For existing PUD ONLY)*

Property Address: 3510 County Road P Unit: _____ Jackson, WI

Parcel #: T7-051700E Lot Size: 0.39 sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☒ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Mitch & Jenna Krueger

Mailing Address: 3510 County Road P State Wi Zip 53037

Office: (____) _____ Cell: (262) 649-6733 Fax: (____) _____

Email: wrenthead2004@gmail.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ -

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Mitch & Jenna Krueger

Address: 3510 County Road P Jackson State Wi Zip 53037

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: wrenthead2004@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: _____
Seeking approval for land division from adjoining property to the North

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____
Private Residence

Hours of Operation: _____

Provide a brief overview of proposed daily on-site operations: _____
Personal Residence

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____
None

Describe all businesses, properties and other entities located adjacent to the proposed use: _____
Residential homes

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
Seeking land division for possible detached storage building

Describe any proposed grading, and/or stormwater management plan: _____
None

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
None

Describe any proposed on-site security measures including site lighting: _____
None

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
None

Describe the projected traffic circulation and impacts: _____

None

List all setbacks from rights-of-way and property lines and height limitations: _____

NA

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: _____

NA

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☐ No ☒ Yes If yes, explain: Town Of Jackson Approval

Describe any proposed signage including type, size, and location: _____

NA

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____

NA

Describe any site-specific features/constraints, etc.: _____

NA

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____

NA

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____

NA

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____

NA

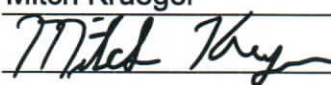
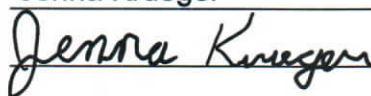
Projected Sewer/Wastewater Usage: 0 gal/year

Projected Water Usage: 0 gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Mitch Krueger
Applicant Signature: 
Co-Applicant Name (Print): Jenna Krueger
CO-Applicant Signature: 
Date of Application: _____

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov
Village Clerk: For all general questions concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 6-6-23

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 1233

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 271960

Date: 6/06/2023

Check

RECEIVED
FROM KRUEGER

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	BLDG INSP - PERMITS	150.00
	CSM 3510 CNTY RD P	

TOTAL RECEIVED	150.00
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Receipt Memo: CSM 3510 CNTY RD P/CK#1233

Letter Of Intent

Please find the attached application form for an Extraterritorial/CSM meeting. I am seeking to purchase a small amount of land from my neighbor adjoining to the North of me.

Thank You.

Mitch & Jenna Krueger

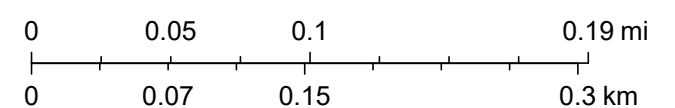
3510 County Trk P



6/22/2023, 2:59:07 PM

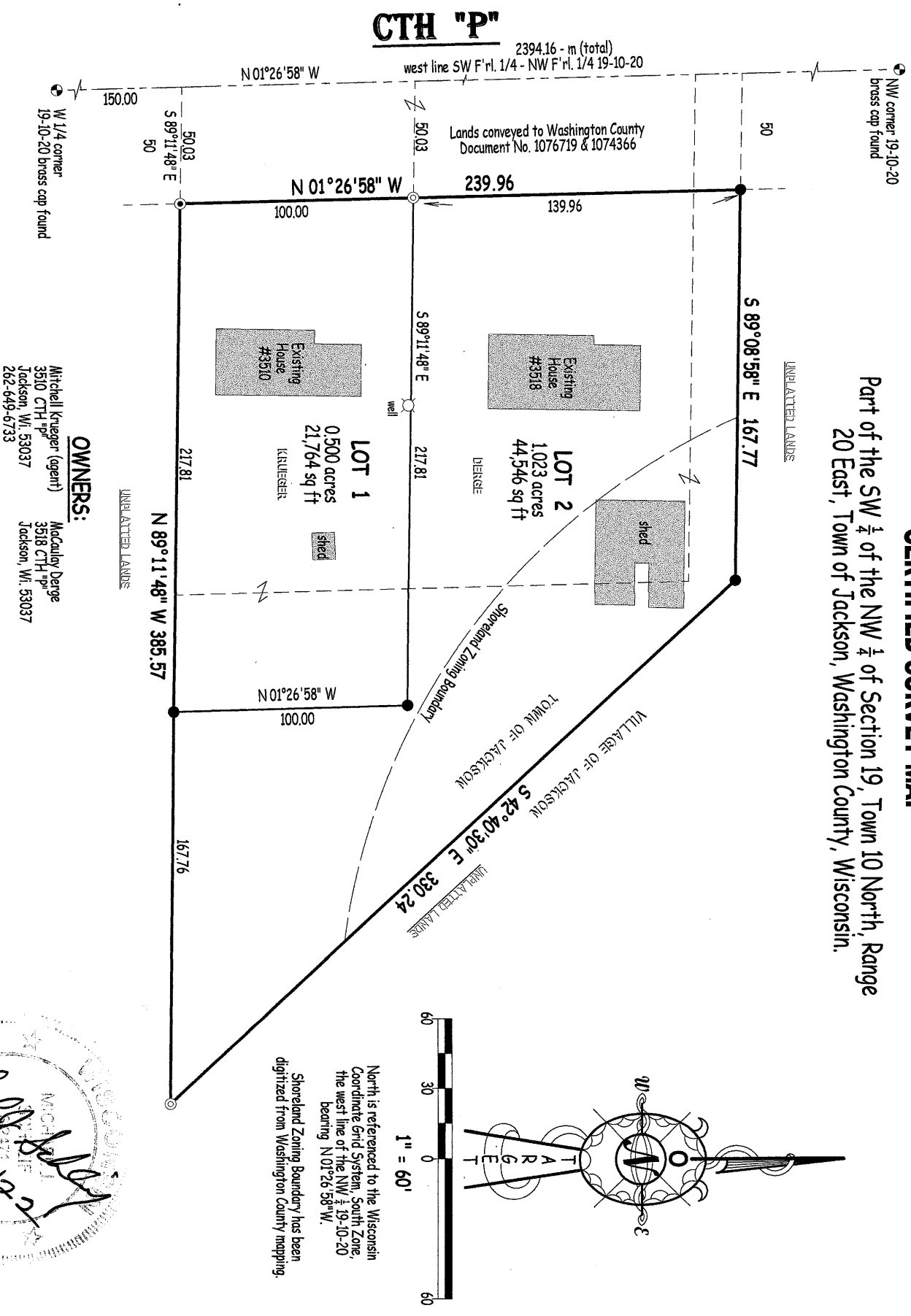
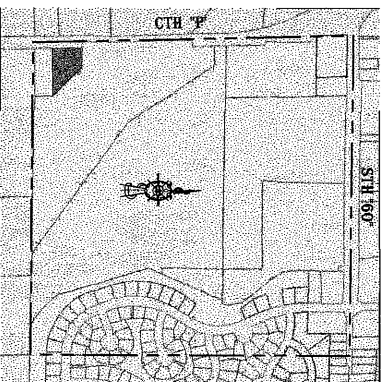
- | | | |
|--|---|---|
|  Override 1 | Condominium Name |  Condominium |
|  Current Parcel | Subdivision Name |  Assessor Plat; Cemetery Plat; Subdivision |
| Road Centerline STH, CTH | Leader Lines |  Right-of-Way |
| State Highway | Parcel Taxkey & Acreage |  Municipality |
| County Highway | PLSS Boundary | Local Road Labels |
| Ramp |  PLSS Section | City/Village Street |
| Road Centerline I, USH |  PLSS Quarter | Private Street |
| Federal Highway |  Lot |  PLSS Monument |
|  Address Point | Plat | Meander Line |
| Lot Number |  Certified Survey Map | Landhook |
| Certified Survey Number | | |

1:4,154



- - denotes a 7/8"x 18" iron rod weighing 2.0 lbs./ft. set
- - denotes a 1" iron pipe found
- ⊙ - denotes a 3/4" iron rod found
- ⊛ - denotes a 1" iron rod found

NW 1/4 19-10-20
no scale



This instrument was drafted by Michael J. Schleif, S-2471.

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
ontargetsurveying@gmail.com www.ontargetsurveying.com



CERTIFIED SURVEY MAP

Part of the SW ¼ of the NW ¼ of Section 19, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Michael J. Schleif, Professional Land Surveyor, hereby certify that by the direction of Mitchell Krueger, I have surveyed divided and mapped the land shown and described hereon, being a part of the SW ¼ of the NW ¼ of Section 19, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the West ¼ corner of said Section 19, thence N 01°26'58"W along the west line of said NW ¼, 150.00 feet; thence S 89°11'48"E, 50.03 feet to a point in the east right-of-way line of CTH "P", said point also being the point of beginning of lands herein described; thence N 01°26'58"W along said east right-of-way line, 239.96 feet; thence S 89°08'58"E, 167.77 feet; thence S 42°40'30"E, 330.24 feet; thence N 89°11'48"W, 385.57 feet to the point of beginning.

Containing 1.522 acres (66,310 square feet) more or less.

I further certify that I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and the Town of Jackson Land Division Ordinance in surveying, dividing and mapping said land and that this map is a correct representation of all exterior boundaries of the land surveyed and the division thereof.

Dated this 20th day of September, 2022

Michael J. Schleif S-2471

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land shown and described hereon to be surveyed, divided, and mapped as represented hereon. We also certify that this map is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

- 1. Town of Jackson Town Board
- 2. Town of Jackson Plan Commission
- 3. Village of Jackson Plan Commission

Witness the hand and seal of said owners this ____ day of ____ 20__.

Witness Mitchell Krueger

Witness Jenna Krueger

Subscribed and sworn to before me this ____ day of ____ 20__.

Notary Public _____, Wisconsin

My Commission expires _____

This instrument was drafted by Michael J. Schleif, S-2471.

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
ontargetsurveying@gmail.com www.ontargetsurveying.com

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land shown and described hereon to be surveyed, divided, and mapped as represented hereon. We also certify that this map is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

- 1. Town of Jackson Town Board
- 2. Town of Jackson Plan Commission
- 3. Village of Jackson Plan Commission

Witness the hand and seal of said owners this ____ day of ____ 20__.

Witness MacCaullay Derge

Subscribed and sworn to before me this ____ day of ____ 20__.

Notary Public _____, Wisconsin

My Commission expires _____

CERTIFIED SURVEY MAP

CONSENT OF MORTGAGEE: (Krueger)

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

I, _____, Mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land, and do hereby consent to the certificate of the owner.

WITNESS the hand and seal of _____, Mortgagee, this _____ day of _____, 20____.

In the presence of:

Mortgagee _____ (seal)

State of Wisconsin)
Washington County) s.s.

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
My commission expires _____

CONSENT OF MORTGAGEE: (Derge)

I, _____, Mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land, and do hereby consent to the certificate of the owner.

WITNESS the hand and seal of _____, Mortgagee, this _____ day of _____, 20____.

In the presence of:

Mortgagee _____ (seal)

State of Wisconsin)
Washington County) s.s.

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
My commission expires _____



CERTIFIED SURVEY MAP

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Town 10 North, Range
20 East, Town of Jackson, Washington County, Wisconsin.

APPROVAL OF THE PARK & PLAN COMMISSION OF THE TOWN OF JACKSON:

This land division is hereby approved by the Plan Commission of the Town of Jackson

this _____ day of _____, 20_____.

Chairman David Klug

Zoning Administor Jim Micech

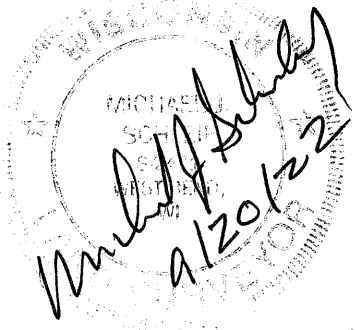
APPROVAL OF THE TOWN OF JACKSON:

This land division is hereby approved and the road dedication shown thereon accepted by the Town of Jackson Town Board

this _____ day of _____ 20_____.

Town Chairman Robert Hartwig

Town Clerk Robert Eichner



APPROVAL OF THE PLAN COMMISSION OF THE VILLAGE OF JACKSON:

This land division is hereby approved by the Plan Commission of the Village of Jackson

this _____ day of _____, 20_____.

Chairman Brian J. Heckendorf

Village Clerk Pam Wolf

APPROVAL OF THE JACKSON VILLAGE BOARD

This land division is hereby approved by the Village of Jackson Village Board

this _____ day of _____, 20_____.

Chairman Brian J. Heckendorf

Village Clerk Pam Wolf

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #4 (REVISED)

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Conditional Use Request – Request to Exceed the Maximum Number of Dogs per residence – N171 W20275 Highland Road – Jefferey Farren

Background and Analysis:

The property owners are requesting approval to keep a third dog on their property. They currently own three dogs: *Zeus*, Keshond (2 yrs old) 37 lbs; *Flash*, Mini-Bernedoodle, (2 yrs old) 43 lbs; Odin, Mini-Bernedoodle (6 months old) 33 lbs. The owners state the dogs are primarily inside dogs however, they do have a portion of their backyard that is currently fenced. While none of the animals are registered as therapy dogs, the owners feel they do offer comfort to Mrs. Farren as she is permanently disabled.

Ordinance Section 6-53 requires all dogs and cats to be licensed and Ordinance Section 6-54 regulates the number of dogs and cats that may be licensed for any one residence as outlined below:

Sec. 6-53. Dog and cat licenses.

(a) Required; fees. It shall be unlawful for any person in the village to own, harbor, or keep any cat or dog more than five months of age that has not been licensed by the village. License fees shall be as provided in the village fee schedule.

(b) Seizure of animals in violation. Police officers are authorized to capture and restrain any dog or cat running at large and any untagged dog, and to transfer the animal to the custody of the county humane society. This does not preclude the immediate killing of a dog for the protection of other animals and persons as authorized in this chapter.

Sec. 6-54. Maximum number of cats and dogs per residence.

No more than two dogs and two cats may be licensed for any one residence. Exceptions may be requested by application to the plan commission and village board for a conditional use permit or PUD amendment.

Comprehensive Plan & Zoning Impacts:

None

Site Plan:

See attached location map.

Additional Staff Comments:

Police Department:

- In 2023, JPD has warned Mr. Farren twice for his dogs running at large. We've also cited him once for unlicensed dogs.

Administration:

- If the Plan Commission and Village Board were of a mind to support continued allowance of a third dog or cat, a change as to how these applications are handled has been recommended by the consultant planner. The change to possibly occur would provide alternatives to review, and approval/denial of these requests based upon a predetermined set of conditions. The key change needed is to remove a pet allowance from a zoning decision, as they're not usually considered related. Instead, the Village is advised to form a separate license process for a third dog or a third cat which can administratively be revoked based upon conditions such as received complaints about the animals for behaviors such as barking, being at large, or just general nuisance behaviors, as that is the impetus staff believe there is a restriction to the number of dogs or cats per residence. Alternatively, the Village could choose to discontinue allowance of a third dog or cat, as there aren't exact criteria enumerated in code for the review.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners.
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Permit for N171 W20275 Highland Road. If approved, it shall be subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licenses annually with the Village.
3. The Conditional Use Permit shall expire at any such time any one of the current dogs passes away.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Application
2. Location Map

Village of Jackson
ZONING COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☒ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: N171 W20275 Highland Rd Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Jeffrey Farren

Mailing Address: N171 W20275 Highland Rd State WI Zip 53037

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: Jeffryfr@aol.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: NA

DBA: _____ FEIN #: _____

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Same as above

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: NA

Primary Contact: _____

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Please provide as much detailed information as possible. (Add additional pages if needed.)

- ✓ Briefly explain what you are requesting to be reviewed and/or approved: Requesting permission to have one extra dog over the City limit of 2, so please grant me permission to have 3 dogs at my residence. This is for my wife to have special therapy dog.

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____

Hours of Operation: _____

Provide a brief overview of proposed daily on-site operations: _____

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____

- ✓ Describe all businesses, properties and other entities located adjacent to the proposed use: There are only homes around my property

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____

Describe any proposed grading, and/or stormwater management plan: _____

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

Describe any proposed on-site security measures including site lighting: _____

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____

Describe the projected traffic circulation and impacts: _____

List all setbacks from rights-of-way and property lines and height limitations: _____

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any: _____

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: _____

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____

Describe any site-specific features/constraints, etc.: _____

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print):

Jefferey Farren

Applicant Signature:

Jefferey Farren

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

SUBMIT TO:

Village of Jackson – Building Inspection Dept.

W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.

*Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)*

QUESTIONS?

Zoning Director:

For questions concerning application submittal, zoning, or technical questions.

Phone:

(262) 677-9696

Email:

collin.johnson@villageofjacksonwi.gov

Village Clerk:

For all general questions concerning notices, meeting dates and times, etc.

Phone:

(262) 677-9001 Ext. 213

Email:

jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

Lakeview Animal Clinic

617 Ryan St. Suite 280
Pewaukee, Wisconsin 53072

Tel: 262-695-6120
Fax: 262-695-6180
info@lakeviewanimalclinicwi.com
www.LakeviewAnimalClinicWI.com

Rabies Certificate

Rabies Tag #: 1938

Microchip #: 933000320790956

Animal's Name: **Odin** | DOB: Dec 15, 2022 (5 mos 16 days) | 16.692 kgs (36.700 lbs) | Male | Tri-Color |
Canine | Mini Bernedoodle

Owner's Name: Jefferey Farren

N171 W20275 Highland Rd

Jackson, Wisconsin 53037



Vaccine: **CV - Rabies Vaccine 1 year**

Date Vaccinated: **Tue May 02, 2023**

Age at Vaccination: **4 mos**

Next Vacc. Due By: **Wed 01 May 2024**

Manufacturer: **Boehringer-Ingelheim** Lotno: 18560

Vaccine Name/Serial(Lot) #: **18560**

Vaccine Expiration: **Jul 20, 2024**

USDA Licensed Vaccine: **1 Year**

Veterinarian's Signature: *Anna M. Schwister, DVM*

Anna Schwister
License Number: 404680

Lakeview Animal Clinic

617 Ryan St. Suite 280
Pewaukee, Wisconsin 53072

Tel: 262-695-6120
Fax: 262-695-6180
info@lakeviewanimalclinicwi.com
www.LakeviewAnimalClinicWI.com

Rabies Certificate

Rabies Tag #: 1099

Microchip #: 981020041911198

Animal's Name: **Zeus** | DOB: Feb 15, 2021 (2 yr 3 mos) | 17.055 kgs (37.500 lbs) | Male Neutered | Gray Cream & Black | Canine | Keeshond

Owner's Name: Jefferey Farren

N171 W20275 Highland Rd

Jackson, Wisconsin 53037



Vaccine: **CV - Rabies Vaccine 3 year**

Date Vaccinated: **Wed Jun 22, 2022**

Age at Vaccination: **1 yr 4 mos**

Next Vacc. Due By: **Sat 21 Jun 2025**

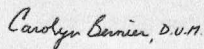
Manufacturer: **Merial** Lotno: 18536

Vaccine Name/Serial(Lot) #: **18536**

Vaccine Expiration: **Dec 02, 2023**

USDA Licensed Vaccine: **3 Year**

Veterinarian's Signature:



Carolyn Bernier

Lakeview Animal Clinic

617 Ryan St. Suite 280
Pewaukee, Wisconsin 53072

Tel: 262-695-6120

Fax: 262-695-6180

info@lakeviewanimalclinicwi.com

www.LakeviewAnimalClinicWI.com

Rabies Certificate

Rabies Tag #: 1302

Animal's Name: **Flash** | DOB: Feb 06, 2021 (2 yr 3 mos) | 24.131 kgs (53.100 lbs) | Male Neutered | Black and White | Canine | Mini Bernedoodle

Owner's Name: Jefferey Farren
N171 W20275 Highland Rd
Jackson, Wisconsin 53037



Vaccine: **CV - Rabies Vaccine 3 year**

Date Vaccinated: **Wed Jun 22, 2022**

Age at Vaccination: **1 yr 4 mos**

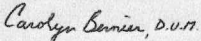
Next Vacc. Due By: **Sat 21 Jun 2025**

Manufacturer: **Merial** Lotno: 18536

Vaccine Name/Serial(Lot) #: **18536**

Vaccine Expiration: **Dec 02, 2023**

USDA Licensed Vaccine: **3 Year**

Veterinarian's Signature: 

Carolyn Bernier

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 271816**Date:** 5/30/2023**Check****RECEIVED
FROM** FARREN, JEFFEREY

\$215.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	DOG LICENSE	20.00
	ZEUS/#7716/ DOG LIC	
	DOG LICENSE	20.00
	FLASH DOG LIC#7717	
	BLDG INSP - PERMITS	175.00
	CONDITIONAL USE PERMIT/3RD DOG APPLICATI	
TOTAL RECEIVED		215.00

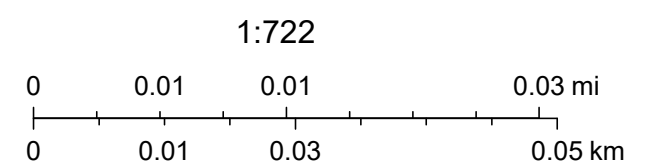
Receipt Memo: CK#1506/DOG LIC AND COND USE FOR 3RD DOG

N171 W20275 Highland Road



6/22/2023, 3:38:29 PM

- | | | |
|--|---|---|
| Override 1 | Leader Lines | Plat |
| Current Parcel | Parcel Taxkey & Acreage | Certified Survey Map |
| Address Point | PLSS Boundary | Assessor Plat; Cemetery Plat; Subdivision |
| Lot Number | PLSS Section | Right-of-Way |
| Certified Survey Number | PLSS Quarter | Municipality |
| Subdivision Name | Lot | Local Road Labels |
| | | City/Village Street |



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #5

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Resolution #23-16 - Proposed Amendments to Village of Jackson
Comprehensive Plan: Map 1 – Future Land Use Plan 2050

Description:

Staff is recommending various changes to the Village's adopted Comprehensive Plan to reflect current and/or future uses and anticipated changes within specific areas where current zoning is inconsistent with the Comprehensive Plan.

The proposed resolution identifies those properties that would be reclassified. By way of reference, below are the various land use categories in the plan.

Suburban-Density Residential

Suburban-density residential development is primarily located within areas to be attached to the Village from the Town of Jackson, including residential areas in the Town that were developed at a one-acre per dwelling density. New development would be of a similar character.

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village's other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet.

Multifamily/High-Density Urban Residential

The Multifamily/High-Density Urban Residential land use category consists primarily of multifamily residential development and mobile homes. Multifamily residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms—whichever is larger. Mobile home park developments have a minimum park size of 20 acres while the minimum lot area for a single module mobile home is 5,000 square feet and the minimum lot area for a double-wide mobile home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at least 8,000 square feet at a density of up to 7.2 dwelling units per net acre.

Mixed-Use

The Mixed-Use land use category includes development with physically and functionally integrated residential and commercial uses. Mixed-use development may, for example, feature commercial uses at street level or on lower floors and residential uses on upper floors. Areas designated for mixed-use are primarily located along the Village's downtown corridor along Main Street (STH 60).

The Village's zoning code, which includes a planned unit development (PUD) overlay, allows for flexibility in mixed-use development. Mixed-use lands within the Village's planned sewer service area may accommodate a mix of multifamily residential uses with business, institutional, and open space uses.

General Commercial

Areas classified as General Commercial consist primarily of individual and small groups of retail and customer service establishments. General commercial development is generally located outside of a traditional central business district and provides amenities such as open space, off-street parking, and loading areas.

Industrial

The Industrial land use category is intended to provide for manufacturing, industrial, and related uses. Industrial uses encompass more acreage than any other nonresidential land use in the Village.

Governmental and Institutional

Areas classified as Governmental and Institutional include buildings and grounds for governmental and institutional uses whose primary function involve activities such as public administration, assembly, or education. Examples of governmental and institutional development include public and private schools, government offices, cemeteries, religious institutions, and similar facilities.

Park and Recreation

The Park and Recreation land use category includes lands developed with facilities for public and private outdoor recreation. Park and recreation uses include public parks as well as privately owned recreational areas.

Street and Highway Rights-of-Way

All existing street and highway rights-of-way as of 2015 are shown on the land use plan map as a separate land use category. Land devoted to street and highway rights-of-way may be expected to fluctuate over the life of this plan due to expansion of the Village and the construction of streets to serve new development.

Other Transportation and Utilities

Areas classified as Other Transportation and Utilities include transportation uses such as railroad rights-of-way, park and ride facilities, and facilities for private and public utilities, including communications facilities and services.

Environmentally Significant Areas

To effectively guide development into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. Avoiding the intrusion of urban development into the primary environmental corridors and other environmentally significant areas will serve to maintain a high level of environmental quality in the Village and will also help to avoid costly development problems such as flood damage, wet basements, and failing pavements. In addition, properly relating new development to such environmentally significant areas will help preserve the scenic beauty of the Village, which is correlated to its natural resources.

Comprehensive Plan & Zoning Impacts:

The proposed changes bring the Comprehensive Plan Map in line with the current or anticipated future zoning/use.

Site Plan:

See attached map exhibits for general location of subject parcel.

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is approving body for this Resolution, Village Board approval will occur through an ordinance adoption following a public hearing.

Notice Requirements:

- Posting on the agenda

Potential Motion:

Motion to adopt Resolution #23-16 amending the Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050

Attachments:

1. Comprehensive Plan Map 1
2. Exhibit A - Parcel Map (Parcel V3_019700V)
3. Resolution 23-16

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

Return via EMAIL
Pages: 4

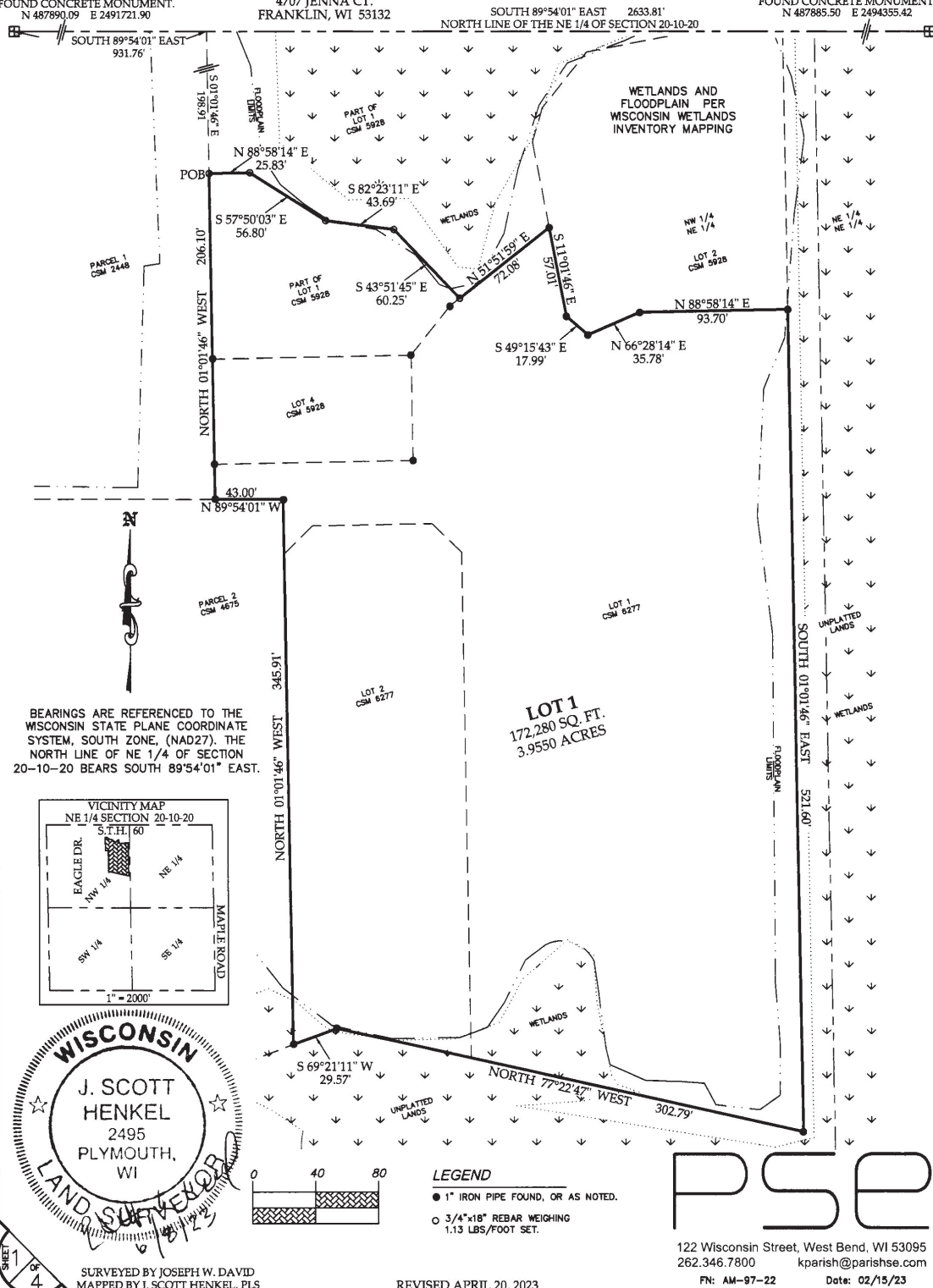
CERTIFIED SURVEY MAP

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

NORTHWEST CORNER OF THE
NE 1/4 OF SECTION 20-10-20.
FOUND CONCRETE MONUMENT.
N 487890.09 E 2491721.90

OWNER:
CYNTHIA R. MINSHALL
4707 JENNA CT.
FRANKLIN, WI 53132

NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 20-10-20.
FOUND CONCRETE MONUMENT.
N 487885.50 E 2494355.42



TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



REVISÉD APRIL 20, 2023

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

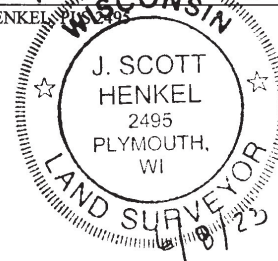
PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;
THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°01'46" EAST, 198.61 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 88°58'14" EAST, 25.83 FEET;
THENCE SOUTH 57°50'03" EAST, 56.80 FEET;
THENCE SOUTH 82°23'11" EAST, 43.69 FEET;
THENCE SOUTH 43°51'45" EAST, 60.25 FEET, TO THE SOUTHEAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5928;
THENCE NORTH 51°51'59" EAST, 72.08 FEET, ALONG SAID SOUTHEAST LINE TO THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 5928;
THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;
THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;
THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;
THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;
THENCE NORTH 01°01'46" WEST, 206.10 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 172,280 SQUARE FEET // 3.9550 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AM-97-22 Date: 02/15/23

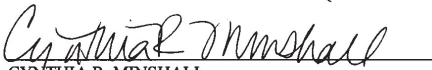
REVISED APRIL 20, 2023

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.


CYNTHIA R. MINSHALL

STATE OF WISCONSIN

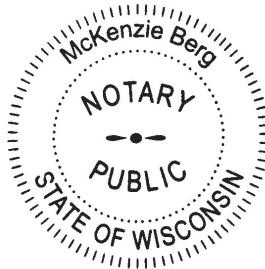
:SS

WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS 12 DAY OF JULY, 2023, CYNTHIA R. MINSHALL, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.


NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: 3/15/25



VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

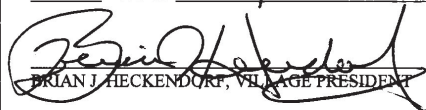
THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS 15th DAY OF June, 2023.


BRIAN J. HECKENDORF, CHAIRMAN


PAM WOLF, DEPUTY CLERK/TREASURER

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS 11th DAY OF July, 2023.


BRIAN J. HECKENDORF, VILLAGE PRESIDENT


PAM WOLF, DEPUTY CLERK/TREASURER



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-97-22 Date: 02/15/23

SHEET 4 OF 4

REVISED JUNE 6, 2023
REVISED APRIL 20, 2023

RESOLUTION #23-16

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD VARIOUS REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise Exhibit 8.11 titled "Projected Land Use: 2050" in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revisions set forth herein are consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes on July 20, 2023, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for Tax Parcel V3_019700V from Government/Institutional District to Multiple-Family Residential District.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an ordinance adopting a Comprehensive Plan Amendment.

Adopted by the Village of Jackson Plan Commission this 20th day of July 2023.

Introduced by:_____

Seconded by:_____

Vote: _____ Ayes _____ Nays

Passed and Approved:_____

Brian J. Heckendorf – Village President

Attest:_____
Pamela Wolf – Deputy Clerk/Treasurer

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on posting boards at the Jackson Municipal Complex, Post Office, and one other location in the Village.

Village Official

Date

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #6

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Ordinance 23-10 - Amending Zoning District PUD-04 – The Oaks of Jackson – Village of Jackson

Description:

Zoning District PUD-04 was reviewed and approved by the Village Board on February 14, 2023, establishing zoning for The Oaks of Jackson subdivision. At that time, four lots were designated for twin home development utilizing “zero lot-line” parcels for a total of eight dwelling units. The proposed amendment removes the “twin home” definition and replaces it with “duplex”. Additionally, the amendment changes Lots 41, 42, 43, & 44 from individual lots to one large lot listed as Lot 41. The total number of dwellings will remain at eight units. This will allow the parcel to utilize a condo plat approach for development. Additionally, the front setback for District III will be increased to 25-feet to accommodate placement of transformers by WE Energies

A “red line” version of the amendments as well as a “clean” version of the ordinance are provided for reference.

Comprehensive Plan & Zoning Impacts:

The entire development is listed as “residential” under the Village Comprehensive Plan and is zoned Planned Unit Development.

Site Plan:

See Zoning District Map

Signage:

Not Applicable.

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

- Posting on the agenda.
- Notification of all contiguous property owners.
- Notification of all other municipalities located within 1000-feet of subject property, including any non-contiguous.

- Publication of a Class II Notice.

Potential Motion:

Motion to recommend the Village Board approve Ordinance 23-10 amending Zoning District PUD-04 as presented.

Attachments:

1. Application
2. Zoning District Map
3. PUD Amendment – Redline Version
4. PUD Amendment – Clean Version
5. Ordinance 23-10

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL	☐ INDUSTRIAL	☒ RESIDENTIAL	☐ OTHER _____
☐ CONDITIONAL USE ☐ <i>New</i> ☐ <i>Amendment</i> ☐ <i>Special Use</i> <i>(For existing Cond. Use ONLY)</i>	☒ PLANNED UNIT DEVELOPMENT ☒ <i>New</i> ☐ <i>Amendment</i> ☐ <i>Special Use</i> <i>(For existing PUD ONLY)</i>	☐ CERTIFIED SURVEY MAP ☐ CONCEPT PLAN ☐ OTHER _____	

Property Address: _____ None _____ Unit: _____ Jackson, WI

Parcel #: V3_053600B Lot Size: 20.48 acres sq. ft. Building Area: n/a sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Jen Keller, Village of Jackson
Mailing Address: N168W19851 Main Street, Jackson State WI Zip 53037
Office: (262) 677-9001 Cell: (_____) n/a Fax: (_____)
Email: jen.keller@villageofjacksonwi.gov

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: n/a
D/B/A: _____ FEIN #: _____ - _____
Mailing Address: _____ State _____ Zip _____
Office: (_____) _____ Cell: (_____) _____ Fax: (_____)
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): Village of Jackson
Address: N168W19851 Main Street, Jackson State WI Zip 53037
Office: (262) 677-9001 Cell: (_____) _____ Fax: (_____)
Email: jenkeller@villageofjacksonwi.gov

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: SEH - Engineering, Vandewalle & Associates - Planning
Primary Contact: Mike Court, SEH Jackie Mich, V&A
Address: SEH-501 Maple Ave., Delafield, WI V&A - 120 E Lakeside St, Madison, WI State _____ Zip _____
Office: (SEH) 414-989-8905 Cell: (V&A) 608-255-3988 Fax: (_____)
Email: mcourt@sehinc.com and jmich@vandewalle.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: **Amending the zoning for District III - The Oaks of Jackson Planned Unit Development**

Provide a brief overview of proposed use(s) of entire property and/or lease space: **Residential areas include District I: Single Family, District II: Single Family, Private Drive; District III: Duplex; District IV: Townhome. The neighborhood will also include multiuse paths, open space, and stormwater management pond.**

Hours of Operation: **n/a**

Provide a brief overview of proposed daily on-site operations: **typical residential operations**

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: **construction activity related to residential development**

Describe all businesses, properties and other entities located adjacent to the proposed use: **surrounding uses include residential on three sides and commercial (future) and institutional on the north side**

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
Single phase, multi-year residential development

Describe any proposed grading, and/or stormwater management plan: **see District Map and Preliminary Plat**

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
The lots will be graded. The Village will plant grass terraces and street trees and install sidewalks on both sides of the street on all streets. Outlot 1 will be for tree preservation and the Landscape Easement on the eastern boundary of the subdivision will provide a vegetative buffer.

Describe any proposed on-site security measures including site lighting: **Street lights will be installed by the Village**

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
Sprinklers to be installed where required by fire code; municipal water system and fire hydrants will be installed per Village requirements

Describe the projected traffic circulation and impacts: typical residential traffic impacts

List all setbacks from rights-of-way and property lines and height limitations: See proposed amended PUD-04 zoning ordinance #23-07.

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: n/a

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☐ No ☐ Yes If yes, explain: No

Describe any proposed signage including type, size, and location: future neighborhood sign on outlot near Spruce Street

If construction is proposed, describe proposed exterior building materials (type, color, etc.): to be determined when builders are selected

Describe any site-specific features/constraints, etc.: wooded area on east side with several mature oaks; ANR pipeline easement

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
See PUD document

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
Landscape easement on east side (not required by ordinance)

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Village refuse and recycling collection services; any refuse containers for the townhomes will be adequately screened

Projected Sewer/Wastewater Usage: **see Preliminary Plat**

Projected Water Usage: **see Preliminary Plat**

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Jen Keller, on behalf of Project Management Team

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 6/29/2023

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning notices, meeting dates or times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

THE OAKS OF JACKSON

Village of Jackson, Wisconsin

Zoning Districts

- District I: Single Family
- District II: Single Family, Private Drive
- District III: Duplex
- District IV: Townhome

Spruce St

Ridgeway Dr

Spruce St

District IV: Townhome

District II: Single Family, Private Drive

District III: Duplex

District IV: Townhome

District I: Single Family

Jackson Oaks Dr

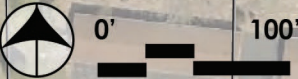
Ridgeway Dr

Pipeline Easement

Linden Dr

Aspen Dr

Hawthorn Dr



Revised: 6.19.23

Exhibit A

THE OAKS OF JACKSON NEIGHBORHOOD

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

~~SUBMITTED: DECEMBER 28, 2022~~

~~REVISED: FEBRUARY 2, 2023~~ ADOPTED: FEBRUARY
14, 2023

AMENDMENT SUBMITTED: JUNE 30~~49~~, 2023

Intent of Document.....	2
Project Name.....	2
Project Owners.....	2
Contacts.....	2
Existing Conditions	3
Site Information	3
Zoning Request.....	4
Zoning Request Justification.....	4
Compliance	4
Criteria for Approval.....	5
Submittal Requirements.....	5
Development Concept.....	6
Why Planned Unit Development?.....	6
Proposed Land Use Summary.....	7
Single Family Homes.....	7
Duplexes.....	7
Townhomes.....	7
Multiuse Trails	7
Stormwater Management.....	7
Open Space.....	28
Permitted Uses and Density.....	28
District Descriptions/ Zoning Text.....	109
District I: Single Family.....	109
District II: Single Family, Private Drive	1244
District III: Duplex.....	1413
District IV: Townhome	1645
Amenities and Conditions	1847
Stormwater.....	1847
Open Space.....	1847
Tree Preservation Area.....	1847
Landscape Easement & Berm.....	1847
Outlot 6.....	1948

Outlot 8.....	<u>1918</u>
Paved Trails and Sidewalks.....	<u>1918</u>
Streets	<u>1918</u>
Mailboxes	<u>2019</u>
Accessory Structures.....	<u>2019</u>
Fences	<u>2019</u>
Phasing.....	<u>2019</u>
Homeowner's Association	<u>2019</u>
Proposed Departures from Standard Zoning Districts.....	<u>2120</u>
Exhibits.....	<u>2322</u>

INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

PROJECT NAME

Oaks of Jackson

PROJECT OWNERS

Village of Jackson

CONTACTS

Applicants:

Village of Jackson

Washington County

Design Team:

Engineering:

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

Planning:

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

EXISTING CONDITIONS

Existing Zoning:

Undeveloped Land PUD

Existing Parcel: V3_053600B

Legal Description: See Exhibit A-1: Legal Description

Comprehensive Plan for the Village of Jackson: 2050

Land Use Plan

Project Area: Residential

Adjoining Parcels: North: Commercial

 Northeast: Commercial; Governmental and Institutional

 East: Medium Density Residential; Multi-Family/High-Density Urban Residential

 South: Medium Density Residential

 West: Multi-Family/High-Density Urban Residential

Lot Area: 20.48 acres

SITE INFORMATION

The Oaks of Jackson is located in the central portion of the Village of Jackson, south of Highway 60 and the Village of Jackson Municipal Complex. The land currently is comprised of agricultural fields fronting on a newly completed segment of Spruce Street. The site generally slopes from a high point in the southern part of the site down toward the northeastern end of the site at Spruce Street. The site is surrounded by residential development on three sides.

Abutting Uses:

North: Village Municipal Building

 Agricultural/Vacant

East: Agricultural/Vacant

 Twin Home Residential

South: Single Family Residential

West: Multi-Family Residential

ZONING REQUEST

Planned Unit Development

ZONING REQUEST JUSTIFICATION

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

COMPLIANCE

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
 - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
 - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
 - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
 - The owner and developer (Village Jackson) will meet these requirements.

CRITERIA FOR APPROVAL

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
 - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, ~~twin duplex~~ homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing ~~twin duplex~~ homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing ~~twin duplex~~ homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
 - The proposed PUD supports a number of Village objectives, including:
 - Provides quality residential and growing tax base within TID #7.
 - Increases homeownership opportunities within the Village.
 - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
 - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
- e) Assurance of compliance of deed restrictions or restrictive covenants as required.
- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
 - For c) through h), above, the Village will require such assurances from builders where applicable.

SUBMITTAL REQUIREMENTS

- a) All preliminary subdivision submittal requirements, including erosion control plans.
 - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
 - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
 - The Village will provide these materials following selection of builders.
- d) Development agreement depicting all improvements to be constructed.
 - The Village will provide this following selection of builders.

DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

- 40 Single Family Homes
- 13 Single Family Homes, Private Drive
- 8 ~~Twin Duplex~~ Homes
- Up to 40 Townhomes

SINGLE FAMILY HOMES

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

~~TWIN HOMES~~ DUPLEXES

~~Twin Duplex~~ homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units, arranged side-by-side, ~~with each located on a separate lot. A lot line runs through the center of the building, along the shared wall.~~ Each half of the ~~twin duplex~~ has a private individual exterior entrance, and ownership includes half of the building ~~and the lot~~. Certain floorplans may include shared driveways. ~~Ownership is typically fee simple as opposed to a condominium form of ownership. The duplexes will employ a condominium form of ownership, and a condo association will address maintenance of shared open space.~~

TOWNHOMES

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives at the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership, and a condo association will address maintenance of shared building, open space, and paved areas.

MULTIUSE TRAILS

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

STORMWATER MANAGEMENT

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted thorough the PUD, subject to Village approval.

OPEN SPACE

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

PERMITTED USES AND DENSITY

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density.* The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
 - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses.* The following uses shall be permitted by right in the PUD district:
 - Refer to the "District Descriptions" section below.
- c) *Conditional uses.* The following uses shall be permitted by conditional use permit in the PUD district.
 - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) are subject to applicable Village of Jackson Code provisions.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* 70 feet for corner lots
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance 15 feet
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks will be measured from the boundary of the landscape easement, as opposed to the rear property line.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

DISTRICT III: ~~TWIN HOME~~ DUPLEX

Permitted Uses:

- ~~Twin Duplex~~ Homes (~~zero lot line~~) with front-loaded garage, eight dwelling units per lot
- Stormwater management

Conditional Uses:

- Group homes, foster homes, and halfway houses, provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses:

- Private garages (1 per ~~lot~~dwelling unit)
- Sheds (garden, tool and storage) incidental to the residential use (1 per ~~lot~~dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

~~Located on individual lots, twin Duplex~~ homes offer attached housing with front-loaded garages at a scale compatible with nearby single family residential.

Proposed Dwelling Units 8 units on a single lot

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	4,500 <u>37,000</u> square feet
Minimum Lot Width at Front Yard Setback	45-350 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	2025- feet
Minimum Side Yard Setback	7 feet 0 feet for shared interior side (party wall)
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet 0 feet for interior side if shared driveway
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 700 square feet 2-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

DISTRICT IV: TOWNHOME

Permitted Uses:

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

Conditional Uses:

- None

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units up to 40 units

Character Guidelines

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	2,500 <u>3,000</u> square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Principal Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 500 square feet 2-bedroom dwelling: 700 square feet 3-bedroom dwelling: 900 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

AMENITIES AND CONDITIONS

STORMWATER

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as rain gardens in other locations in the neighborhood, which will be maintained by the property owner.

OPEN SPACE

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

TREE PRESERVATION AREA

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

LANDSCAPE EASEMENT & BERM

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from the boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

OUTLOT 6

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

OUTLOT 8

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

PAVED TRAILS AND SIDEWALKS

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

STREETS

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

ACCESSORY STRUCTURES

Per Village of Jackson zoning ordinance.

FENCES

Per Village of Jackson zoning ordinance.

PHASING

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

HOMEOWNER'S ASSOCIATION

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, ~~zero lot line twin~~duplex homes, and townhome options. The tables below highlight only departures from standard zoning districts. Refer to District Descriptions for a complete list of requirements for each district.

Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
Minimum Lot Area	8,000 square feet	6,000 square feet	4,000 square feet
Minimum Lot Width	70 feet	60 feet (70 feet for corner lots)	40 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

Departures from Standard Zoning – PUD District III

Zoning District Requirements	Village of Jackson R-6 Two-Family Residential District	<u>Proposed Departures:</u> PUD District III <u>Twin Home Duplex</u>
Minimum Lot Area	6,000 square feet per dwelling unit	4,500 square feet (1 unit per lot) <u>37,000 square feet</u>
Minimum Lot Width	85 feet (2 units per lot)	45 feet (1 unit per lot) <u>350 feet</u>
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 20 <u>25</u> feet Side yard: 7 feet Rear yard: 15 feet

Departures from Standard Zoning – PUD District IV

Zoning District Requirements	Village of Jackson R-8 Multiple-Family Residential District	<u>Proposed Departures:</u> PUD District IV Townhome
Minimum Lot Area	16,000 square feet	3,000 square feet per dwelling unit
Minimum Lot Width	85 feet	100 feet
Minimum Setbacks	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
Maximum Principal Building Height	35 feet	40 feet

EXHIBITS

Exhibit A-1: Legal Description

Exhibit A-2: Preliminary Plat

Exhibit A-3: District Plan

Exhibit A

THE OAKS OF JACKSON NEIGHBORHOOD

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

ADOPTED: FEBRUARY 14, 2023

AMENDMENT SUBMITTED: JUNE 30, 2023

Intent of Document.....	2
Project Name.....	2
Project Owners.....	2
Contacts.....	2
Existing Conditions	3
Site Information	3
Zoning Request.....	4
Zoning Request Justification.....	4
Compliance	4
Criteria for Approval.....	5
Submittal Requirements.....	5
Development Concept.....	6
Why Planned Unit Development?.....	6
Proposed Land Use Summary.....	7
Single Family Homes.....	7
Duplexes.....	7
Townhomes	7
Multiuse Trails	7
Stormwater Management.....	7
Open Space.....	8
Permitted Uses and Density.....	8
District Descriptions/ Zoning Text.....	9
District I: Single Family.....	9
District II: Single Family, Private Drive	11
District III: Duplex.....	13
District IV: Townhome	15
Amenities and Conditions	17
Stormwater.....	17
Open Space.....	17
Tree Preservation Area.....	17
Landscape Easement & Berm.....	17
Outlot 6.....	18

Outlot 8.....	18
Paved Trails and Sidewalks.....	18
Streets	18
Mailboxes	19
Accessory Structures.....	19
Fences	19
Phasing.....	19
Homeowner's Association	19
Proposed Departures from Standard Zoning Districts.....	20
Exhibits.....	22

INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

PROJECT NAME

Oaks of Jackson

PROJECT OWNERS

Village of Jackson

CONTACTS

Applicants:

Village of Jackson

Washington County

Design Team:

Engineering:

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

Planning:

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

EXISTING CONDITIONS

Existing Zoning:

Undeveloped Land PUD

Existing Parcel: V3_053600B

Legal Description: See Exhibit A-1: Legal Description

Comprehensive Plan for the Village of Jackson: 2050

Land Use Plan

Project Area: Residential

Adjoining Parcels: North: Commercial

 Northeast: Commercial; Governmental and Institutional

 East: Medium Density Residential; Multi-Family/High-Density Urban Residential

 South: Medium Density Residential

 West: Multi-Family/High-Density Urban Residential

Lot Area: 20.48 acres

SITE INFORMATION

The Oaks of Jackson is located in the central portion of the Village of Jackson, south of Highway 60 and the Village of Jackson Municipal Complex. The land currently is comprised of agricultural fields fronting on a newly completed segment of Spruce Street. The site generally slopes from a high point in the southern part of the site down toward the northeastern end of the site at Spruce Street. The site is surrounded by residential development on three sides.

Abutting Uses:

North: Village Municipal Building

 Agricultural/Vacant

East: Agricultural/Vacant

 Twin Home Residential

South: Single Family Residential

West: Multi-Family Residential

ZONING REQUEST

Planned Unit Development

ZONING REQUEST JUSTIFICATION

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

COMPLIANCE

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
 - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
 - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
 - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
 - The owner and developer (Village Jackson) will meet these requirements.

CRITERIA FOR APPROVAL

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
 - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, duplex homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing duplex homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing duplex homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
 - The proposed PUD supports a number of Village objectives, including:
 - Provides quality residential and growing tax base within TID #7.
 - Increases homeownership opportunities within the Village.
 - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
 - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
- e) Assurance of compliance of deed restrictions or restrictive covenants as required.
- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
 - For c) through h), above, the Village will require such assurances from builders where applicable.

SUBMITTAL REQUIREMENTS

- a) All preliminary subdivision submittal requirements, including erosion control plans.
 - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
 - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
 - The Village will provide these materials following selection of builders.
- d) Development agreement depicting all improvements to be constructed.
 - The Village will provide this following selection of builders.

DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

40	Single Family Homes
13	Single Family Homes, Private Drive
8	Duplex Homes
Up to 40	Townhomes

SINGLE FAMILY HOMES

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

DUPLEXES

Duplex homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units arranged side-by-side. Each half of the duplex has a private individual exterior entrance, and ownership includes half of the building. Certain floorplans may include shared driveways. The duplexes will employ a condominium form of ownership, and a condo association will address maintenance of shared open space.

TOWNHOMES

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives at the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership, and a condo association will address maintenance of shared building, open space, and paved areas.

MULTIUSE TRAILS

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

STORMWATER MANAGEMENT

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted thorough the PUD, subject to Village approval.

OPEN SPACE

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

PERMITTED USES AND DENSITY

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density*. The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
 - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses*. The following uses shall be permitted by right in the PUD district:
 - Refer to the "District Descriptions" section below.
- c) *Conditional uses*. The following uses shall be permitted by conditional use permit in the PUD district.
 - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) are subject to applicable Village of Jackson Code provisions.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* 70 feet for corner lots
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks will be measured from the boundary of the landscape easement, as opposed to the rear property line.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

DISTRICT III: DUPLEX

Permitted Uses:

- Duplex Homes with front-loaded garage, eight dwelling units per lot
- Stormwater management

Conditional Uses:

- Group homes, foster homes, and halfway houses, provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Sheds (garden, tool and storage) incidental to the residential use (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

Duplex homes offer attached housing with front-loaded garages at a scale compatible with nearby single family residential.

Proposed Dwelling Units 8 units on a single lot

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	37,000 square feet
Minimum Lot Width at Front Yard Setback	350 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 700 square feet 2-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

DISTRICT IV: TOWNHOME

Permitted Uses:

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

Conditional Uses:

- None

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units up to 40 units

Character Guidelines

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	3,000 square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Principal Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 500 square feet 2-bedroom dwelling: 700 square feet 3-bedroom dwelling: 900 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

AMENITIES AND CONDITIONS

STORMWATER

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as rain gardens in other locations in the neighborhood, which will be maintained by the property owner.

OPEN SPACE

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

TREE PRESERVATION AREA

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

LANDSCAPE EASEMENT & BERM

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from the boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

OUTLOT 6

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

OUTLOT 8

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

PAVED TRAILS AND SIDEWALKS

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

STREETS

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

ACCESSORY STRUCTURES

Per Village of Jackson zoning ordinance.

FENCES

Per Village of Jackson zoning ordinance.

PHASING

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

HOMEOWNER'S ASSOCIATION

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, duplex homes, and townhome options. The tables below highlight only departures from standard zoning districts. Refer to District Descriptions for a complete list of requirements for each district.

Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
Minimum Lot Area	8,000 square feet	6,000 square feet	4,000 square feet
Minimum Lot Width	70 feet	60 feet (70 feet for corner lots)	40 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

Departures from Standard Zoning – PUD District III

Zoning District Requirements	Village of Jackson R-6 Two-Family Residential District	<u>Proposed Departures:</u> PUD District III Duplex
Minimum Lot Area	6,000 square feet per dwelling unit	37,000 square feet
Minimum Lot Width	85 feet (2 units per lot)	350 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 25 feet Side yard: 7 feet Rear yard: 15 feet

Departures from Standard Zoning – PUD District IV

Zoning District Requirements	Village of Jackson R-8 Multiple-Family Residential District	<u>Proposed Departures:</u> PUD District IV Townhome
Minimum Lot Area	16,000 square feet	3,000 square feet per dwelling unit
Minimum Lot Width	85 feet	100 feet
Minimum Setbacks	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
Maximum Principal Building Height	35 feet	40 feet

EXHIBITS

Exhibit A-1: Legal Description

Exhibit A-2: Preliminary Plat

Exhibit A-3: District Plan

ORDINANCE #23-10

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED UNIT DEVELOPMENT DISTRICT (PUD-04)

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, the Village of Jackson (hereafter property owner) owns the property located south of Spruce Street (hereafter subject property), more particularly described as V3_053600B; and

WHEREAS, the property owner has submitted a petition to amend the Planned Unit Development Zoning District PUD-04 for the subject property pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on July 20, 2023, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on August 8, 2023, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County, Wisconsin, ORDAINS AS FOLLOWS:

Section 1 To amend Section 48-155.3 of the zoning code to establish a new residential zoning district to be identified as PUD-04 – District III as set forth below:

- (a) Generally. PUD-04 – District III is intended to provide for two-family residential development, served by municipal sewer and water facilities. This zoning designation shall not be used in any other location except for the parcel described as Lot 41 as depicted in the Final Plat.
- (b) Permitted uses. Attached two-family dwellings, up to eight dwelling units per lot.
- (c) Accessory uses. Permitted accessory uses include private attached garages, sheds (garden, tool, and storage) incidental to the residential use, and home occupations and professional home offices as specified in Section 48-1.
- (d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided there be a minimum lot area of 1,500 square feet per person (upon ultimate development).
- (e) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a dwelling shall be as follows: 1-bedroom, 700 sq. ft.; 2-bedroom, 1,000 sq. ft. The maximum impervious area shall not exceed 70 percent of the lot area.
- (f) Lot area and width: Lots shall be a minimum of 37,000 square feet in area and shall not be less than 350 feet in width at the front yard setback line.
- (g) Setbacks and yards. There shall be a minimum building setback of 25 feet from the front yard right-of-way. There shall be a minimum side yard of 7 feet. Corner lots shall have a minimum side yard setback of 15 feet from the street-side right-of-way. There shall be a minimum rear yard setback of not less than 15 feet. Driveways and other paved surfaces shall have a minimum setback of 3 feet from an abutting property line.
- (h) Parking. A minimum of two (2) off-street parking stalls shall be provided per dwelling unit.

Section 5. Revisions to the zoning map. Upon adoption of this section, the subject property shall be designated as a planned unit development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.

Section 6. The zoning map is hereby amended by designating the subject property as a planned unit development district.

Section 7. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 8. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 9. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Pam Wolf, Deputy Village Clerk

Proof of Posting:
I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Village Official

Date

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #6

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Ordinance 23-10 - Amending Zoning District PUD-04 – The Oaks of Jackson – Village of Jackson

Description:

Zoning District PUD-04 was reviewed and approved by the Village Board on February 14, 2023, establishing zoning for The Oaks of Jackson subdivision. At that time, four lots were designated for twin home development utilizing “zero lot-line” parcels for a total of eight dwelling units. The proposed amendment removes the “twin home” definition and replaces it with “duplex”. Additionally, the amendment changes Lots 41, 42, 43, & 44 from individual lots to one large lot listed as Lot 41. The total number of dwellings will remain at eight units. This will allow the parcel to utilize a condo plat approach for development. Additionally, the front setback for District III will be increased to 25-feet to accommodate placement of transformers by WE Energies

A “red line” version of the amendments as well as a “clean” version of the ordinance are provided for reference.

Comprehensive Plan & Zoning Impacts:

The entire development is listed as “residential” under the Village Comprehensive Plan and is zoned Planned Unit Development.

Site Plan:

See Zoning District Map

Signage:

Not Applicable.

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

- Posting on the agenda.
- Notification of all contiguous property owners.
- Notification of all other municipalities located within 1000-feet of subject property, including any non-contiguous.

- Publication of a Class II Notice.

Potential Motion:

Motion to recommend the Village Board approve Ordinance 23-10 amending Zoning District PUD-04 as presented.

Attachments:

1. Application
2. Zoning District Map
3. PUD Amendment – Redline Version
4. PUD Amendment – Clean Version
5. Ordinance 23-10

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL	☐ INDUSTRIAL	☒ RESIDENTIAL	☐ OTHER _____
☐ CONDITIONAL USE	☒ PLANNED UNIT DEVELOPMENT	☐ CERTIFIED SURVEY MAP	
☐ New	☒ New	☐ CONCEPT PLAN	
☐ Amendment	☐ Amendment		
☐ Special Use (For existing Cond. Use ONLY)	☐ Special Use (For existing PUD ONLY)	☐ OTHER _____	

Property Address: _____ None _____ Unit: _____ Jackson, WI

Parcel #: V3_053600B Lot Size: 20.48 acres sq. ft. Building Area: n/a sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Jen Keller, Village of Jackson
Mailing Address: N168W19851 Main Street, Jackson State WI Zip 53037
Office: (262) 677-9001 Cell: () n/a Fax: ()
Email: jen.keller@villageofjacksonwi.gov

BUSINESS INFORMATION (If New Business)

Legal Business Name: n/a
D/B/A: _____ FEIN #: _____ -
Mailing Address: _____ State _____ Zip _____
Office: () _____ Cell: () _____ Fax: () _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): Village of Jackson
Address: N168W19851 Main Street, Jackson State WI Zip 53037
Office: (262) 677-9001 Cell: () _____ Fax: () _____
Email: jenkeller@villageofjacksonwi.gov

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: SEH - Engineering, Vandewalle & Associates - Planning
Primary Contact: Mike Court, SEH Jackie Mich, V&A
Address: SEH-501 Maple Ave., Delafield, WI V&A - 120 E Lakeside St, Madison, WI State _____ Zip _____
Office: (SEH) 414-989-8905 Cell: (V&A) 608-255-3988 Fax: () _____
Email: mcourt@sehinc.com and jmich@vandewalle.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: Amending the zoning for District III - The Oaks of Jackson Planned Unit Development

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential areas include District I: Single Family, District II: Single Family, Private Drive; District III: Duplex; District IV: Townhome. The neighborhood will also include multiuse paths, open space, and stormwater management pond.

Hours of Operation: n/a

Provide a brief overview of proposed daily on-site operations: typical residential operations

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: construction activity related to residential devleopment

Describe all businesses, properties and other entities located adjacent to the proposed use: surrounding uses include residential on three sides and commercial (future) and institutional on the north side

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Single phase, multi-year residential development

Describe any proposed grading, and/or stormwater management plan: see District Map and Preliminary Plat

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: The lots will be graded. The Village will plant grass terraces and street trees and install sidewalks on both sides of the street on all streets. Outlot 1 will be for tree preservation and the Landscape Easement on the eastern boundary of the subdivision will provide a vegetative buffer.

Describe any proposed on-site security measures including site lighting: Street lights will be installed by the Village

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Sprinklers to be installed where required by fire code; municipal water system and fire hydrants will be installed per Village requirements

Describe the projected traffic circulation and impacts: typical residential traffic impacts

List all setbacks from rights-of-way and property lines and height limitations: See proposed amended PUD-04 zoning ordinance #23-10.

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: n/a

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☐ Yes If yes, explain: No

Describe any proposed signage including type, size, and location: future neighborhood sign on outlot near Spruce Street

If construction is proposed, describe proposed exterior building materials (type, color, etc.): to be determined when builders are selected

Describe any site-specific features/constraints, etc.: wooded area on east side with several mature oaks; ANR pipeline easement

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
See PUD document

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
Landscape easement on east side (not required by ordinance)

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Village refuse and recycling collection services; any refuse containers for the townhomes will be adequately screened

Projected Sewer/Wastewater Usage: **see Preliminary Plat**
Projected Water Usage: **see Preliminary Plat**

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Jen Keller, on behalf of Project Management Team

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 6/29/2023

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Deputy Clerk: For all general questions concerning notices, meeting dates or times, etc.
Phone: (262) 677-9001 Ext. 210
Email: pam.wolf@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ **TEMPORARY** Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

THE OAKS OF JACKSON

Village of Jackson, Wisconsin

Zoning Districts

- District I: Single Family
- District II: Single Family, Private Drive
- District III: Duplex
- District IV: Townhome

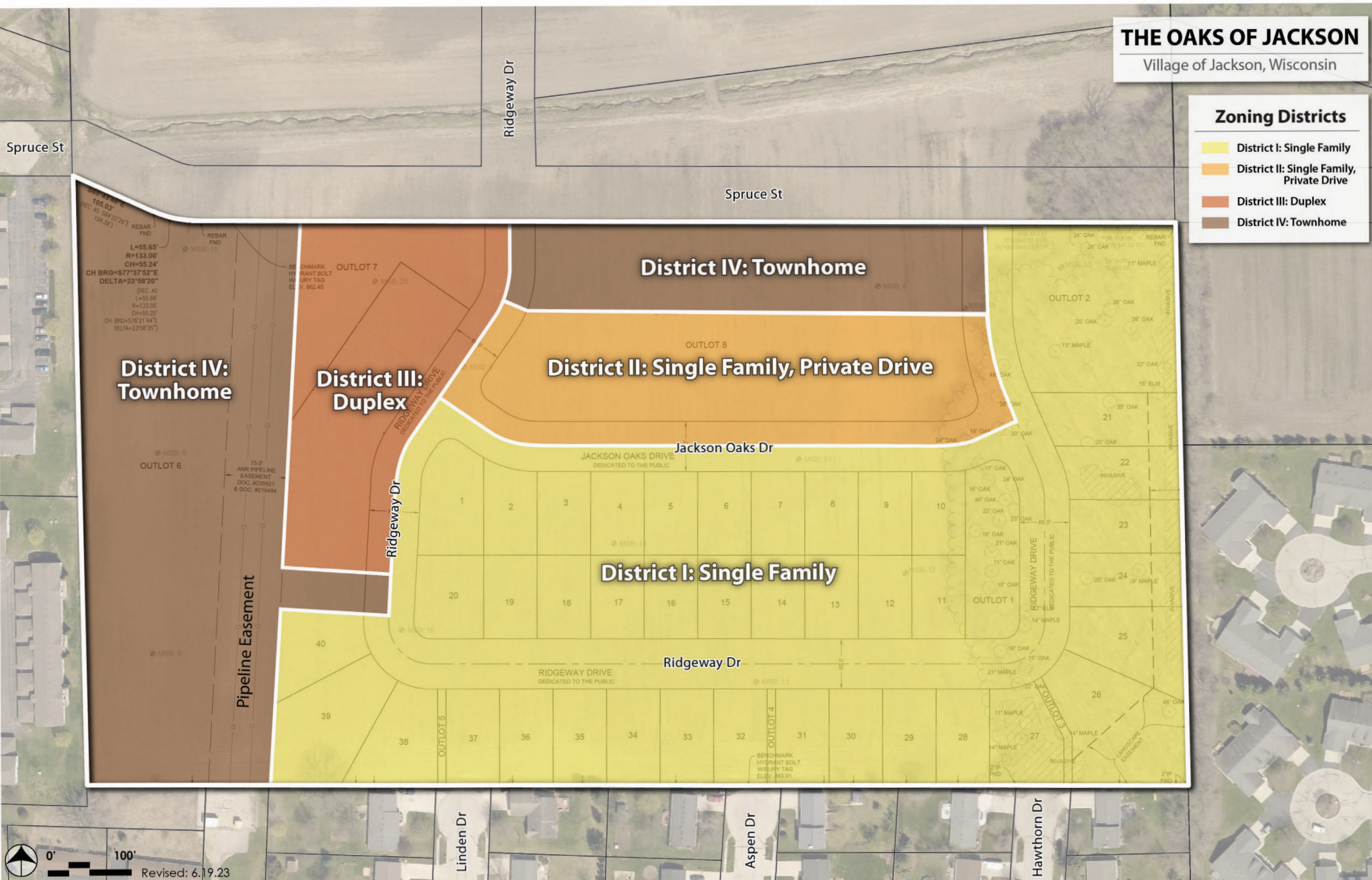


Exhibit A

THE OAKS OF JACKSON NEIGHBORHOOD

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

~~SUBMITTED: DECEMBER 28, 2022~~

~~REVISED: FEBRUARY 2, 2023~~ ADOPTED: FEBRUARY
14, 2023

AMENDMENT SUBMITTED: JUNE 30~~49~~, 2023

Intent of Document.....	2
Project Name.....	2
Project Owners.....	2
Contacts.....	2
Existing Conditions	3
Site Information	3
Zoning Request.....	4
Zoning Request Justification.....	4
Compliance	4
Criteria for Approval.....	5
Submittal Requirements.....	5
Development Concept.....	6
Why Planned Unit Development?.....	6
Proposed Land Use Summary.....	7
Single Family Homes.....	7
Duplexes.....	7
Townhomes	7
Multiuse Trails	7
Stormwater Management.....	7
Open Space.....	28
Permitted Uses and Density.....	28
District Descriptions/ Zoning Text.....	109
District I: Single Family.....	109
District II: Single Family, Private Drive	1244
District III: Duplex.....	1413
District IV: Townhome	1645
Amenities and Conditions	1847
Stormwater.....	1847
Open Space.....	1847
Tree Preservation Area.....	1847
Landscape Easement & Berm.....	1847
Outlot 6.....	1948

Outlot 8.....	<u>1918</u>
Paved Trails and Sidewalks.....	<u>1918</u>
Streets	<u>1918</u>
Mailboxes	<u>2019</u>
Accessory Structures.....	<u>2019</u>
Fences	<u>2019</u>
Phasing.....	<u>2019</u>
Homeowner's Association	<u>2019</u>
Proposed Departures from Standard Zoning Districts.....	<u>2120</u>
Exhibits.....	<u>2322</u>

INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

PROJECT NAME

Oaks of Jackson

PROJECT OWNERS

Village of Jackson

CONTACTS

Applicants:

Village of Jackson

Washington County

Design Team:

Engineering:

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

Planning:

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

EXISTING CONDITIONS

Existing Zoning:

Undeveloped Land PUD

Existing Parcel: V3_053600B

Legal Description: See Exhibit A-1: Legal Description

Comprehensive Plan for the Village of Jackson: 2050

Land Use Plan

Project Area: Residential

Adjoining Parcels: North: Commercial

 Northeast: Commercial; Governmental and Institutional

 East: Medium Density Residential; Multi-Family/High-Density
 Urban Residential

 South: Medium Density Residential

 West: Multi-Family/High-Density Urban Residential

Lot Area: 20.48 acres

SITE INFORMATION

The Oaks of Jackson is located in the central portion of the Village of Jackson, south of Highway 60 and the Village of Jackson Municipal Complex. The land currently is comprised of agricultural fields fronting on a newly completed segment of Spruce Street. The site generally slopes from a high point in the southern part of the site down toward the northeastern end of the site at Spruce Street. The site is surrounded by residential development on three sides.

Abutting Uses:

North: Village Municipal Building

 Agricultural/Vacant

East: Agricultural/Vacant

 Twin Home Residential

South: Single Family Residential

West: Multi-Family Residential

ZONING REQUEST

Planned Unit Development

ZONING REQUEST JUSTIFICATION

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

COMPLIANCE

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
 - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
 - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
 - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
 - The owner and developer (Village Jackson) will meet these requirements.

CRITERIA FOR APPROVAL

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
 - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, ~~twin duplex~~ homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing ~~twin duplex~~ homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing ~~twin duplex~~ homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
 - The proposed PUD supports a number of Village objectives, including:
 - Provides quality residential and growing tax base within TID #7.
 - Increases homeownership opportunities within the Village.
 - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
 - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
- e) Assurance of compliance of deed restrictions or restrictive covenants as required.
- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
 - For c) through h), above, the Village will require such assurances from builders where applicable.

SUBMITTAL REQUIREMENTS

- a) All preliminary subdivision submittal requirements, including erosion control plans.
 - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
 - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
 - The Village will provide these materials following selection of builders.
- d) Development agreement depicting all improvements to be constructed.
 - The Village will provide this following selection of builders.

DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

- 40 Single Family Homes
- 13 Single Family Homes, Private Drive
- 8 ~~Twin Duplex~~ Homes
- Up to 40 Townhomes

SINGLE FAMILY HOMES

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

TWIN HOMES DUPLEXES

~~Twin Duplex~~ homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units; arranged side-by-side, ~~with each located on a separate lot. A lot line runs through the center of the building, along the shared wall.~~ Each half of the ~~twin duplex~~ has a private individual exterior entrance, and ownership includes half of the building ~~and the lot~~. Certain floorplans may include shared driveways. ~~Ownership is typically fee simple as opposed to a condominium form of ownership. The duplexes will employ a condominium form of ownership, and a condo association will address maintenance of shared open space.~~

TOWNHOMES

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives at the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership, and a condo association will address maintenance of shared building, open space, and paved areas.

MULTIUSE TRAILS

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

STORMWATER MANAGEMENT

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted thorough the PUD, subject to Village approval.

OPEN SPACE

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

PERMITTED USES AND DENSITY

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density*. The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
 - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses*. The following uses shall be permitted by right in the PUD district:
 - Refer to the "District Descriptions" section below.
- c) *Conditional uses*. The following uses shall be permitted by conditional use permit in the PUD district.
 - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) are subject to applicable Village of Jackson Code provisions.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* 70 feet for corner lots
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks will be measured from the boundary of the landscape easement, as opposed to the rear property line.

DISTRICT II: SINGLE FAMILY, PRIVATE DRIVE

Permitted Uses:

- Single family homes with garages accessed from a private drive at the rear of the home
- Stormwater management

Conditional Uses:

- Group homes, foster homes, and halfway houses, provided that there shall be a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses:

- Private garages (1 per lot)
- Sheds (garden, tool and storage) incidental to the residential use (1 per lot)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

These homes increase the variety of housing and neighborhood character through the use of single family home sites served by private drives. These homes are designed with integrated architecture and reduced setbacks which create an unbroken front façade of houses without garages that emphasize a human-based scale and texture in which front porches facing the sidewalks become the focus.

Proposed Dwelling Units	13 units
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Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are varied building placements along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

DISTRICT III: ~~TWIN HOME~~ DUPLEX

Permitted Uses:

- ~~Twin Duplex~~ Homes (~~zero lot line~~) with front-loaded garage, eight dwelling units per lot
- Stormwater management

Conditional Uses:

- Group homes, foster homes, and halfway houses, provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses:

- Private garages (1 per ~~lot~~dwellling unit)
- Sheds (garden, tool and storage) incidental to the residential use (1 per ~~lot~~dwellling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

~~Located on individual lots, twin Duplex~~ homes offer attached housing with front-loaded garages at a scale compatible with nearby single family residential.

Proposed Dwelling Units 8 units on a single lot

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	4,500 <u>37,000</u> square feet
Minimum Lot Width at Front Yard Setback	45- <u>350</u> feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 <u>25-</u> feet
Minimum Side Yard Setback	7 feet 0 feet for shared interior side (party wall)
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet 0 feet for interior side if shared driveway
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 700 square feet 2-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

DISTRICT IV: TOWNHOME

Permitted Uses:

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

Conditional Uses:

- None

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units up to 40 units

Character Guidelines

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	2,500 <u>3,000</u> square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Principal Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 500 square feet 2-bedroom dwelling: 700 square feet 3-bedroom dwelling: 900 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

AMENITIES AND CONDITIONS

STORMWATER

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as rain gardens in other locations in the neighborhood, which will be maintained by the property owner.

OPEN SPACE

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

TREE PRESERVATION AREA

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

LANDSCAPE EASEMENT & BERM

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from the boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

OUTLOT 6

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

OUTLOT 8

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

PAVED TRAILS AND SIDEWALKS

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

STREETS

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

ACCESSORY STRUCTURES

Per Village of Jackson zoning ordinance.

FENCES

Per Village of Jackson zoning ordinance.

PHASING

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

HOMEOWNER'S ASSOCIATION

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, ~~zero lot line twin~~duplex homes, and townhome options. The tables below highlight only departures from standard zoning districts. Refer to District Descriptions for a complete list of requirements for each district.

Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
Minimum Lot Area	8,000 square feet	6,000 square feet	4,000 square feet
Minimum Lot Width	70 feet	60 feet (70 feet for corner lots)	40 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

Departures from Standard Zoning – PUD District III

Zoning District Requirements	Village of Jackson R-6 Two-Family Residential District	<u>Proposed Departures:</u> PUD District III <u>Twin Home Duplex</u>
Minimum Lot Area	6,000 square feet per dwelling unit	4,500 square feet (1 unit per lot) <u>37,000 square feet</u>
Minimum Lot Width	85 feet (2 units per lot)	45 feet (1 unit per lot) <u>350 feet</u>
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 20 <u>25</u> feet Side yard: 7 feet Rear yard: 15 feet

Departures from Standard Zoning – PUD District IV

Zoning District Requirements	Village of Jackson R-8 Multiple-Family Residential District	<u>Proposed Departures:</u> PUD District IV Townhome
Minimum Lot Area	16,000 square feet	3,000 square feet per dwelling unit
Minimum Lot Width	85 feet	100 feet
Minimum Setbacks	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
Maximum Principal Building Height	35 feet	40 feet

EXHIBITS

Exhibit A-1: Legal Description

Exhibit A-2: Preliminary Plat

Exhibit A-3: District Plan

Exhibit A

THE OAKS OF JACKSON NEIGHBORHOOD

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

ADOPTED: FEBRUARY 14, 2023

AMENDMENT SUBMITTED: JUNE 30, 2023

Intent of Document.....	2
Project Name.....	2
Project Owners.....	2
Contacts.....	2
Existing Conditions	3
Site Information	3
Zoning Request.....	4
Zoning Request Justification.....	4
Compliance	4
Criteria for Approval.....	5
Submittal Requirements.....	5
Development Concept.....	6
Why Planned Unit Development?.....	6
Proposed Land Use Summary.....	7
Single Family Homes.....	7
Duplexes.....	7
Townhomes	7
Multiuse Trails	7
Stormwater Management.....	7
Open Space.....	8
Permitted Uses and Density.....	8
District Descriptions/ Zoning Text.....	9
District I: Single Family.....	9
District II: Single Family, Private Drive	11
District III: Duplex.....	13
District IV: Townhome	15
Amenities and Conditions	17
Stormwater.....	17
Open Space.....	17
Tree Preservation Area.....	17
Landscape Easement & Berm.....	17
Outlot 6.....	18

Outlot 8.....	18
Paved Trails and Sidewalks.....	18
Streets	18
Mailboxes	19
Accessory Structures.....	19
Fences	19
Phasing.....	19
Homeowner's Association	19
Proposed Departures from Standard Zoning Districts.....	20
Exhibits.....	22

INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

PROJECT NAME

Oaks of Jackson

PROJECT OWNERS

Village of Jackson

CONTACTS

Applicants:

Village of Jackson

Washington County

Design Team:

Engineering:

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

Planning:

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

EXISTING CONDITIONS

Existing Zoning:

Undeveloped Land PUD

Existing Parcel: V3_053600B

Legal Description: See Exhibit A-1: Legal Description

Comprehensive Plan for the Village of Jackson: 2050

Land Use Plan

Project Area: Residential

Adjoining Parcels: North: Commercial

 Northeast: Commercial; Governmental and Institutional

 East: Medium Density Residential; Multi-Family/High-Density Urban Residential

 South: Medium Density Residential

 West: Multi-Family/High-Density Urban Residential

Lot Area: 20.48 acres

SITE INFORMATION

The Oaks of Jackson is located in the central portion of the Village of Jackson, south of Highway 60 and the Village of Jackson Municipal Complex. The land currently is comprised of agricultural fields fronting on a newly completed segment of Spruce Street. The site generally slopes from a high point in the southern part of the site down toward the northeastern end of the site at Spruce Street. The site is surrounded by residential development on three sides.

Abutting Uses:

North: Village Municipal Building

 Agricultural/Vacant

East: Agricultural/Vacant

 Twin Home Residential

South: Single Family Residential

West: Multi-Family Residential

ZONING REQUEST

Planned Unit Development

ZONING REQUEST JUSTIFICATION

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

COMPLIANCE

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
 - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
 - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
 - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
 - The owner and developer (Village Jackson) will meet these requirements.

CRITERIA FOR APPROVAL

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
 - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, duplex homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing duplex homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing duplex homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
 - The proposed PUD supports a number of Village objectives, including:
 - Provides quality residential and growing tax base within TID #7.
 - Increases homeownership opportunities within the Village.
 - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
 - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
- e) Assurance of compliance of deed restrictions or restrictive covenants as required.
- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
 - For c) through h), above, the Village will require such assurances from builders where applicable.

SUBMITTAL REQUIREMENTS

- a) All preliminary subdivision submittal requirements, including erosion control plans.
 - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
 - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
 - The Village will provide these materials following selection of builders.
- d) Development agreement depicting all improvements to be constructed.
 - The Village will provide this following selection of builders.

DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

40	Single Family Homes
13	Single Family Homes, Private Drive
8	Duplex Homes
Up to 40	Townhomes

SINGLE FAMILY HOMES

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

DUPLEXES

Duplex homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units arranged side-by-side. Each half of the duplex has a private individual exterior entrance, and ownership includes half of the building. Certain floorplans may include shared driveways. The duplexes will employ a condominium form of ownership, and a condo association will address maintenance of shared open space.

TOWNHOMES

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives at the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership, and a condo association will address maintenance of shared building, open space, and paved areas.

MULTIUSE TRAILS

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

STORMWATER MANAGEMENT

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted thorough the PUD, subject to Village approval.

OPEN SPACE

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

PERMITTED USES AND DENSITY

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density*. The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
 - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses*. The following uses shall be permitted by right in the PUD district:
 - Refer to the "District Descriptions" section below.
- c) *Conditional uses*. The following uses shall be permitted by conditional use permit in the PUD district.
 - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) are subject to applicable Village of Jackson Code provisions.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* 70 feet for corner lots
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks will be measured from the boundary of the landscape easement, as opposed to the rear property line.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

DISTRICT III: DUPLEX

Permitted Uses:

- Duplex Homes with front-loaded garage, eight dwelling units per lot
- Stormwater management

Conditional Uses:

- Group homes, foster homes, and halfway houses, provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Sheds (garden, tool and storage) incidental to the residential use (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

Duplex homes offer attached housing with front-loaded garages at a scale compatible with nearby single family residential.

Proposed Dwelling Units 8 units on a single lot

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	37,000 square feet
Minimum Lot Width at Front Yard Setback	350 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 700 square feet 2-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

DISTRICT IV: TOWNHOME

Permitted Uses:

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

Conditional Uses:

- None

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units up to 40 units

Character Guidelines

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	3,000 square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Principal Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 500 square feet 2-bedroom dwelling: 700 square feet 3-bedroom dwelling: 900 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

AMENITIES AND CONDITIONS

STORMWATER

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as rain gardens in other locations in the neighborhood, which will be maintained by the property owner.

OPEN SPACE

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

TREE PRESERVATION AREA

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

LANDSCAPE EASEMENT & BERM

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from the boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

OUTLOT 6

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

OUTLOT 8

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

PAVED TRAILS AND SIDEWALKS

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

STREETS

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

ACCESSORY STRUCTURES

Per Village of Jackson zoning ordinance.

FENCES

Per Village of Jackson zoning ordinance.

PHASING

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

HOMEOWNER'S ASSOCIATION

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, duplex homes, and townhome options. The tables below highlight only departures from standard zoning districts. [Refer to District Descriptions for a complete list of requirements for each district.](#)

Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
Minimum Lot Area	8,000 square feet	6,000 square feet	4,000 square feet
Minimum Lot Width	70 feet	60 feet (70 feet for corner lots)	40 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

Departures from Standard Zoning – PUD District III

Zoning District Requirements	Village of Jackson R-6 Two-Family Residential District	<u>Proposed Departures:</u> PUD District III Duplex
Minimum Lot Area	6,000 square feet per dwelling unit	37,000 square feet
Minimum Lot Width	85 feet (2 units per lot)	350 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 25 feet Side yard: 7 feet Rear yard: 15 feet

Departures from Standard Zoning – PUD District IV

Zoning District Requirements	Village of Jackson R-8 Multiple-Family Residential District	<u>Proposed Departures:</u> PUD District IV Townhome
Minimum Lot Area	16,000 square feet	3,000 square feet per dwelling unit
Minimum Lot Width	85 feet	100 feet
Minimum Setbacks	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
Maximum Principal Building Height	35 feet	40 feet

EXHIBITS

Exhibit A-1: Legal Description

Exhibit A-2: Preliminary Plat

Exhibit A-3: District Plan

ORDINANCE #23-10

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED UNIT DEVELOPMENT DISTRICT (PUD-04)

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, the Village of Jackson (hereafter property owner) owns the property located south of Spruce Street (hereafter subject property), more particularly described as V3_053600B; and

WHEREAS, the property owner has submitted a petition to amend the Planned Unit Development Zoning District PUD-04 for the subject property pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on July 20, 2023, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on August 8, 2023, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County, Wisconsin, ORDAINS AS FOLLOWS:

Section 1. To amend Section 48-155.3 of the zoning code to establish a new residential zoning district to be identified as PUD-04 – District III as set forth below:

- (a) Generally. PUD-04 – District III is intended to provide for two-family residential development, served by municipal sewer and water facilities. This zoning designation shall not be used in any other location except for the parcel described as Lot 41 as depicted in the Final Plat.
- (b) Permitted uses. Attached two-family dwellings, up to eight dwelling units per lot.
- (c) Accessory uses. Permitted accessory uses include private attached garages, sheds (garden, tool, and storage) incidental to the residential use, and home occupations and professional home offices as specified in Section 48-1.
- (d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided there be a minimum lot area of 1,500 square feet per person (upon ultimate development).
- (e) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a dwelling shall be as follows: 1-bedroom, 700 sq. ft.; 2-bedroom, 1,000 sq. ft. The maximum impervious area shall not exceed 70 percent of the lot area.
- (f) Lot area and width: Lots shall be a minimum of 37,000 square feet in area and shall not be less than 350 feet in width at the front yard setback line.
- (g) Setbacks and yards. There shall be a minimum building setback of 25 feet from the front yard right-of-way. There shall be a minimum side yard of 7 feet. Corner lots shall have a minimum side yard setback of 15 feet from the street-side right-of-way. There shall be a minimum rear yard setback of not less than 15 feet. Driveways and other paved surfaces shall have a minimum setback of 3 feet from an abutting property line.
- (h) Parking. A minimum of two (2) off-street parking stalls shall be provided per dwelling unit.

Section 5. Revisions to the zoning map. Upon adoption of this section, the subject property shall be designated as a planned unit development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.

Section 6. The zoning map is hereby amended by designating the subject property as a planned unit development district.

Section 7. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 8. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 9. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Pam Wolf, Deputy Village Clerk

Proof of Posting:
I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Village Official

Date

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #7

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Final Plat – The Oaks of Jackson – Village of Jackson

Description:

SEH has developed the Final Plat for The Oaks of Jackson Subdivision. The 20.48-acre parcel includes a total of 40 single-family lots along with one large lot intended for development of four duplex-type homes. Additionally, two outlot areas intended for townhome style and/or single-family style homes are included. Each of the homes will be owner-occupied. The only change between the Preliminary Plat and the Final Plat is the combining of Lots 41-44 to form a singular parcel intended for duplex development.

Outlot 6 and Outlot 8 are slated for condominium development once a developer or builder is secured. Outlot 1 is proposed to include an open space for existing trees and additional trails which will appeal to residents of the neighborhood. These areas are intended to be dedicated for public access. Outlot 3, 4 and 5 are established to ensure bike and pedestrian connectivity is established from north to south, between the two neighborhoods.

Additionally, two landscape easement areas are indicated on the final plat, providing, in part, a buffer between new and existing development.

The Preliminary Plat was reviewed by the Village Plan Commission on February 16, 2023, and recommend approval to the Village Board for their consideration at the March 14, 2023, meeting. The Village Board approved the Preliminary Plat subject to the following conditions.

General Conditions (1-3)

1. **Staff and Governmental Approval.** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the development shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; and Washington County.
2. **Professional Fees.** The Village shall participate in all costs and expenses of any type in connection with this development, including the cost of professional services incurred by the Village such as engineering, legal, planning, and other consulting fees, for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. **Surveyor's Responsibility.** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes,

ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

Specific Conditions (1-8)

1. The subdivider must obtain the approval of the Village engineer.
2. The Date and name of delineator should be added to the plat with corresponding notes.
3. The Village will confirm the proposed street names are acceptable with Final Plat review and approval.
4. The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
5. The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same.
6. Prior to any (1) land-altering activity or (2) the execution of the final plat, the builder or condo developers must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:
 - a. Phasing of the development.
 - b. A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.
 - c. At the time of approval of the preliminary plat, the subject property consists of two undeveloped Outlots 6 and 8 parcels. A provision must be added to ensure both parcels remain under the control of the subdivider.
 - d. The Village Engineer shall review and approve all required plans (e.g., construction plans, stormwater management, and erosion control) and all permit applications must be submitted and approved.
 - e. The Engineer shall approve a stormwater management plan to include any necessary access easements which shall be described with a legal description.
 - f. The engineer shall approve a land management plan for Outlots 1, 2 and 7. Such plan must describe vegetation management objectives and permissible uses of such lands within the PUD language.
 - g. Any other conditions determined by the Village Planner, Engineer, or Attorney.
7. A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The Engineer must obtain a copy, as that has been issued.
8. The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures unless modifications are approved via PUD review and approval. In particular, the final plat needs to address the following items:
 - a. Any maintenance of paths for Outlots 3, 4 and 5.
 - b. The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.
 - c. Include the following note(s) on the face of the final plat substantially as follows:
 - i. The titleholders of Lots 1 through 44 own a 1/44th undivided and nontransferable interest in Outlots 1, 2, 3, 4, 5, 7. The use and maintenance of the outlots is governed by Declaration of Covenants approved by the Village Board.
 - ii. The titleholders of Lots 1 through 44 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan.
 - iii. Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance

agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.

- d. Show any existing easements and include the document number of the instrument of origin.

Comprehensive Plan & Zoning Impacts:

The Final Plat is consistent with the prescribed uses outlined in the Village Comprehensive Plan and the assigned zoning.

Site Plan:

See Final Plat

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision.

Notice Requirements:

- Posting on the agenda

Potential Motion:

Motion to recommend the Village Board approve the Final Plat for the Oaks of Jackson residential subdivision.

Attachments:

1. Application
2. Final Plat

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
 ☐ New ☐ New ☐ CONCEPT PLAN
 ☐ Amendment ☐ Amendment
 ☐ Special Use ☐ Special Use
 (For existing Cond. Use ONLY) (For existing PUD ONLY)

☒ OTHER _____ Final Plat

Property Address: _____ N168W19851 Main Street _____ Unit: _____ Jackson, WI

Parcel #: _____ V3_053600B _____ Lot Size: _____ 20.48 acres _____ sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): _____ Jen Keller, Village of Jackson Administrator

Mailing Address: _____ N168W19851 Main Stret, Village of Jackson _____ State _____ WI _____ Zip _____ 53037

Office: (_____ 262) _____ 677.9001 _____ Cell: (_____) _____ Fax: (_____) _____

Email: _____ jen.keller@villageofjacksonwi.gov _____

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: _____ State _____ Zip _____

Office: (_____) _____ Cell: (_____) _____ Fax: (_____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): _____ Village of Jackson

Address: _____ N168W19851 Main Street, Village of Jackson _____ State _____ WI _____ Zip _____ 53037

Office: (_____ 262) _____ 677.9001 _____ Cell: (_____) _____ Fax: (_____) _____

Email: _____ jen.keller@villageofjacksonwi.gov _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____ SEH - Engineering, Vandewalle & Assoc. - Planning

Primary Contact: _____ Mike Court, SEH _____ Jackie Mich Vandewalle & Assoc.

Address: _____ SEH - 501 Maple Ave., Delafield, Vandewalle - 247 W. Freshwater Way, Madison _____ State _____ WI _____ Zip _____

Office: (_____ SEH) _____ 414.949.8905 _____ Cell: (_____ Vandewalle) _____ 608.255.3988 _____ Fax: (_____) _____

Email: _____ mcourt@sehinc.com, jmich@vandewalle.com _____

Please provide as much detailed information as possible. (Add additional pages if needed.) and Impact Statement

Briefly explain what you are requesting to be reviewed and/or approved: Planned unit development

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential development

Hours of Operation: N/A

Provide a brief overview of proposed daily on-site operations: Residential development

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: Construction activity related to residential development.

Describe all businesses, properties and other entities located adjacent to the proposed use: North: Commercial; Northeast: Commercial; Governmental and Institutional; East: Medium Density Residential; Multi-Family/High-Density Urban Residential; South: Medium Density Residential; West: Multi-Family/High-Density Urban Residential

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Residential development

Describe any proposed grading, and/or stormwater management plan: Stormwater ponds will be provided on the north side of the development, on Outlot 2, Outlot 6 and Outlot 7. Grading related to residential development.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Improvements related to residential development.

Describe any proposed on-site security measures including site lighting: Five street lights will be installed at appropriate places throughout the development.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Municipal water system with hydrants will be installed for the development.

Describe the projected traffic circulation and impacts: See Impact Statement.

List all setbacks from rights-of-way and property lines and height limitations: See Planned Unit Development document.

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: N/A

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: Plat will be reviewed by State and County, DNR will need to issue appropriate permits for grading and stormwater work.

Describe any proposed signage including type, size, and location: Entrance sign to be determined.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): See Planned Unit Development document.

Describe any site-specific features/constraints, etc.: See Impact Statement.

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: See Planned Unit Development document.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): A 40' landscape easement is provided on the east line to buffer the existing condominium development to the east.

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: Individual unit collection / storage in individual garages.

Projected Sewer/Wastewater Usage: 7,575,000 gal/year

Projected Water Usage: 7,575,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): _____

Applicant Signature: Keith A Kindred

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 6.13.2023

Submitted on behalf of Village Board and Oaks of Jackson
PMT - Payment to be made via internal transfer of funds.

/JK

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20,
T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487,913.26 |
E: 2,457,550.13 |

DATED THIS 8TH DAY OF JUNE, 2023.

Certified _____, 20____



DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND
MEASURED TO THE NEAREST 00°00'05"

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR , 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS

- CONCRETE MONUMENT W/ BRASS CAP FOUND
 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

STH "60"

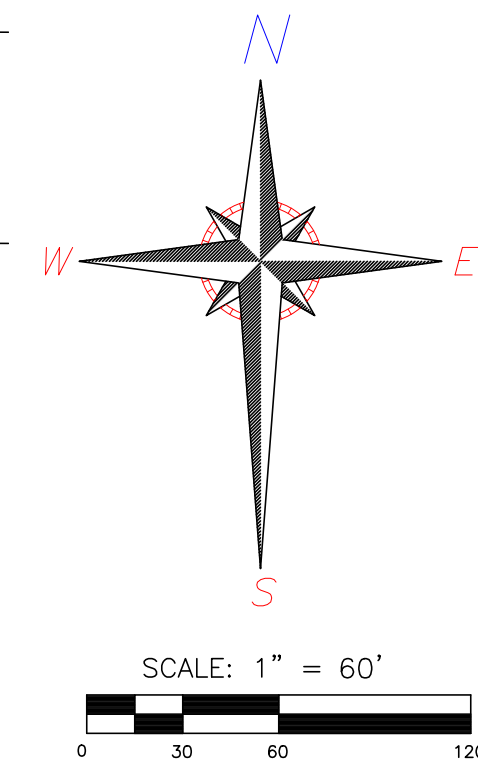
JACKSON DR.

SPRUCE ST.

HICKORY LN.

NW 1/4 OF
SEC. 20-T10N-R20E

1"=2000'



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SHEET 1 OF 4

THE OAKS OF JACKSON

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20,
T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOT DETAIL

NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487,913.26
E: 2,457,550.13



DATED THIS 8TH DAY OF JUNE, 2023.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

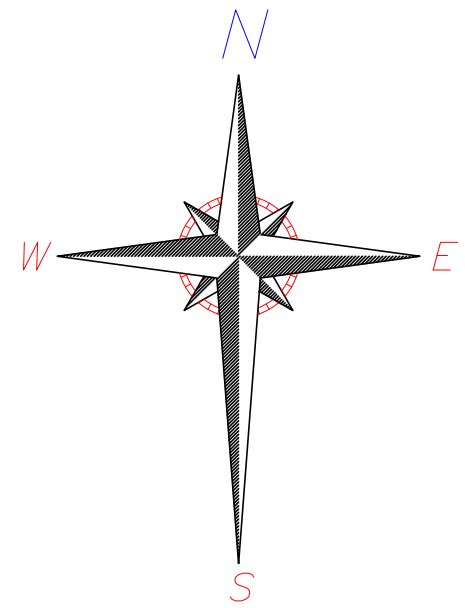


Department of Administration

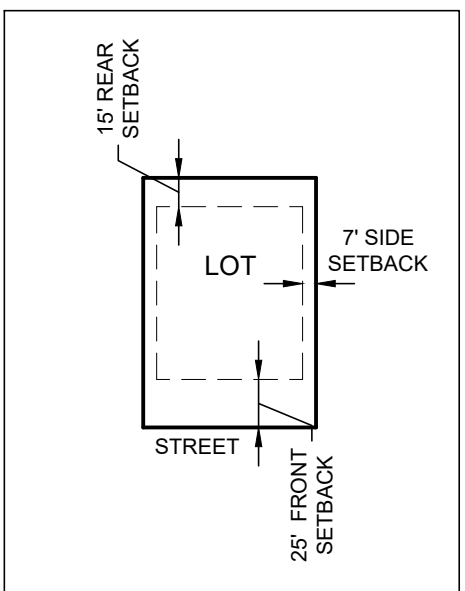
FND CONC MON
W/BRASS CAP
NORTH 1/4 CORNER
SEC 20-10-20
N: 487,898.05
E: 2,460,184.20

LEGEND

- 2 3/5" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



SCALE: 1" = 60'
0 30 60 120



TYPICAL LOT
SETBACK DETAIL
LOTS 1, 20, 25, 26, 38, 39 AND 40 VARY
--SEE SHEET 2

SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SHEET 2 OF 4

SPRUCE STREET

SPRUCE STREET

SPRUCE STREET

OUTLOT 8

OUTLOT 2

OUTLOT 6

JACKSON OAKS DRIVE

RIDGEWAY DRIVE

OUTLOT 1

RIDGEWAY DRIVE

OUTLOT 4

OUTLOT 3

N89°47'07"W 1316.13'

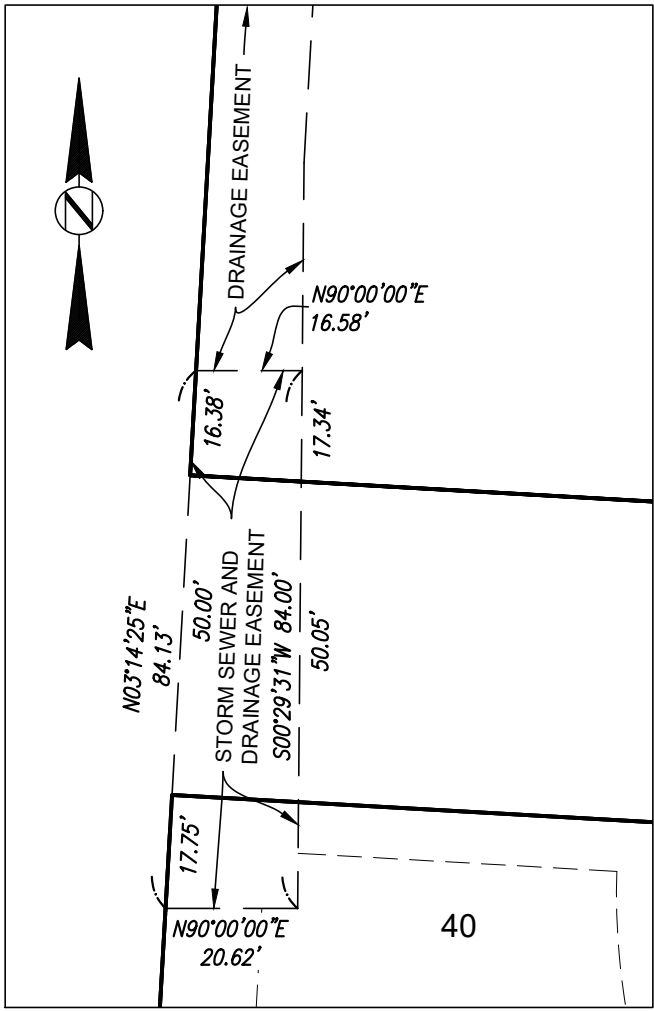
PROJECT JACKV #170026

THE OAKS OF JACKSON

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

NOTES:

- TOTAL AREA = 890,673 S.F. 20.45 AC.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOTS 1, 2 AND 7, AND SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOTS. WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY
- ALL PROPOSED RIGHT-OF-WAY TO BE 60 FEET UNLESS OTHERWISE NOTED AND DEDICATED TO THE PUBLIC.
- STORMWATER MANAGEMENT FACILITIES ARE LOCATED IN OUTLOTS 2 AND 7 THE OWNERS OF THE RESIDENTIAL LOTS SHALL BE EACH BE LIABLE FOR AN EQUAL UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN, OR RESTORE SAID STORMWATER MANAGEMENT FACILITIES WITHIN OUTLOTS 2 AND 7. SAID REPAIRS, MAINTENANCE, AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS.
- ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF JACKSON. UNLESS NOTED OTHERWISE.
- SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 55131C0258E, EFFECTIVE DATE 2/25/2022 AND 55131C0259E, EFFECTIVE DATE 12/25/2022.
- THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
- THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF AN EASEMENT GRANTED TO THE VILLAGE OF JACKSON IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE VILLAGE, IF APPROVED.
- ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORMWATER DRAINAGE.
- FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATERMAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORMWATER MANAGEMENT FACILITIES (OUTLOTS). AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE VILLAGE, IF APPROVED.
- ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.
- NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED OVER ANY VISION CORNER EASEMENT (V.C.E.) FROM ADJACENT LOTS. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE VILLAGE OF JACKSON.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
- OUTLOT 1 AND THE LANDSCAPE EASEMENT IS RESERVED FOR A TREE PRESERVATION AREA.
- OUTLOT 8 IS WILL BE FURTHER DIVIDED TO ACCOMMODATE UP TO 31 ADDITIONAL RESIDENTIAL UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.
- LOT 41 RESERVED FOR A CONDOMINIUM DEVELOPMENT WITH A TOTAL OF 8 UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.
- OUTLOT 6 WILL CONTAIN UP TO AN ADDITIONAL 22 RESIDENTIAL UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.
- THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.



STORM SEWER DRAINAGE
EASEMENT DETAIL
SCALE 1"=30'

CURVE TABLE								
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	LOT 1	20.00'	90°00'00"	31.42'	28.28'	S79°49'53"W	N55°10'07"W	S34°49'53"W
B	OUTLOT 8	20.00'	90°00'00"	31.42'	28.28'	S10°10'07"E	S34°49'53"W	S55°10'07"E
C	C/L	100.00'	34°37'00"	60.42'	59.50'	S72°28'37"E	S55°10'07"E	S89°47'07"E
	ROW SOUTH	130.00'	34°37'00"	78.54'	77.35'	S72°28'37"E	S55°10'07"E	S89°47'07"E
	LOT 1	130.00'	5°07'27"	11.63'	11.62'	N57°43'51"W	N60°17'35"W	N55°10'07"W
	LOT 2	130.00'	29°29'33"	66.91'	66.18'	N75°02'21"W	N89°47'07"W	N60°17'35"W
D	OUTLOT 8	70.00'	34°37'00"	42.29'	41.65'	S72°28'37"E	S55°10'07"E	S89°47'07"E
	C/L	120.00'	23°43'44"	49.70'	49.34'	N78°21'01"E	S89°47'07"E	N66°29'09"E
	ROW SOUTH	150.00'	22°52'00"	59.87'	59.47'	N78°46'53"E	S89°47'07"E	N67°20'53"E
	LOT 10	150.00'	11°44'33"	30.75'	30.69'	S84°20'36"W	S78°28'19"W	N89°47'07"W
E	OUTLOT 1	150.00'	11°07'27"	29.12'	29.08'	S72°54'36"W	S67°20'53"W	S78°28'19"W
	OUTLOT 8	90.00'	22°25'49"	35.23'	35.01'	N78°59'58"E	S89°47'07"E	N67°47'04"E
	OUTLOT 1	20.00'	89°08'16"	31.11'	28.07'	N68°04'59"W	N23°30'51"W	S67°20'53"W
F	OUTLOT 8	20.00'	87°01'39"	30.38'	27.54'	N24°16'14"E	N67°47'04"E	N19°14'36"W
G	C/L	300.00'	23°50'24"	124.83'	123.93'	S11°35'39"E	S00°19'32"W	S23°30'51"E
	ROW EAST	270.00'	23°50'24"	112.34'	111.53'	S11°35'39"E	S00°19'32"W	S23°30'51"E
	OUTLOT 2	270.00'	23°34'55"	111.12'	110.34'	S11°27'55"E	S00°19'32"W	S23°15'22"E
	LOT 21	270.00'	0°15'29"	1.22'	1.22'	S23°23'07"E	S23°15'22"E	S23°30'51"E
H	OUTLOT 8	330.00'	19°34'08"	112.71'	112.16'	N09°27'32"W	N19°14'36"W	N00°19'32"E
	C/L	100.00'	23°43'45"	41.42'	41.12'	N11°39'00"W	N00°12'53"E	N23°30'52"W
	ROW EAST	130.00'	23°43'45"	53.84'	53.46'	N11°39'00"W	N00°12'53"E	N23°30'52"W
	LOT 22	130.00'	21°42'18"	49.25'	48.95'	S12°39'43"E	S23°30'51"E	S01°48'34"E
I	LOT 23	130.00'	2°01'27"	4.59'	4.59'	S00°47'51"E	S01°48'34"E	S00°12'53"W
	OUTLOT 1	70.00'	23°43'44"	28.99'	28.78'	N11°38'59"W	N00°12'53"E	N23°30'51"W
	C/L	50.00'	90°00'00"	78.54'	70.71'	N45°12'53"E	S89°47'07"E	N00°12'53"E
	ROW SOUTH	80.00'	90°00'00"	125.66'	113.14'	N45°12'53"E	S89°47'07"E	N00°12'53"E
J	LOT 25	80.00'	23°46'38"	33.20'	32.96'	S12°06'12"W	S00°12'53"W	S23°59'31"W
	LOT 26	80.00'	31°23'01"	43.81'	43.27'	S39°41'02"W	S23°59'31"W	S55°22'32"W
	OUTLOT 3	80.00'	7°10'51"	10.03'	10.02'	S58°57'58"W	S55°22'32"W	S62°33'23"W
	LOT 27	80.00'	27°39'30"	38.62'	38.24'	S76°23'08"W	S62°33'23"W	N89°47'07"W
K	OUTLOT 1	20.00'	90°00'00"	31.42'	28.28'	N45°12'53"E	S89°47'07"E	N00°12'53"E
	C/L	50.00'	93°01'32"	81.18'	72.55'	S43°16'21"E	S03°14'25"W	S89°47'07"E
	ROW SOUTH	80.00'	93°01'32"	129.89'	116.08'	S43°16'21"E	S03°14'25"W	S89°47'07"E
	LOT 38	80.00'	28°55'03"	40.38'	39.95'	N75°19'36"W	N89°47'07"W	N60°52'04"W
L	LOT 39	80.00'	33°21'29"	46.57'	45.92'	N44°11'19"W	N60°52'04"W	N27°30'35"W
	LOT 40	80.00'	30°45'00"	42.94'	42.42'	N12°08'05"W	N27°30'35"W	N03°14'25"E
	LOT 20	20.00'	93°01'32"	32.47'	29.02'	S43°16'21"E	S03°14'25"W	S89°47'07"E
	C/L	100.00'	31°35'27"	55.14'	54.44'	S19°02'09"W	S34°49'53"W	S03°14'25"W
M	ROW WEST	130.00'	31°35'27"	71.68'	70.77'	S19°02'09"W	S34°49'53"W	S03°14'25"W
	LOT 1	70.00'	31°35'27"	38.60'	38.11'	S19°02'09"W	S34°49'53"W	S03°14'25"W
	C/L	100.00'	34°29'45"	60.21'	59.30'	N17°35'00"E	N34°49'53"E	N00°20'07"E
	OUTLOT 8	70.00'	34°29'45"	42.14'	41.51'	N17°35'00"E	N34°49'53"E	N00°20'07"E
N	OUTLOT 7	130.00'	34°29'45"	78.27'	77.09'	S17°35'00"W	S00°20'07"W	S34°49'53"W

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L1	14.00'	S89°47'07"E
L2	14.00'	N00°12'53"E
L3	14.00'	S89°47'07"E
L4	14.00'	S00°12'53"W
L5	7.00'	S89°47'07"E
L6	28.62'	N00°00'00"E
L7	17.00'	N90°00'00"W
L8	14.01'	N70°35'44"E
L9	14.09'	N12°25'42"W
L10	14.00'	N70°35'44"E
L11	55.28'	S34°49'53"W
L12	14.00'	S55°10'07"E
L13	14.00'	S10°58'56"W
L14	14.00'	S55°10'07"E

CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
C46	270.00'	5°29'07"	25.85'	25.84'	S20°30'49"E	S17°46'16"E
C47	90.00'	6°36'15"	10.37'	10.37'	S86°54'45"E	S89°47'07"E
C48	330.00'	1°10'31"	6.77'	6.77'	S18°39'21"E	S18°04'05"E
C49	70.00'	9°40'59"	11.83'	11.82'	S84°56'38"E	S80°06'08"E



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037



DATED THIS 8TH DAY OF JUNE, 2023.

THE OAKS OF JACKSON

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20,
T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 6969, being part of the Northeast 1/4 of the Northwest 1/4 of Section 20, T.10N., R.20E., Village of Jackson, Washington County Wisconsin, more particularly described as follows:

All of Lot 1 of Certified Survey Map No. 6969.

Said lands contain 890,673 square feet, 20.45 acres

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Jackson and Washington County in surveying, dividing and mapping the same.

Dated this 8th day of June, 2023.

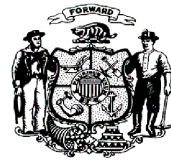


Keith A Kindred, PLS 2082

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

The Village of Jackson, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Village of Jackson, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Village of Jackson
- 2) Washington County
- 3) Department of Administration
- 4) Wisconsin Department of Transportation

IN WITNESS WHEREOF, said Village of Jackson, has caused these presents to be signed by Jen Keller, its Village Administrator, and countersigned by Jilline Dobratz, its Clerk at _____, Wisconsin, and its corporate seal to be hereunto affixed on this ____day of _____, 20__.

Date: _____
Jen Keller, Village Administrator

Date: _____
attest; Pam Wolf, Deputy Village Clerk

VILLAGE BOARD APPROVAL CERTIFICATE:

Approved that the Plat of THE OAKS OF JACKSON, in the Village of Jackson is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20__.

Date: _____ Signed _____
Brian J. Heckendorf, Village President

Date: _____ Signed _____
Jen Keller, Village Administrator

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of THE OAKS OF JACKSON, in the Village of Jackson, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20__.

Date: _____ Signed _____
Brian J. Heckendorf, Chairperson

Date: _____ Signed _____
Jen Keller, Village Administrator

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Darlene Smith, being duly elected, qualified and acting Treasurer of the Village of Jackson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of THE OAKS OF JACKSON.

Date _____
Treasurer-Darlene Smith

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Margaret M. Hamers, being duly elected, qualified and acting Treasurer of WASHINGTON County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of THE OAKS OF JACKSON.

Date _____
Washington County Treasurer - Margaret M. Hamers



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SURVEYOR:
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #8

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Conditional Use Request & Site Plan Review – Parcel V3_053600F – 250
Focus, LLC

Background and Analysis:

The parcel is 1.2-acres in size with frontage along Hwy. 60 to the north and Ridgeway Drive to the east. The owner is proposing to construct a 3,300 square foot structure for a financial/banking tenant. The development will also include up to four drive-thru lanes and 27 parking stalls including two ADA stalls.

Direct access to the site will be provided by a 26-foot wide enter/exit access drive along the south side of the parcel that will be shared with adjacent parcels, and one-way exit directly onto Ridgeway Drive to be used by vehicles utilizing the drive-thru lanes. A 50-foot vision triangle at the corner of Hwy 60 and Ridgeway Drive is ensured by way of an easement.

Additional site amenities include public sidewalk along Ridgeway Drive to the east as well as along the shared access drive to the south, the walking/biking path to the north, and direct sidewalk access to the building accessed off the walking/biking path along Hwy. 60. The site will also include various standard landscaping plantings and an enclosure for refuse and recycling containers.

Tenant signage is also being proposed and will include a monument sign along Hwy. 60 at the north side of the building as well as various signage installed on the building façade(s) and drive-thru areas.

Comprehensive Plan & Zoning Impacts:

The Comprehensive plan lists the parcel as “General Commercial” consisting primarily of individual and small groups of retail and customer service establishments. General commercial development is generally located outside of a traditional central business district and provides amenities such as open space, off-street parking, and loading areas.

The parcel is zoned B-1 Community Business District. The proposed use is consistent with the current zoning for which a Conditional Use approval is required. Lots are required to be a minimum of 1-acre in size and 150-feet in width. Building heights may not exceed 355-feet. Required setbacks include 50-feet from the street right-of-way, 15-foot side yard setback, and a 25-foot rear yard setback.

Site Plan:

See attached site plan and construction documents.

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice

Potential Action:

Motion to approve the Conditional Use request and Site Plan for Parcel V3_053600F for 250 Focus, LLC conditioned upon the following:

1. The property shall be conveyed to the buyer on or before August 20, 2023.
2. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Application
2. Letter of Intent & Impact Statement
3. Location Map
4. Trip Generation Summary
5. Civil Plans/Stormwater Plans/Elevations & Floor Plans/ Signage Plans

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL	☐ INDUSTRIAL	☐ RESIDENTIAL	☐ OTHER _____
☒ CONDITIONAL USE	☐ PLANNED UNIT DEVELOPMENT	☐ CERTIFIED SURVEY MAP	
☒ <i>New</i>	☐ <i>New</i>	☐ CONCEPT PLAN	
☐ <i>Amendment</i>	☐ <i>Amendment</i>		
☐ <i>Special Use</i> <i>(For existing Cond. Use ONLY)</i>	☐ <i>Special Use</i> <i>(For existing PUD ONLY)</i>	☐ OTHER _____	

Property Address: _____ Unit: _____ Jackson, WI

Parcel #: V3_053600F Lot Size: 52,056 sq. ft. Building Area: 3,300 sq. ft.

Current Zoning: ☒ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / ☒ N

APPLICANT INFORMATION

Name(s): 250 Focus, LLC, its assigns c/o Brad M. Hoeft, Agent/ Attorney

Mailing Address: P.O Box 366, Port Washington State WI Zip 53074

Office: (262) 284-2664 Cell: (_____) _____ Fax: (_____) _____

Email: bhoeft@wislawfirm.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: 250 Focus, LLC, its assigns

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: P.O. Box 366, Port Washington State WI Zip 53074

Office: (262) 284-2664 Cell: (_____) _____ Fax: (_____) _____

Email: bhoeft@wislawfirm.com

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Village of Jackson [under contract with applicant]

Address: N168W19851 Main St, Jackson State WI Zip 53037

Office: (262) 677-9001 Cell: (_____) _____ Fax: (_____) _____

Email: _____

ARCHITECT / ENGINEER **CONTRACTOR INFORMATION** *(Circle One)*

Firm Name: Excel Engineering, Inc.

Primary Contact: Ben Warntjes

Address: 100 Camelot Dr, Fond du Lac State WI Zip 54935

Office: (920) 926-9800 Cell: (_____) _____ Fax: (_____) _____

Email: ben.warntjes@excelengineer.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: A review and approval of conditional use permit application, which includes detailed architectural, civil, and signage plans, for the operation of a financial institution.
Also enclosed is the Applicant's Letter of Intent/Impact Statement for consideration.

Provide a brief overview of proposed use(s) of entire property and/or lease space: The intended use of the entire property will be a full-service financial institution branch. This will include provisions for teller services, private consultation offices, drive-thru and parking lot.

Hours of Operation: Mon-Thur - Lobby: 9AM-5PM, Drive-Thru: 7:30AM-5:30PM
Fri - Lobby: 8:30AM-6PM, Drive-Thru: 7:30AM-6 PM
Sat: 8AM-12PM, Sun: Closed

Provide a brief overview of proposed daily on-site operations: Daily on-site operations will include financial services such as transaction processing, customer consultations, drive-thru banking services, and employee administrative activities.

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: There will be no negative environmental impacts from the proposed use. Drive-thru lanes to have intercom system.

Describe all businesses, properties and other entities located adjacent to the proposed use: North - Residential across STH 60, East - Jackson Fire Department across Ridgeway Dr, South & West - Vacant.

Describe any proposed, development, on-site improvements or other construction/remodeling activities: New 3,300 SF building with 27 parking spaces (including 2 handicap accessible), 3 drive-thru lanes (2 future).

Describe any proposed grading, and/or stormwater management plan: Site will be graded to drain to new inlets on the south half of the site which will convey stormwater to the existing Ridgeway ROW, which then drains to the existing regional wet pond.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Sidewalk is provided to correct the public way on both the north and east side of the site. Landscaping is provided at building foundation and islands.

Describe any proposed on-site security measures including site lighting: Lighting will be provided to keep the parking lot safe for all customers. Building will also be alarmed.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): A fire alarm system is proposed and the project will also include smoke detectors, manual pull stations, horns/strobes. The devices/circuit includes manual stations, photo detectors, duct detectors, heat detectors, water flow switches and supervisory switches.

Describe the projected traffic circulation and impacts: Customers will enter from the southeast corner of the shared access drive and enter either drive-thru or park for in-person banking.

List all setbacks from rights-of-way and property lines and height limitations: See sheet C1.1

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: State of Wisconsin, Department of Financial Institutions, Office of Credit Unions awaiting approval.

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: DSPS Building & Plumbing Approval, DNR NOI, DOT, TransCanada Energy.

Describe any proposed signage including type, size, and location: See monument sign image included in the submittal.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Natural thin stone veneer, prefinished engineered wood lap siding, aluminum storefront and glazing window systems, and prefinished aluminum roof coping and trim.

Describe any site-specific features/constraints, etc.: N/A

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: 27 parking spaces (including 2 handicap accessible)

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): Landscape screening is provided to mask view of the transformer and trash receptacles. Other site landscaping is provided to accent the architecture of the building.

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: Waste enclosure is proposed on the southeast end of the site - see above.

Projected Sewer/Wastewater Usage: 18,000 gal/year

Projected Water Usage: 18,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): 250 Focus, LLC, its assigns c/o Brad M. Hoeft, Agent/ Attorney

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: June 29, 2023

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

June 29, 2023

Letter of Intent / Impact Statement

Project: 250 Focus, LLC
Corner of STH 60 & Ridgeway Dr
Jackson, WI 53037

250 Focus, LLC is requesting Conditional Use approval for a new financial institution located on the corner of STH 60 & Ridgeway Dr (Parcel ID V3_053600F) in the Village of Jackson. The property is currently vacant and is zoned B-1. All uses in the B-1 District require Conditional Use approval.

The proposed development project involves construction of a new 1-story, 3,300 SF building with associated site improvements. Proposed site improvements include (27) paved parking spaces, (3) drive-thru lanes (with possible 2 additional in future), and internal sidewalk networks along with sidewalk connections to STH 60 and Ridgeway Dr. The project will result in approximately 1.2 acres of disturbed site area. Access is proposed to the facility at the southeast corner of the site from a new shared access drive from Ridgeway Dr.

The site will be graded to drain to new inlets on the south half of the site which will convey stormwater to the existing Ridgeway Dr ROW, which then drains to the existing regional wet pond.

Proposed new sanitary and water service connections will be made to the water main in Ridgeway Drive and the sanitary sewer running under the asphalt path just north of the proposed site.

The proposed development will fit in to this existing commercial corridor. The building and site will blend in with and enhance the character of the neighborhood. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Landscape screening is provided to mask the view of the transformer and trash receptacles. Other site landscaping is provided to accent the architecture of the building. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.

The following information is provided to address the required impact statement items. Additional information can be found in the Plan Commission Application document.

A. General Hours of Operation:

- Monday – Thursday - Lobby: 9AM - 5PM, Drive-Thru: 7:30AM – 5:30 PM
- Friday - Lobby: 8:30AM - 6PM, Drive-Thru: 7:30AM - 6PM
- Saturday: 8AM - 12PM
- Sunday: Closed

B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.):

- There will be no negative environmental impacts from the proposed use. The drive-thru lanes will have an intercom system.

C. Vehicle Trip Generation

- Trip generation summary has been computed and provided. 330 average daily trips are expected at the facility during the weekdays (165 incoming and 165 outgoing).

D. Estimated numbers of vehicles and/or equipment, materials, to be parked/stored on site:

- 27 proposed parking stalls onsite, vehicles parked onsite will be less than 27. Additionally, space is available for 16 queued vehicles in the drive through banking aisle ways.

E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.:

- Proposed monument signage plan has been provided with this submittal package.

F. Proposed dates of construction:

- Late 2023

G. Anticipated user profiles (for residential developments):

- N/A for this project.

H. Annual water consumption estimate (100% occupancy and build-out):

- 18,000 gal/year

I. Annual sewage generation estimate (100% occupancy and build-out):

- 18,000 gal/year

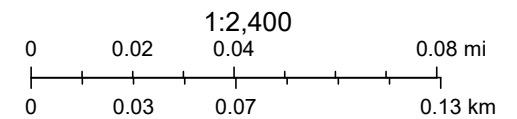
[illegible]

	Current Parcel		PLSS Boundary
	Road Centerline STH, CTH		Condominium Name PLSS Section
	State Highway		Subdivision Name PLSS Quarter
	Address Point		Leader Lines Lot
	Lot Number		Parcel Taxkey & Acreage

Plat

-  Certified Survey Map
-  Condominium
-  Assessor Plat; Cemetery
-  Right-of-Way

 Retired Parcel
 Municipality
 Local Road Labels
 City/Village Street
 PLSS Monument



Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: Proposed Credit Union

Open Date: 6/28/2023

Analysis Date: 6/28/2023

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Generator				Weekday PM Peak Hour of Generator				Saturday Peak Hour of Generator			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
912	BANKDRIVEIN 1 3.3 1000 Sq. Ft. GFA		165	165	330		25	23	48		33	33	66		44	43	87
Unadjusted Volume			165	165	330		25	23	48		33	33	66		44	43	87
Internal Capture Trips			0	0	0		0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0		17	17	34
Volume Added to Adjacent Streets			165	165	330		25	23	48		33	33	66		27	26	53

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent

Total Saturday Peak Hour of Generator Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1





250 FOCUS, LLC



250 FOCUS, LLC



PROPOSED BUILDING FOR:
250 FOCUS, LLC
JACKSON, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 12, 2023
JUNE 22, 2023
JUNE 27, 2023

NOT FOR CONSTRUCTION

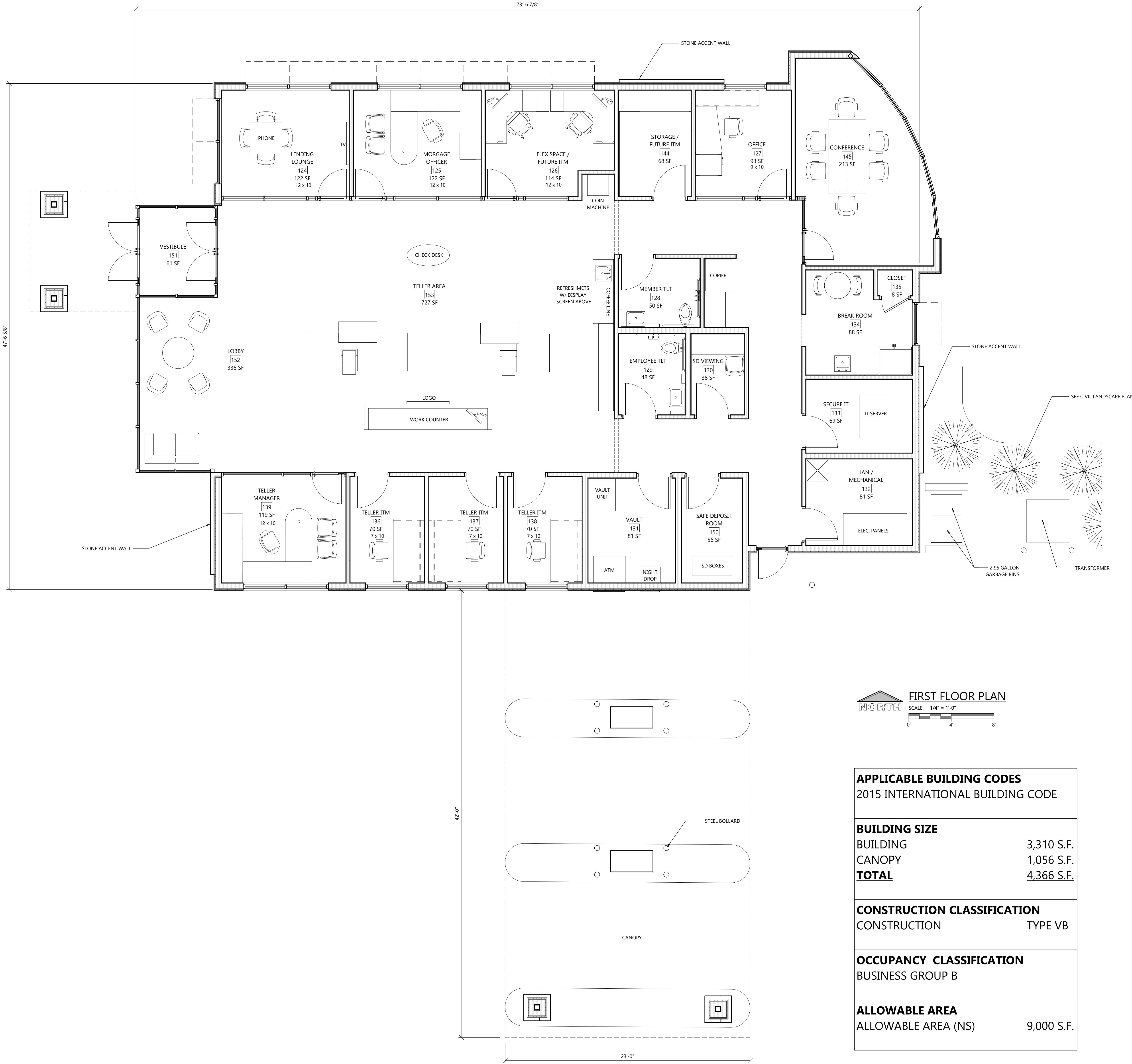
JOB NUMBER

230096200

SHEET NUMBER

A1.1

ARCHITECTURAL FIRST FLOOR PLAN



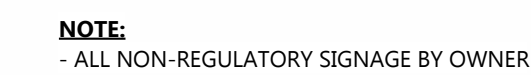


PROFESSIONAL SEAL

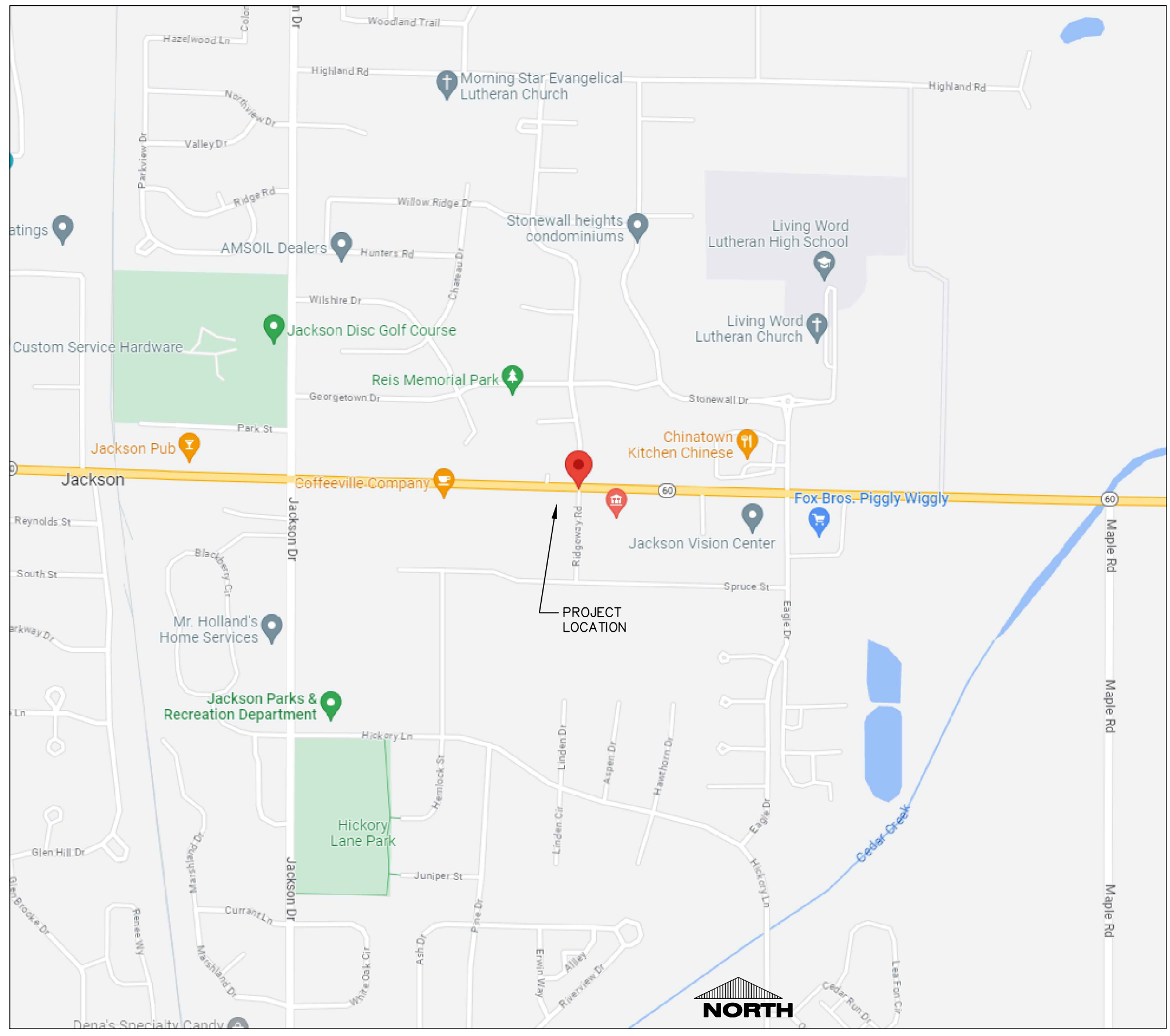
NOT FOR CONSTRUCTION

SHEET NUMBER

ARCHITECTURAL EXTERIOR ELEVATIONS



	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
	EXISTING GRADE SPOT ELEVATIONS		EXISTING SHRUB
	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL)		EXISTING STUMP
	FG-FINISHED SURFACE GRADE AT FRONT OF WALL		SOIL BORING
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)		EXISTING WELL
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)		PROPOSED WELL
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF WALK & FLOWLINE)		PROPOSED LIGHT POLE
	EXISTING WATER VALVE IN BOX		EXISTING LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED SIGN
	EXISTING WATER VALVE IN MANHOLE		EXISTING SIGN
	EXISTING WATER SERVICE VALVE		CENTER LINE
	EXISTING TELEPHONE MANHOLE		EXISTING HANDICAP PARKING
	EXISTING STORM CATCH BASIN		EXISTING HANDICAP PARKING
	PROPOSED STORM CATCH BASIN - ST CB		EXISTING GAS VALVE
	PROPOSED STORM FIELD INLET - ST FI		EXISTING WOODED AREA
	EXISTING SQUARE CATCH BASIN		EXISTING HEDGE
	EXISTING STORM CURB INLET		EXISTING CHAINLINK FENCE
	PROPOSED STORM CURB INLET - ST CI		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING BARBED WIRE FENCE
	EXISTING UTILITY POLE WITH GUY WIRE		PROPOSED PROPERTY LINE
	EXISTING STREET LIGHT		EXISTING GUARD RAIL
	EXISTING TELEPHONE PEDESTAL		EXISTING STORM SEWER AND
	EXISTING ELECTRIC PEDESTAL		PROPOSED STORM SEWER AND
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER AND
	EXISTING CABLE TV PEDESTAL		PROPOSED SANITARY SEWER AND
	PROPOSED FLOOD FEED		EXISTING WATER LINE AND HYDRANT
	1-1/2" REBAR SET WEIGHING 4.20 LB./FT.		PROPOSED WATER LINE AND HYDRANT
	3/4" REBAR SET WEIGHING 1.50 LB./FT.		EXISTING OVERHEAD UTILITY
	1-1/4" REBAR FOUND		EXISTING UNDERGROUND FIBER OPTIC
	3/4" REBAR FOUND		EXISTING UNDERGROUND ELECTRIC
	2" IRON PIPE FOUND		EXISTING UNDERGROUND TELEPHONE
	1" IRON PIPE FOUND		EXISTING UNDERGROUND GAS
	EXISTING FLOOD LIGHT		PROPOSED CURB AND GUTTER
	SECTION CORNER		EXISTING CURB AND GUTTER
	PROPOSED APRON END SECTION		GRADING/SEEDING LIMITS
	EXISTING MARSH AREA		RIGHT-OF-WAY LINE
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		INTERIOR PROPERTY LINE
	EROSION MATTING		RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING RAILROAD TRACKS
	EXISTING MARSH AREA		EXISTING RAILROAD TRACKS
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		EXISTING RAILROAD TRACKS
	EROSION MATTING		EXISTING RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING RAILROAD TRACKS
	EXISTING MARSH AREA		EXISTING RAILROAD TRACKS
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		EXISTING RAILROAD TRACKS
	EROSION MATTING		EXISTING RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING RAILROAD TRACKS
	EXISTING MARSH AREA		EXISTING RAILROAD TRACKS
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		EXISTING RAILROAD TRACKS
	EROSION MATTING		EXISTING RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING RAILROAD TRACKS
	EXISTING MARSH AREA		EXISTING RAILROAD TRACKS
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		EXISTING RAILROAD TRACKS
	EROSION MATTING		EXISTING RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING RAILROAD TRACKS
	EXISTING MARSH AREA		EXISTING RAILROAD TRACKS
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		EXISTING RAILROAD TRACKS
	EROSION MATTING		EXISTING RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING RAILROAD TRACKS
	EXISTING MARSH AREA		EXISTING RAILROAD TRACKS



Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D3083, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
*Sanitary Sewer	SC140 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F606 Solvent Cement: ASTM D2564
Storm Sewer	HDPE	ASTM F2408	ASTM F2306 Saddle Gasket	Joint: ASTM F2484 Bell & Spigot Elastomeric Seal: ASTM F477
Storm Sewer	RBCP-Class IV	ASTM C14, ASTM C76, AASHTO M170		ASTM C43 Rubber Gasket
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM F 479	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Storm Sewer	SC140 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F606 Solvent Cement: ASTM D2564
Placement Underdrains	Single Wall HDPE-Socketed	ASTM F667	ASTM F667	ASTM D1056 Grade 2A3 Gasketed
Culvert	HDPE	ASTM F2408	ASTM F2306 Saddle Gasket	Joint: ASTM F2484 Bell & Spigot Elastomeric Seal: ASTM F477

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

PROJECT INFORMATION

PROPOSED BUILDING FOR:
250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

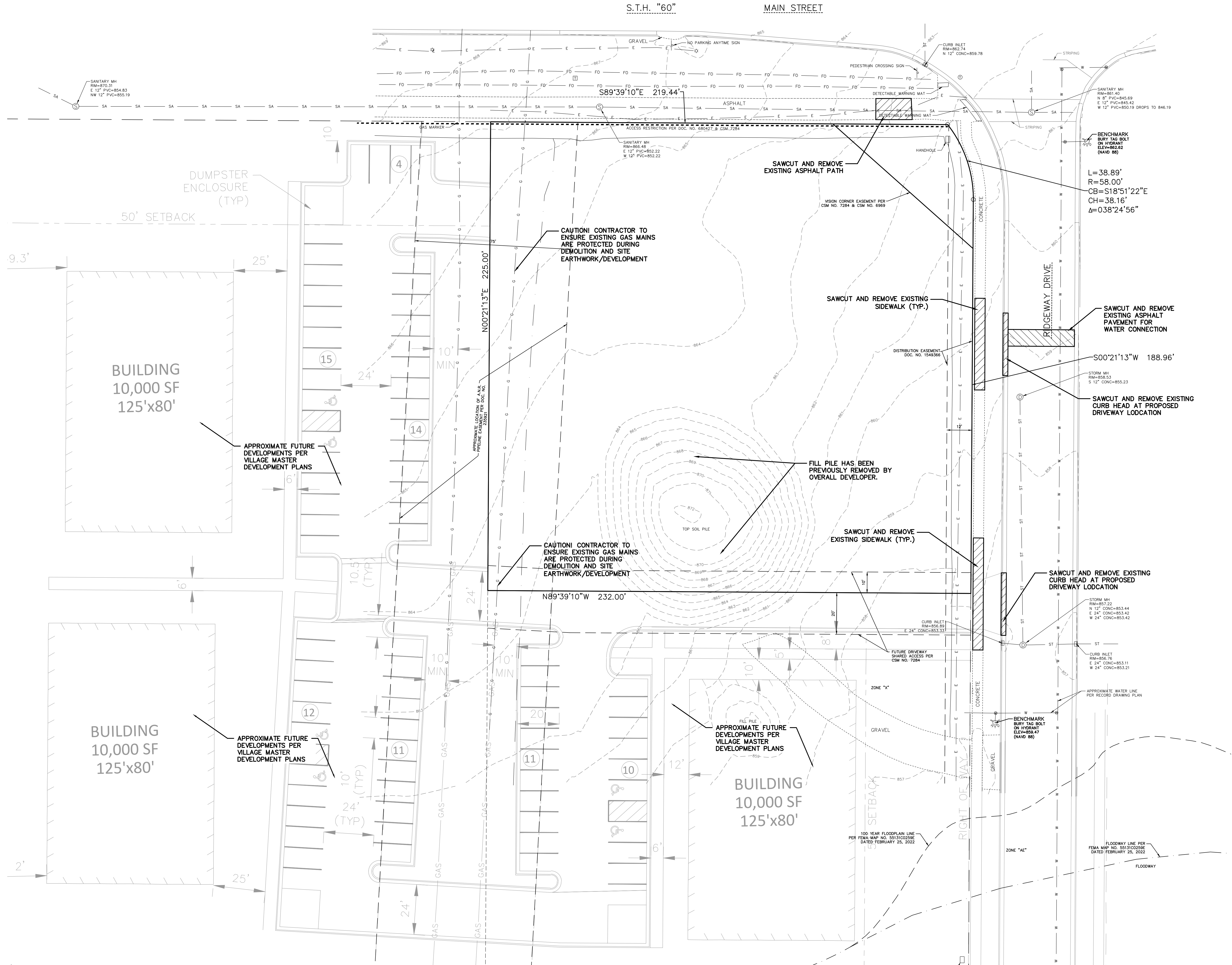
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PRELIMINARY DATES
JUNE 30, 2023

JOB NUMBER
230096200

SHEET NUMBER

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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SPECIFICATION NOTE:
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SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY AREA: 52,056 S.F. (1.20 ACRES).

EXISTING ZONING: B-1 (COMMUNITY BUSINESS DISTRICT)

PROPOSED ZONING: B-1 (COMMUNITY BUSINESS DISTRICT)

PROPOSED USE: FINANCIAL INSTITUTION

AREA OF SITE DISTURBANCE: 1.22 ACRES

SETBACKS: BUILDING: FRONT (N) = 50'
SIDE (S) = 50'
REAR(W) = 25'
STREET (E) = 50'

PAVEMENT: FRONT (N) = 25'
SIDE (S) = 3'
REAR (W) = 3'
STREET (E) = 3'

PROPOSED BUILDING HEIGHT: 14' (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA PLUS ONE SPACE FOR EACH TWO EMPLOYEES (20 SPACES REQ.)

PARKING PROVIDED: 27 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,056	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.20	52,056	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,056	
BUILDING FLOOR AREA	0.00	3,300	6.3%
PAVEMENT (ASP. & CONC.)	0.65	28,190	54.2%
TOTAL IMPERVIOUS	0.72	31,490	60.5%
LANDSCAPE/ OPEN SPACE	0.47	20,566	39.5%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 2 HEAVY DUTY ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 5 HEAVY DUTY CONCRETE DRIVEWAY. INSTALL PER CITY STANDARDS AND SPECIFICATIONS.
- 7 CONCRETE TRASH RECEPTACLE PAD WITH SCREENING
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 11 RAMP WITH RAILING. SEE STRUCTURAL PLANS FOR DETAILS.
- 12 CURB RAMP (TYP.)
- 13 ADA CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 16 CURB TAPER (TYP.)
- 17 CURB CUT (TYP.)
- 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 19 HANDICAP SIGN (TYP.)
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 21 PRECAST CONCRETE WHEEL STOP (TYP.)
- 22 MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 23 LANDSCAPE BLOCK RETAINING WALL. SEE C1.2 FOR WALL ELEVATIONS.
- 24 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- 25 STOP SIGN (TYP.)
- 26 FLAGPOLE (TYP.)
- 27 BIKE RACK (TYPE & COLOR BY OWNER)
- 28 DETECTABLE WARNING PLATE
- 29 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- 30 PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
- 31 CANOPIED ITM STATION WITH CONCRETE BASE. SEE ARCH PLANS FOR DETAILS.
- 32 EXIT ONLY SIGN
- 33 CANOPY. (SEE ARCH PLANS)
- 34 COLUMN (TYP.) (SEE ARCH/STRUCT PLANS)

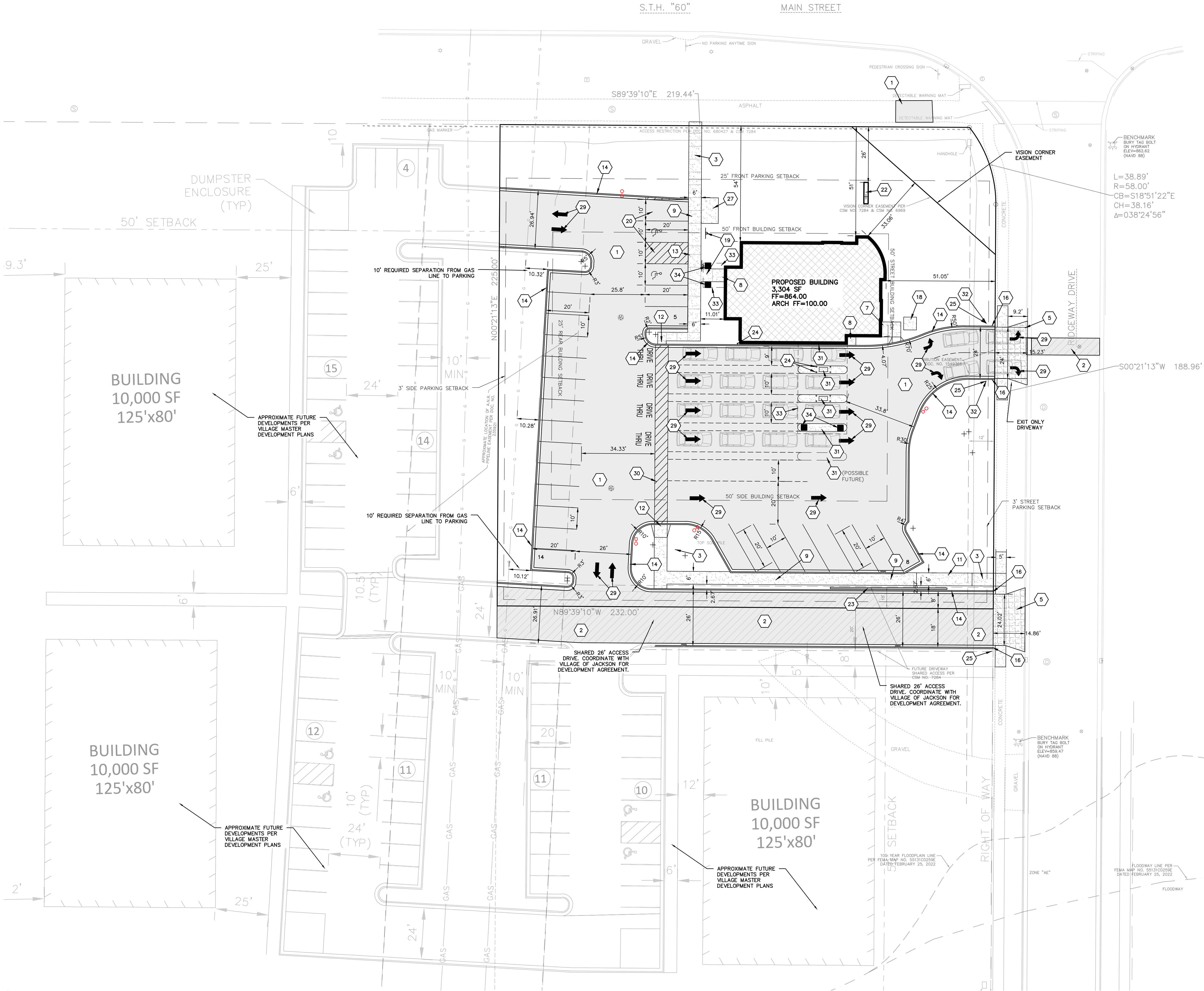
(X(X)) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

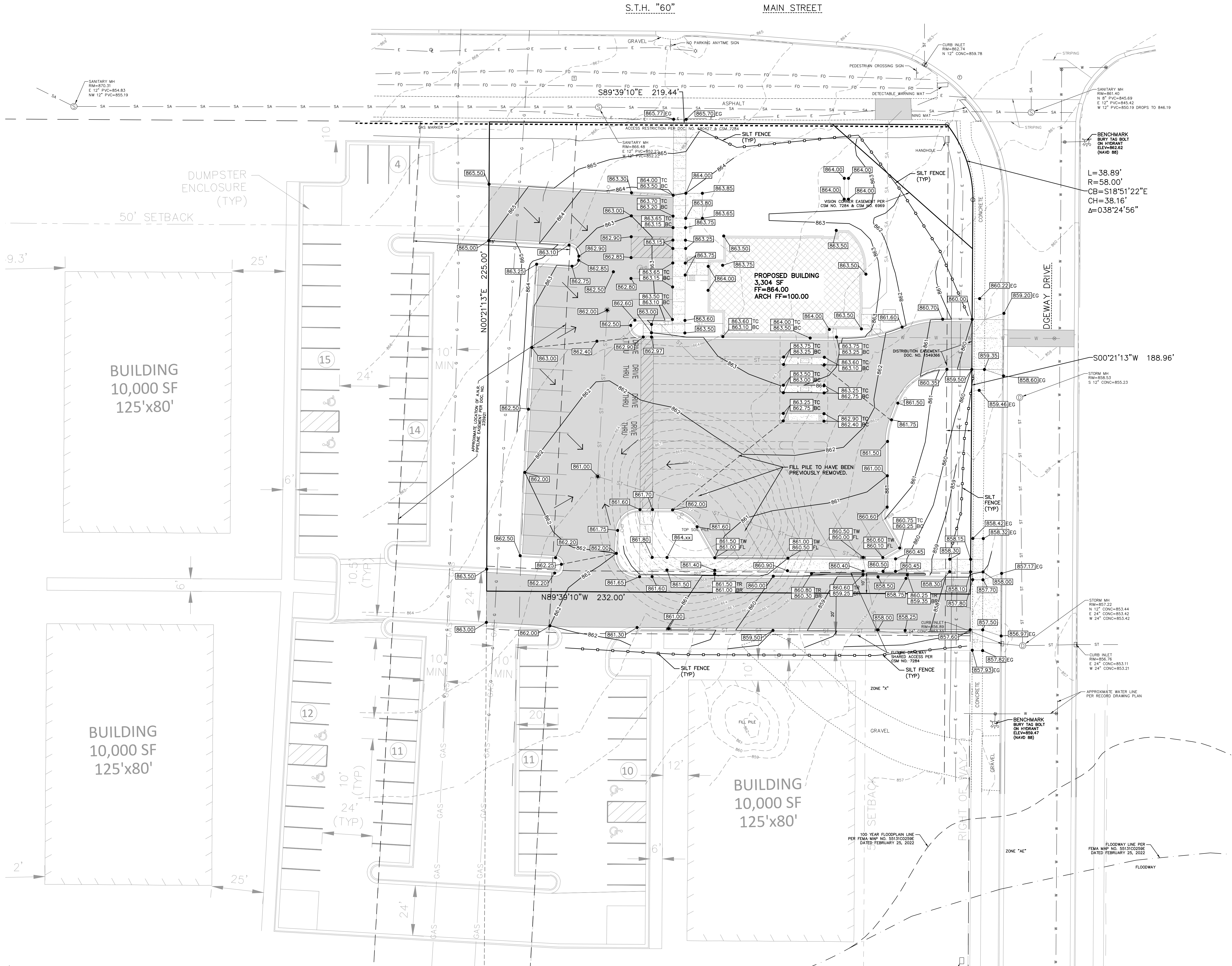
PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

1" = 20' SCALE
NORTH
FEET

CIVIL SITE PLAN





SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

- NOTES:
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

PROJECT INFORMATION

PROPOSED BUILDING FOR:
250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

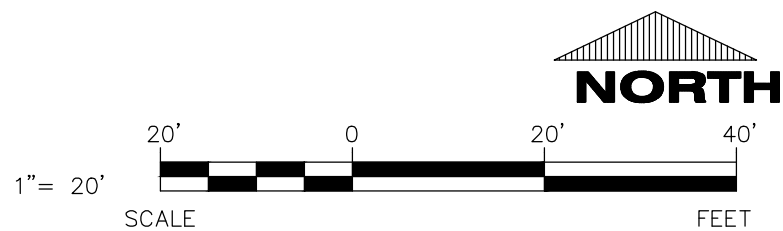
PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 30, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
230096200

SHEET NUMBER
C1.2



CIVIL GRADING AND EROSION CONTROL PLAN

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

[DS] = DENOTES DOWNSPOUT TO
GRADE. LOCATIONS. PROVIDE SPLASH BLOCKS AT
ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS
FOR FINAL LOCATIONS.

CLEANOUT NOTE:

[CO] = DENOTES LOCATIONS WHERE
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE
C0.1 FOR SPECIFICATION.



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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

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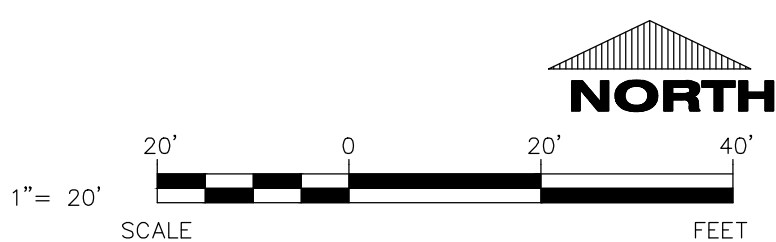
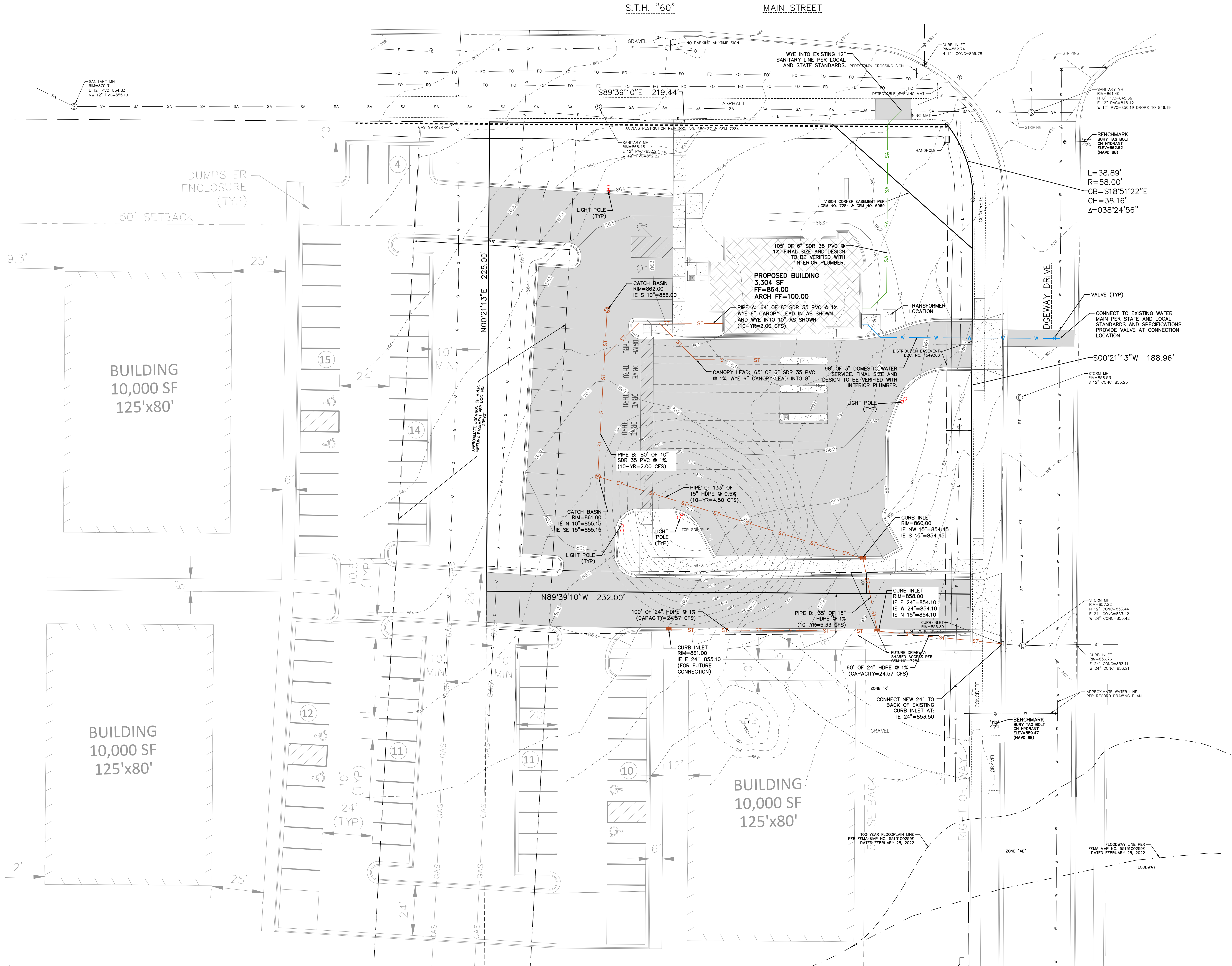
JOB NUMBER

230096200

SHEET NUMBER

C1.3

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CIVIL UTILITY PLAN

12 GA. GALV. WIRE W/
REIN. RUBBER
HOSE - (2) REQ'D.

2" x 2" x 8'-0"
CEDAR STAKES

TREE WRAP
DECIDUOUS TREES

2" MULCH

2" PEAT MOSS

PREPARED BOWL

ROLL BACK TO
HALF BURLAP

BREAK SUBGRA
W/ PICK

VARIES

6"
MIN.

1'-0"
MIN.

1'-0"
MIN.

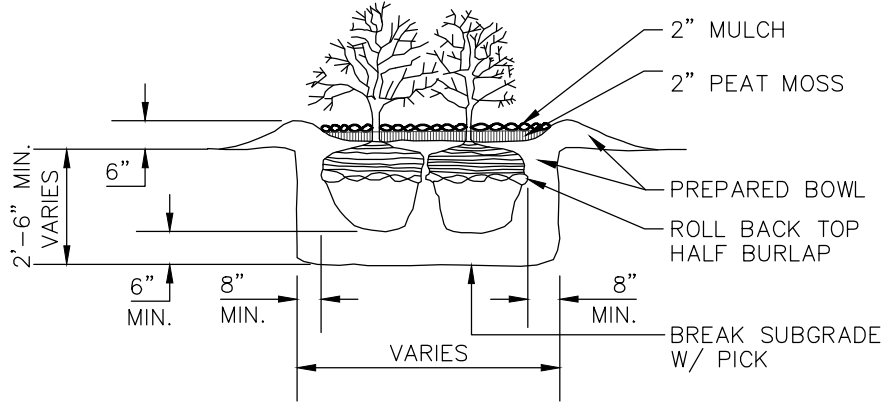
VARIES

1'-0"
MIN.

TREE PLANTING DETAIL

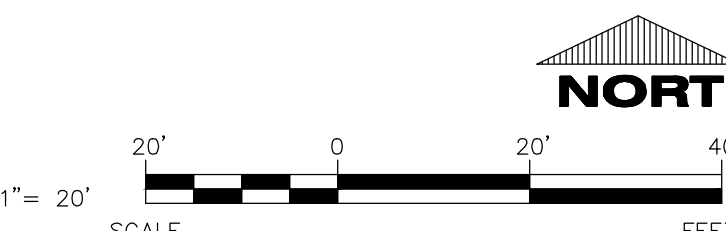
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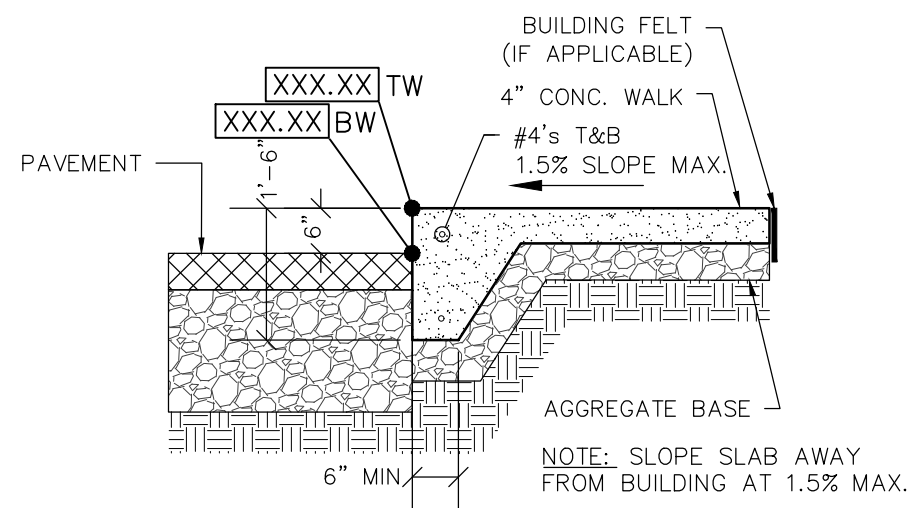
NOTE:
FOR MASS PLANTINGS
EXCAVATE ENTIRE
BED & BACKFILL
W/ PREPARED SOIL.



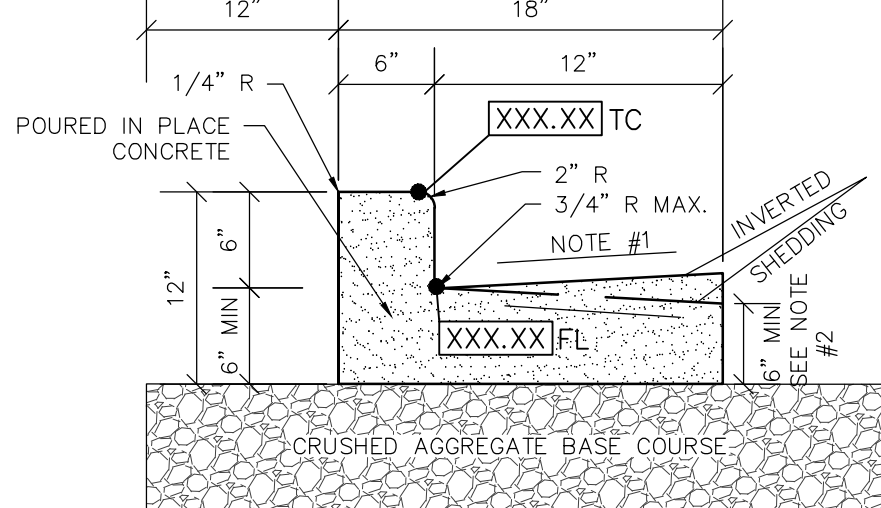
SHRUB PLANTING DETAIL

NO SCALE



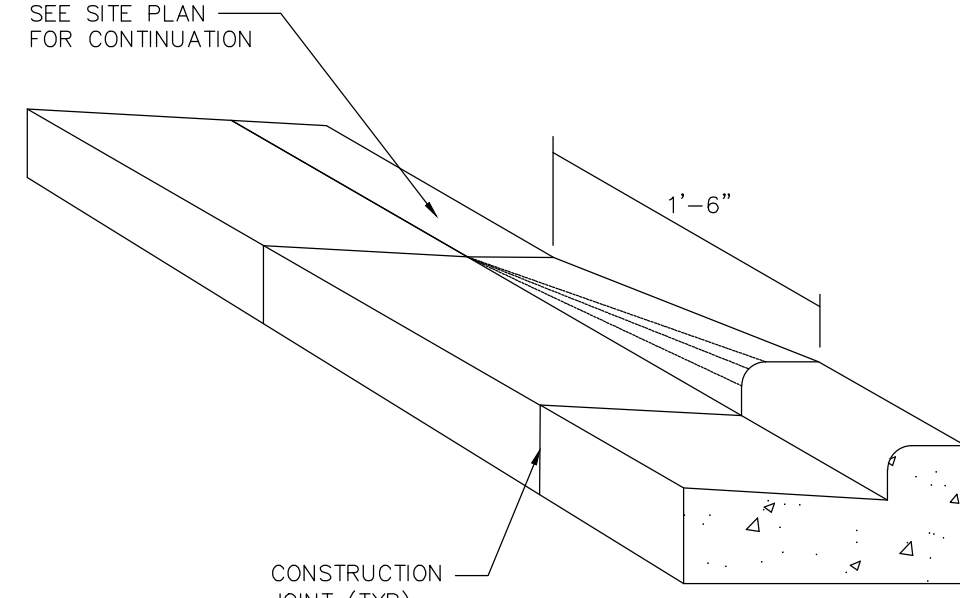


RAISED WALK DETAIL
NO SCALE

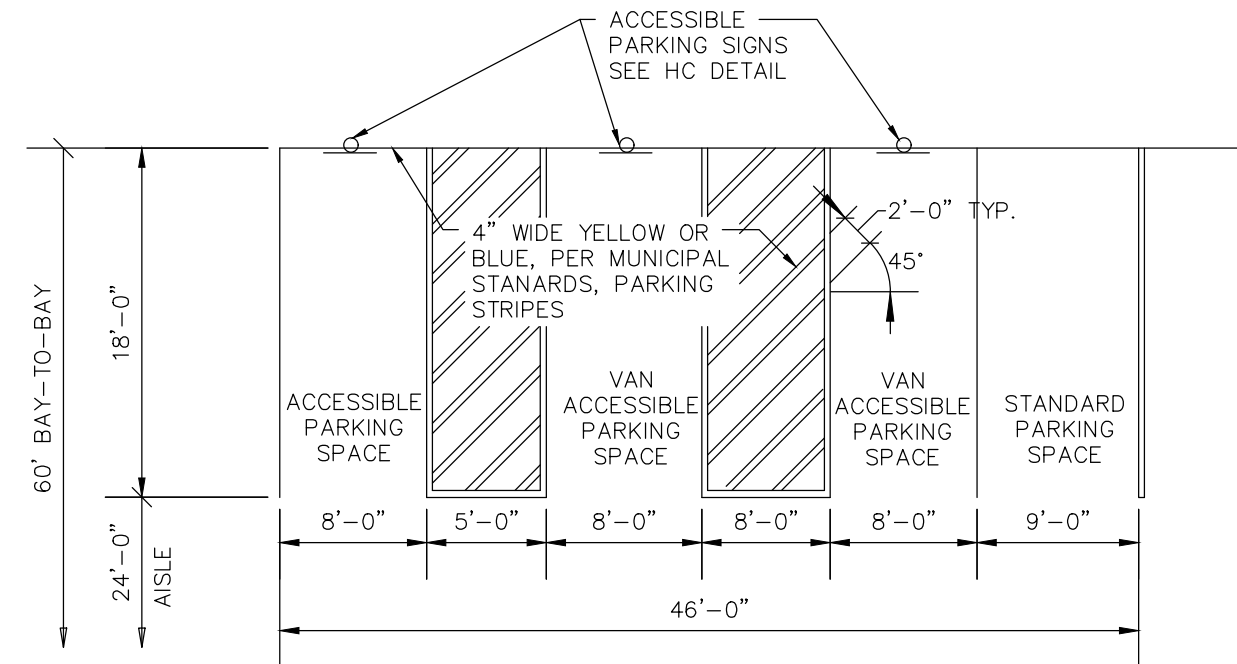


- NOTE:
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

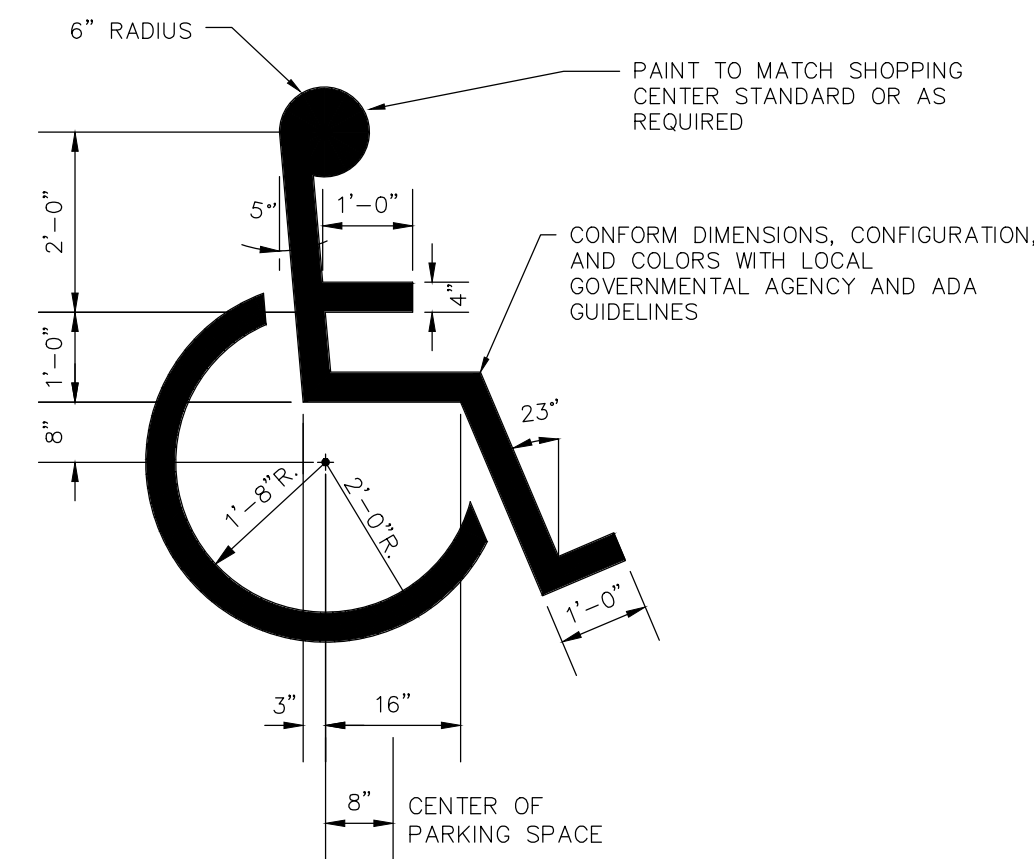
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



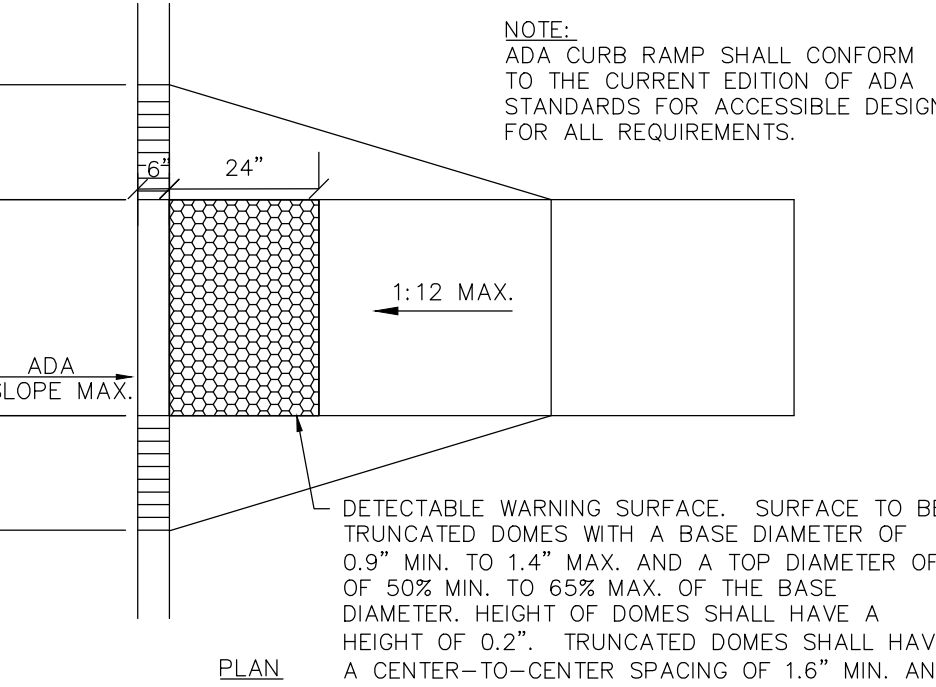
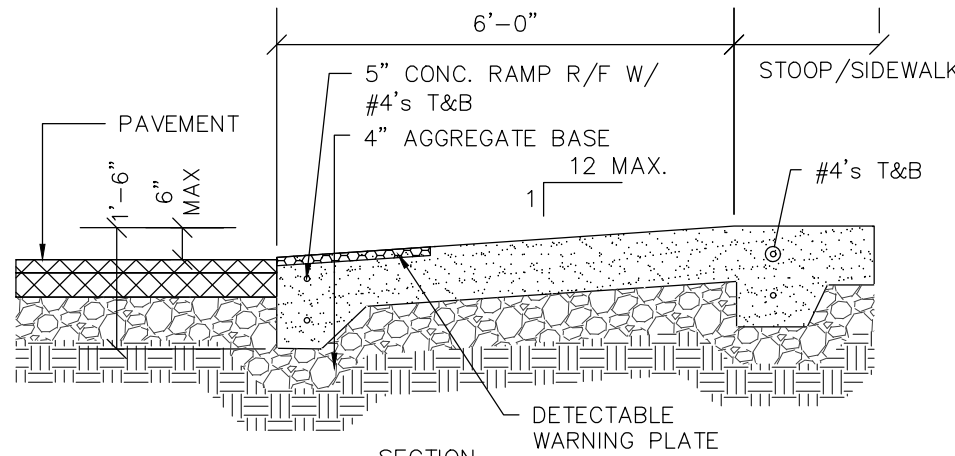
CURB TAPER DETAIL
NO SCALE



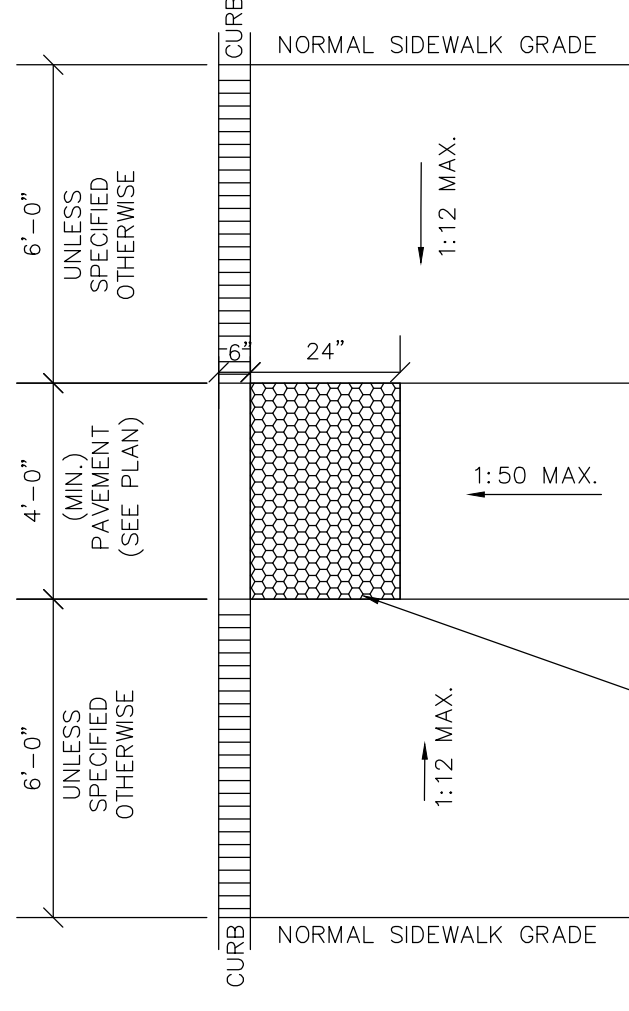
STANDARD & VAN ACCESSIBLE PARKING STALL STRIPING
NO SCALE



HANDICAP STALL SYMBOL
NO SCALE



CURB RAMP DETAIL
NO SCALE

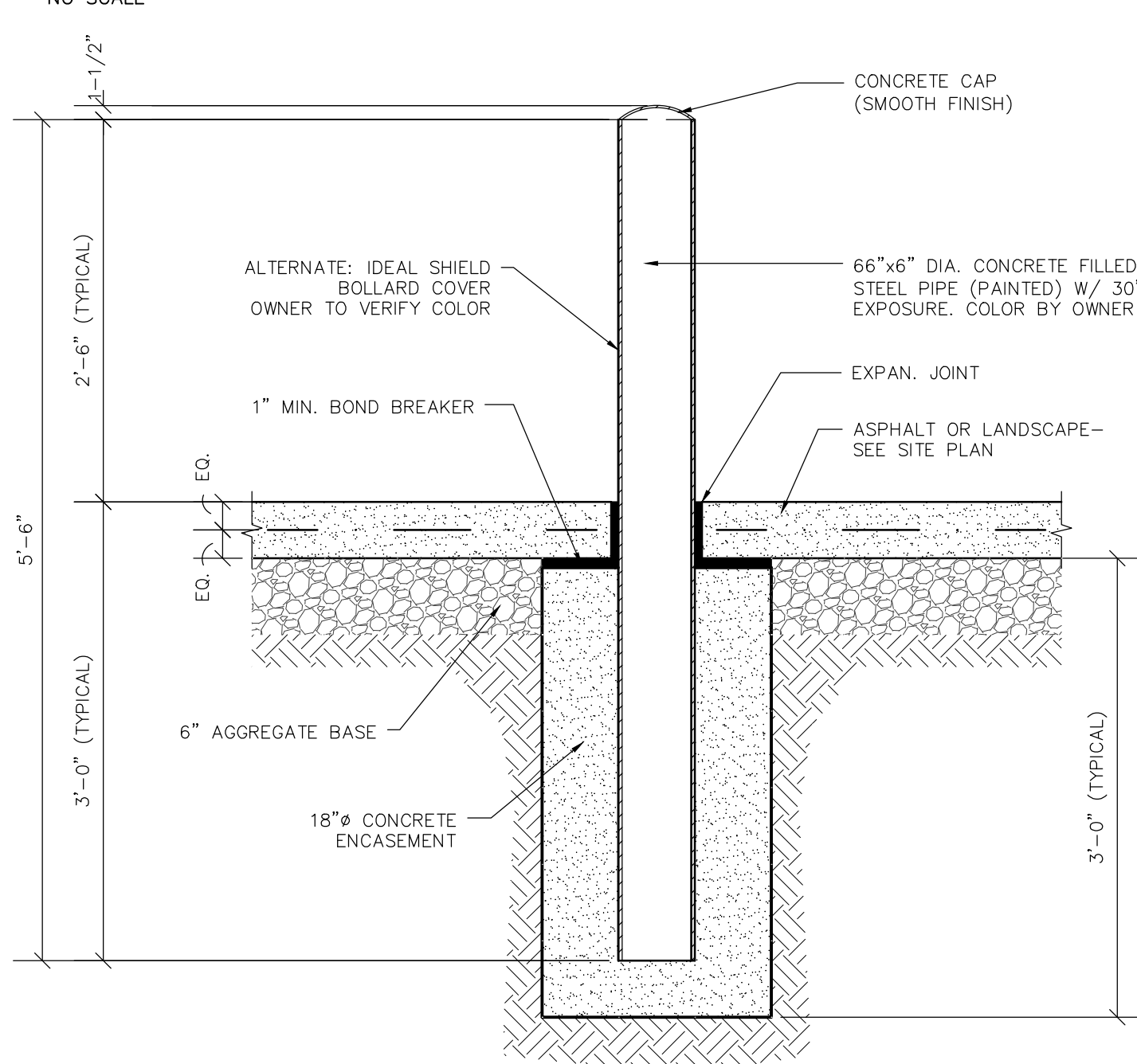


ADA SIDEWALK RAMP DETAIL
NO SCALE

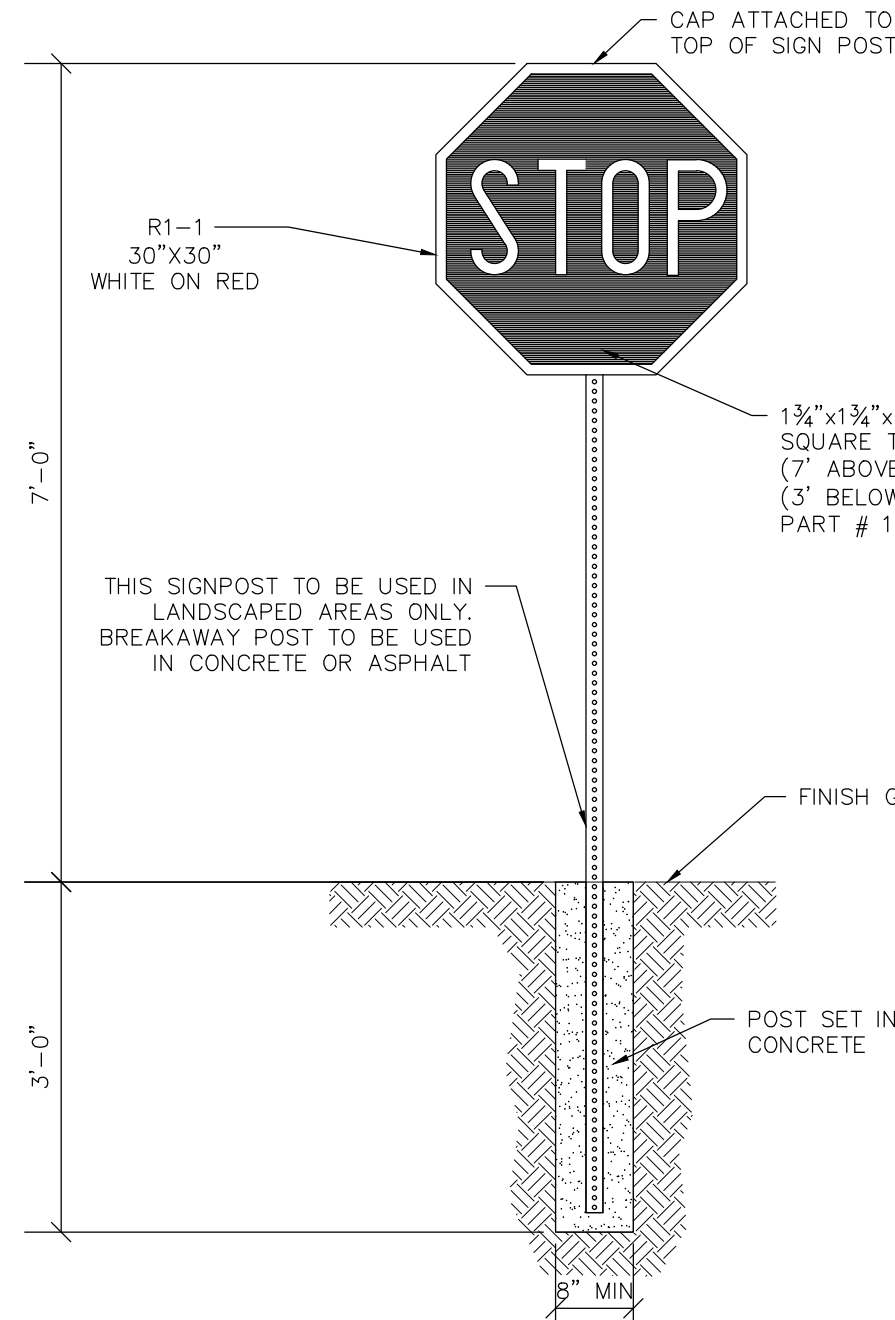
NOTE: ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

NOTE: ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

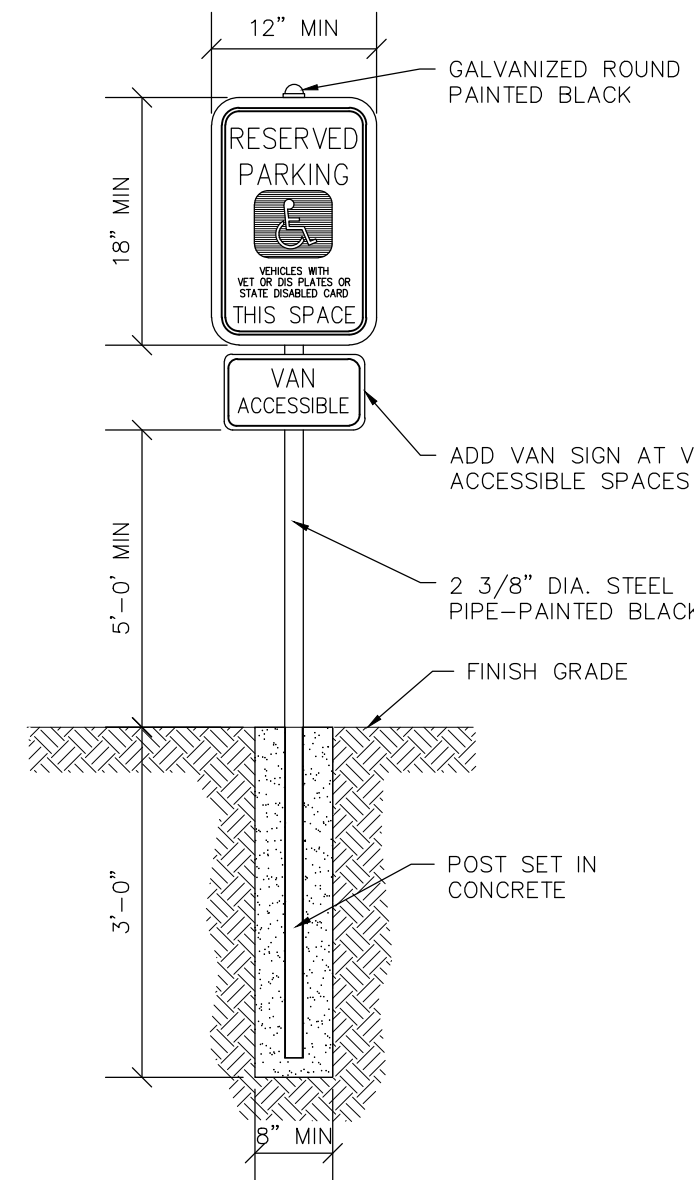
DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF 0.50% MIN. TO 0.5% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.



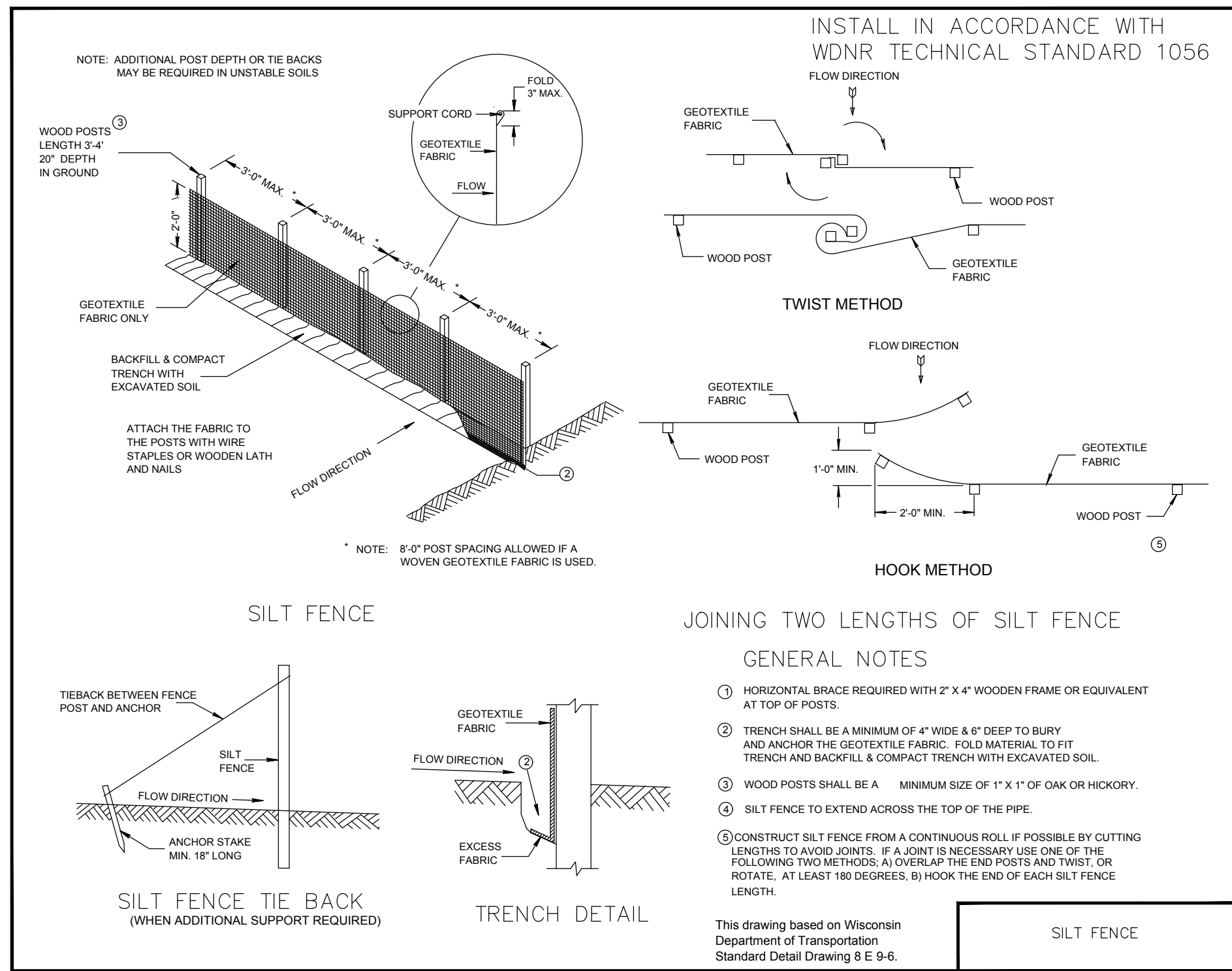
6" PIPE BOLLARD DETAIL
NO SCALE



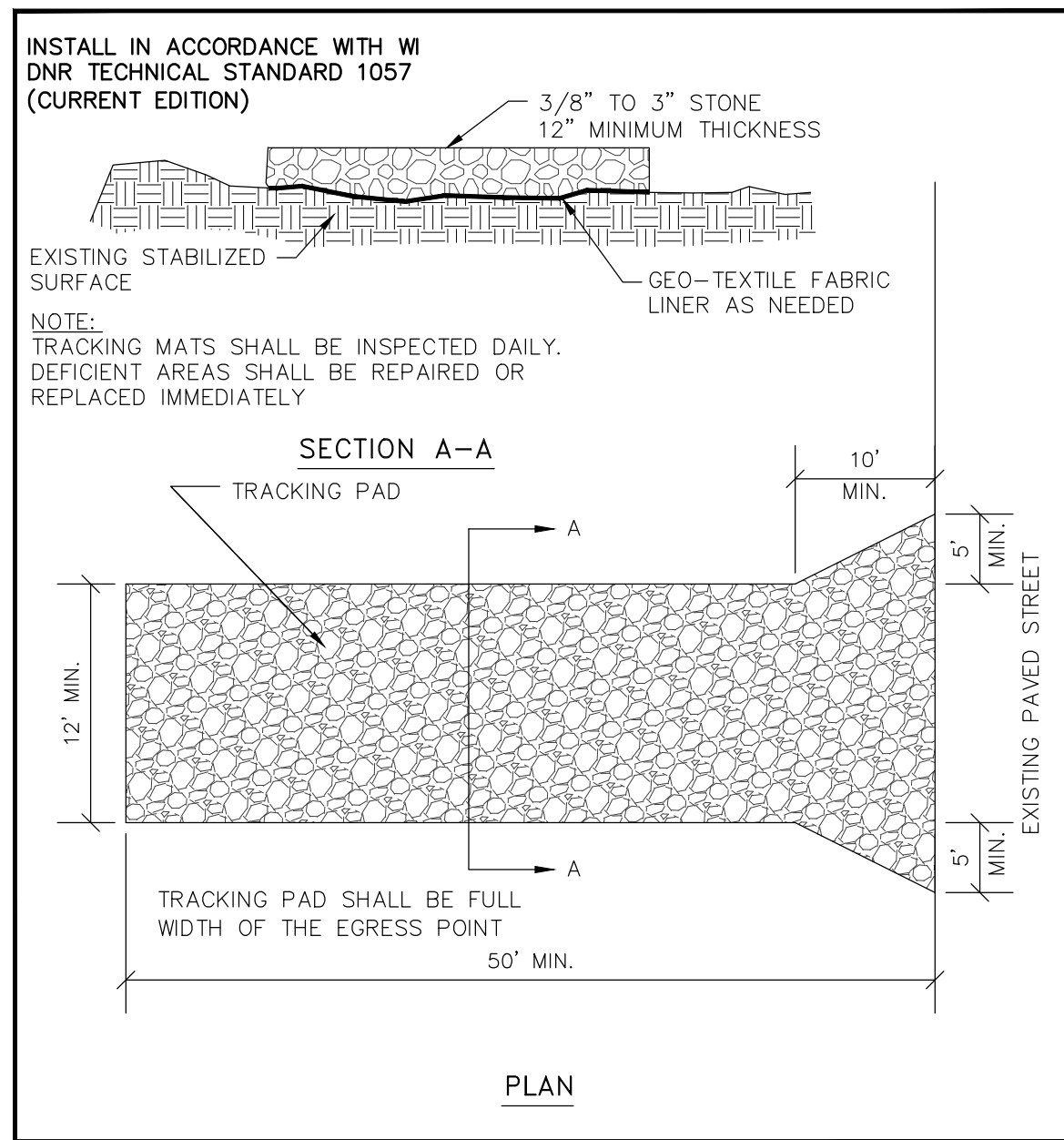
STOP SIGN WITH CONCRETE BASE DETAIL
NO SCALE



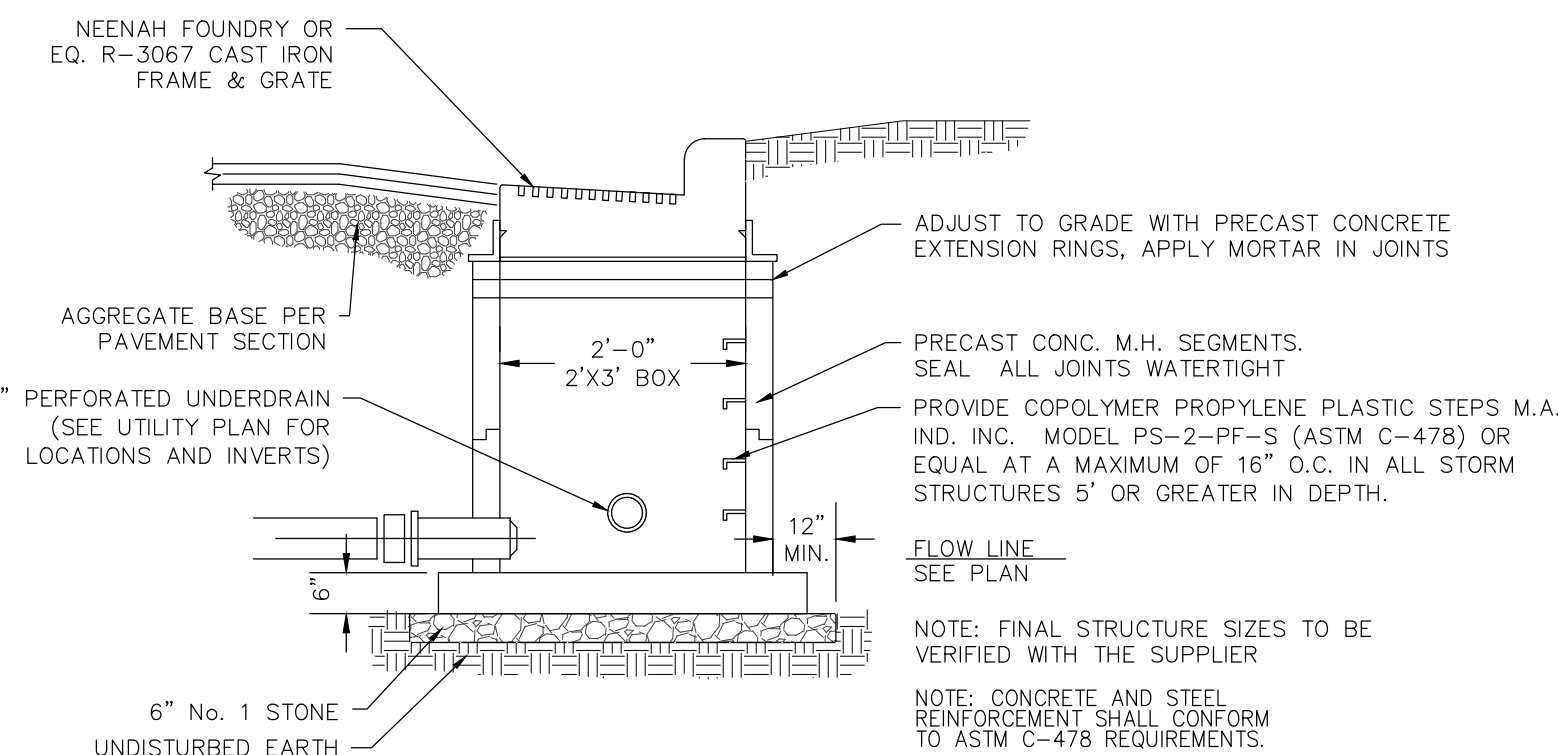
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NO SCALE



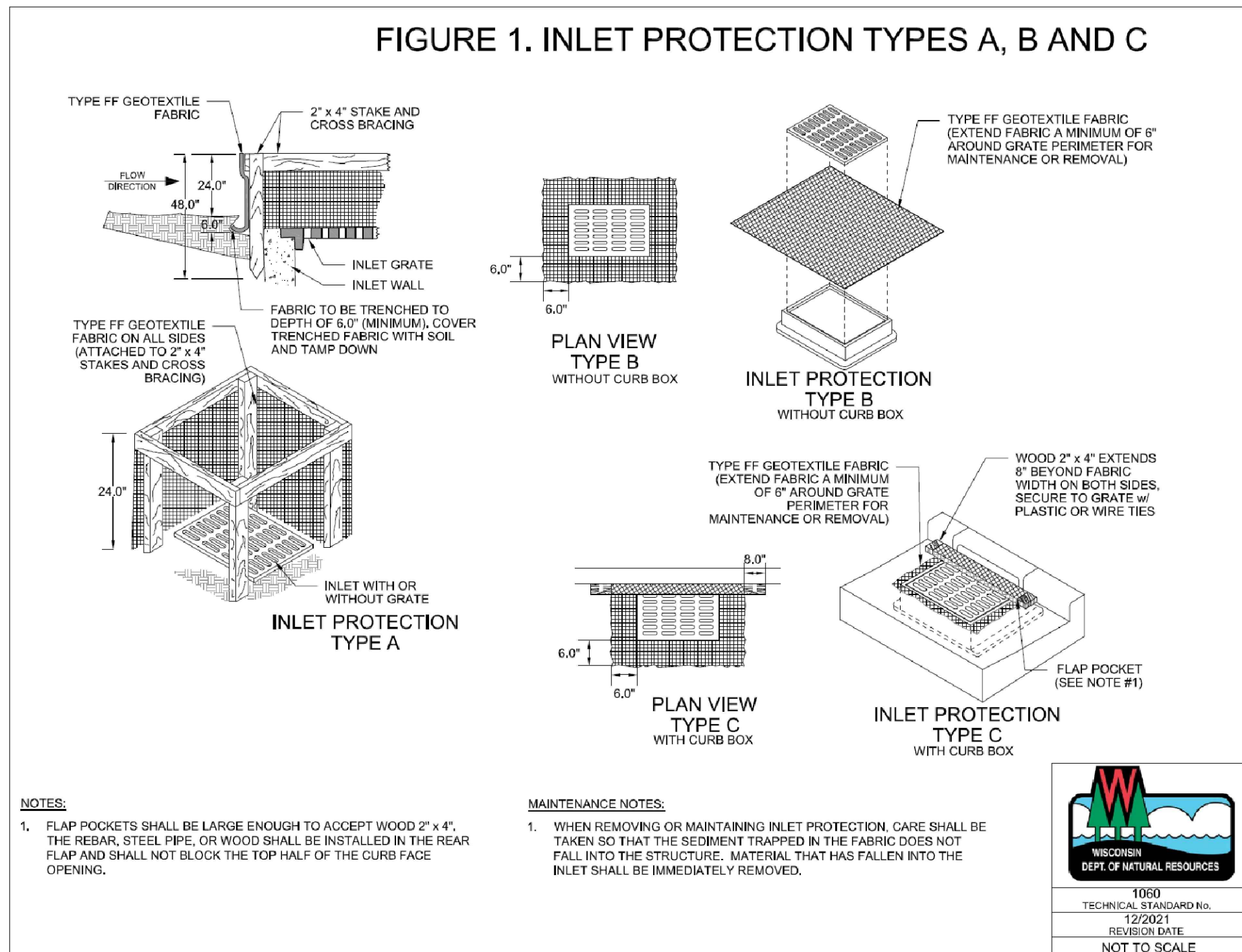
SILT FENCE - INSTALLATION DETAIL
NO SCALE



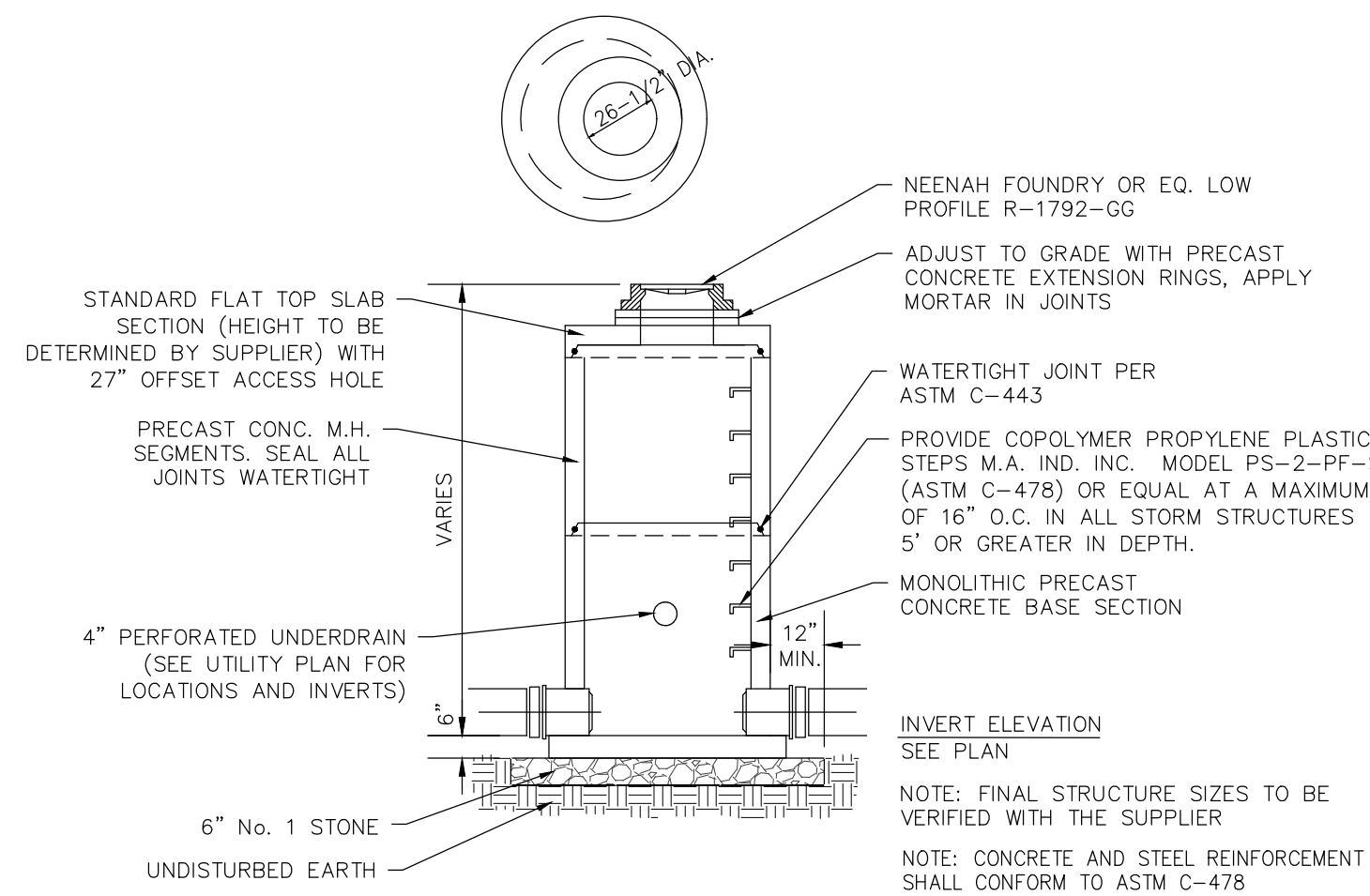
TRACKPAD DETAILS
NO SCALE



STORM CURB INLET DETAIL
NO SCALE



INLET PROTECTION DETAIL
NO SCALE



STORM CATCH BASIN DETAIL
NO SCALE

PROJECT INFORMATION

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250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

PROFESSIONAL SEAL

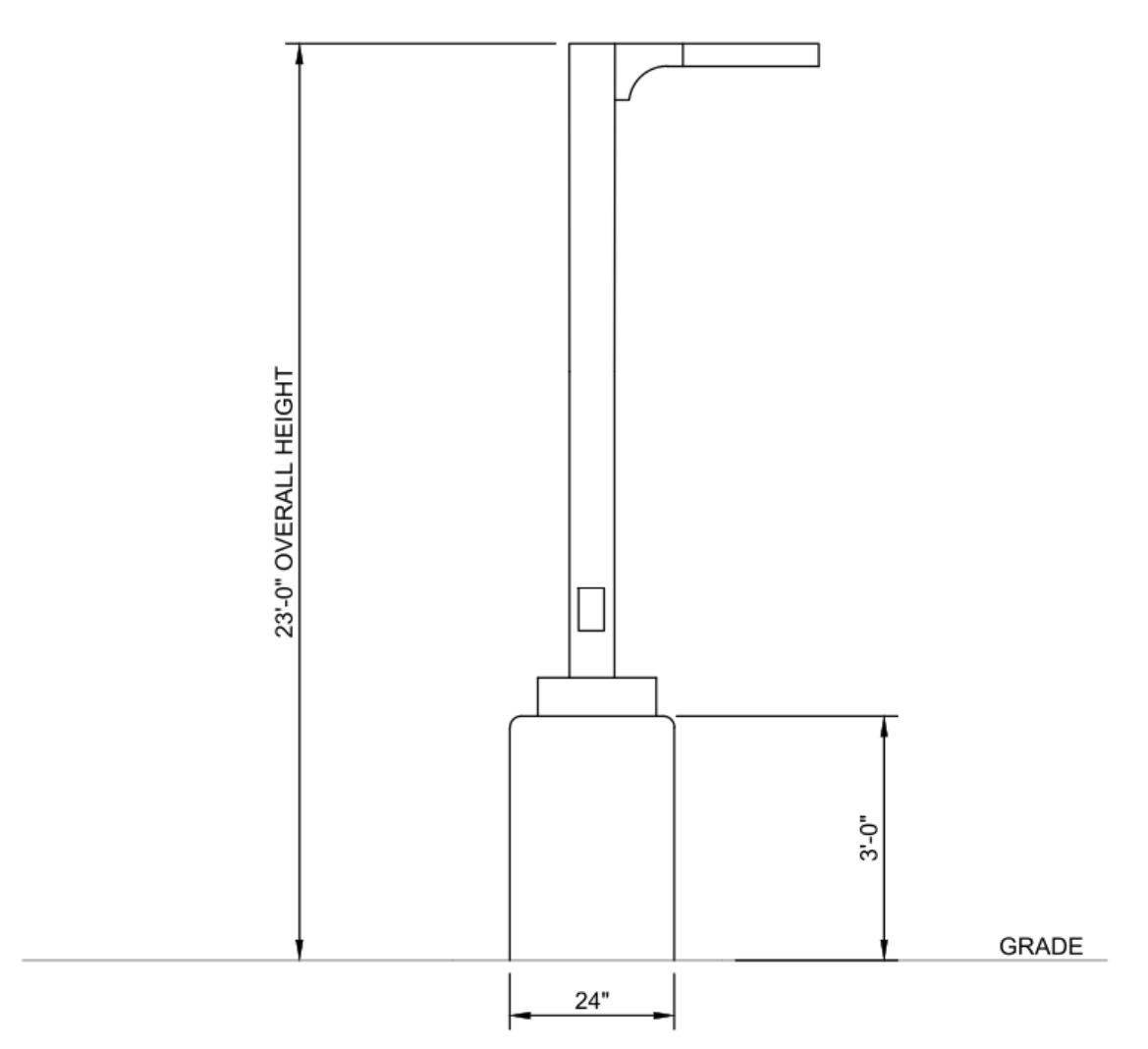
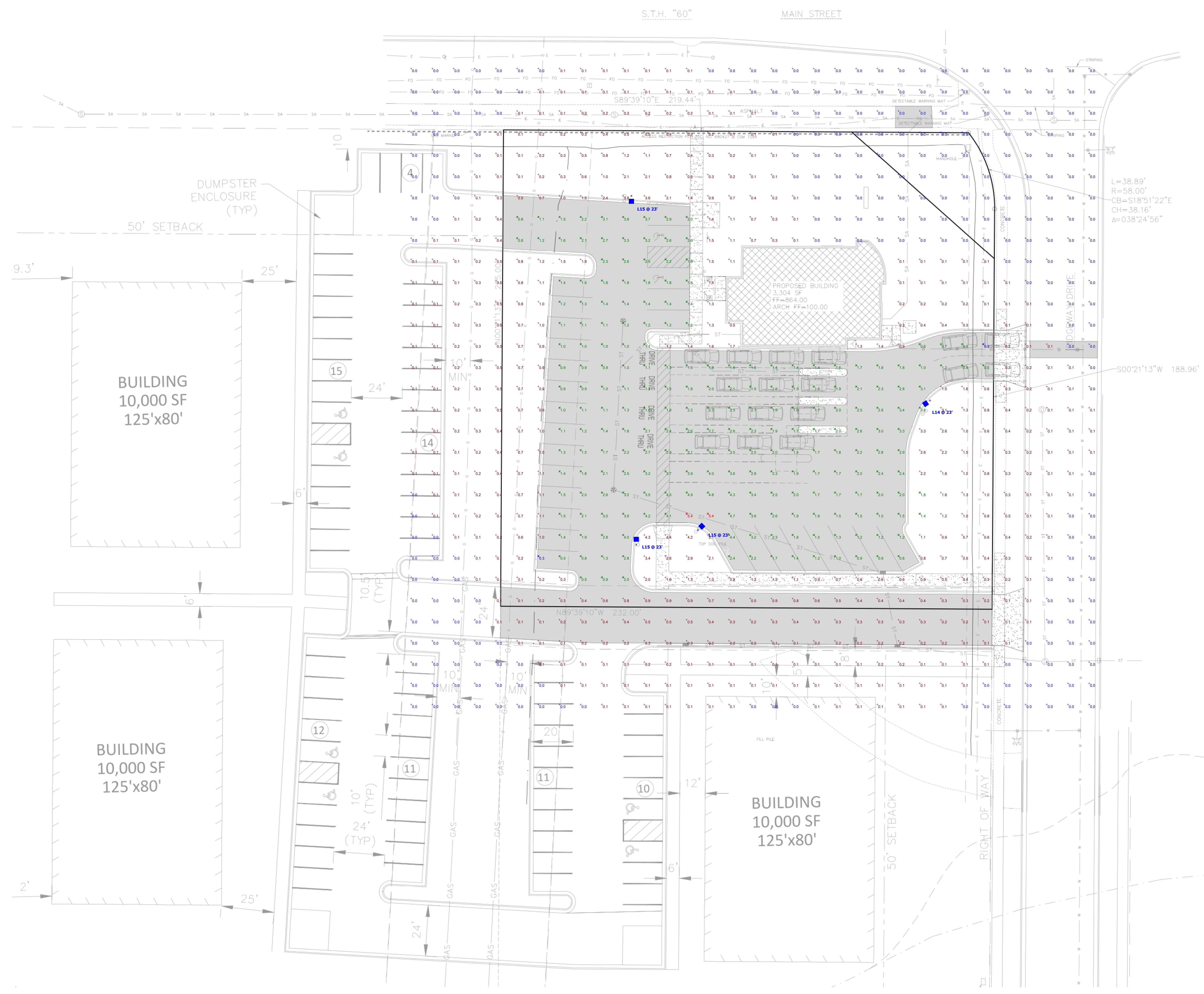
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C2.0

CIVIL DETAILS



LIGHT POLE DETAIL
NO SCALE

D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.064 m²)
Length: 32.71" (831 mm)
Width: 14.24" (361 mm)
Height H1: 7.88" (200 mm)
Height H2: 2.22" (56 mm)
Weight: 34 lbs (15.4 kg)

Introduction

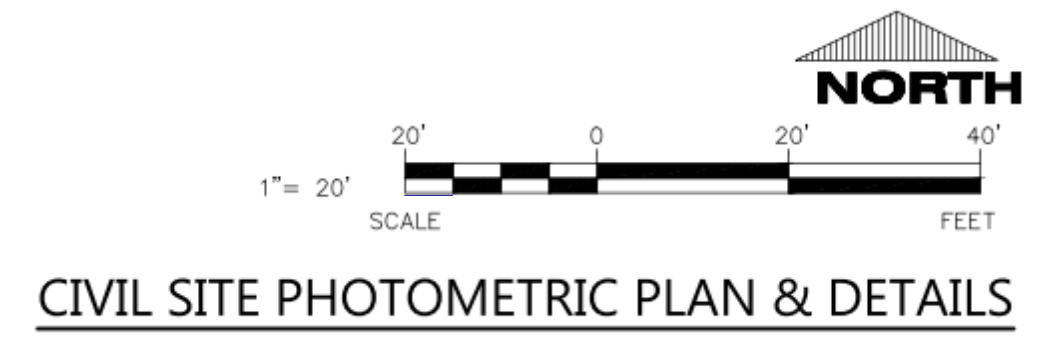
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information									
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRH DBXD									
Series	LED	Color temperature	Color Rendering Index	Distribution	Mounting	Accessories	Options	Mounting	Accessories
DSX1 LED	Forward	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P1	P1	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P2	P2	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P3	P3	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P4	P4	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P5	P5	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P6	P6	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P7	P7	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P8	P8	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P9	P9	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P10	P10	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P11	P11	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P12	P12	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P13	P13	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P14	P14	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P15	P15	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P16	P16	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P17	P17	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P18	P18	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P19	P19	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD
P20	P20	40K	70CRI	T3M	MVOLT	SPA	NLTAIR2	PIRH	DBXD

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
	L14	1	Lithonia Lighting	DSX1 LED P6 40K 70CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 4 Medium	165.25
	L15	3	Lithonia Lighting	DSX1 LED P6 40K 70CRI T3M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Forward Throw	165.25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.7 fc	5.4 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.0 fc	5.4 fc	0.3 fc	18.0:1	6.7:1



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

Storm Water & Erosion Control Memo For:

250 Focus, LLC

Jackson, WI

Excel Job # 230096200

June 30, 2023



Table of Contents

0.0	Introduction	1
0.1	Existing Conditions	1
0.2	Proposed Project Overview	1
1.0	Stormwater Management Requirements	1
1.1	Peak Discharge & Stormwater Quality	1
2.0	Storm Sewer Design	1
2.1	Emergency Overflow Route	2
3.0	Erosion Control	2

Appendices

Appendix A: Storm Sewer Basin Map

Appendix B: Storm Sewer TR-55 Calculations

Appendix C: Storm Sewer Manning's Spreadsheet

Appendix D: Post Construction Operation and Maintenance Plan

Appendix E: Regional Pond SWMP

0.0 Introduction

0.1 Existing Conditions

The proposed development is located at the southwest corner of STH 60 and Ridgeway Drive in the Village of Jackson, Wisconsin. The existing site currently sits vacant and is within a commercial/municipal subdivision which was developed by the Village of Jackson. The site currently drains overland to the Ridgeway Drive ROW. The existing site can be seen on Sheet C1.0 of the proposed plan set.

- Property Area: 1.20 acres

0.2 Proposed Project Overview

The proposed project will include a proposed financial institution with parking stalls for in-person banking as well as remote teller lanes for drive-through service. The proposed development will drain to inlets that will drain stormwater southeast to an existing regional wet detention pond located south and east of the Village of Jackson Fire Department. This wet pond treats the entire master site development to meet all stormwater management requirements, both regional and state. The proposed site can be seen on Sheet C1.1-C1.3 of the proposed plan set.

- Disturbed Area: 1.20 acres

1.0 Stormwater Management Requirements

1.1 Peak Discharge & Stormwater Quality

Regional Pond – The existing regional wet pond will accept the drainage from the proposed project to meet State and Local peak discharge and stormwater quality requirements.

Infiltration – Soil boring logs have been completed for the site and show clay soils for all locations onsite, therefore, the site is exempt from infiltration requirements.

Therefore, all local and state stormwater requirements are met.

2.0 Storm Sewer Design

The proposed site storm sewer has been designed to convey the 10-year 24-hour post development storm to the regional pond.

Adequate overland relief is provided to safely pass storms in excess of the 10-year storm over ground through the pavement and to the regional pond.

See Appendix A, Appendix B, and Appendix C for pipe drainage areas and pipe sizing calculations.

2.1 Emergency Overflow Route

The emergency overflow route for storms in excess of pipe capacity directs stormwater safely into the shared access drive which then drains overland into Ridgeway Drive.

3.0 Erosion Control

The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.1 of the construction plan set.

Appendix A: Storm Sewer Basin Map

Appendix B: Storm Sewer TR-55 Calculations

Hydrograph Report

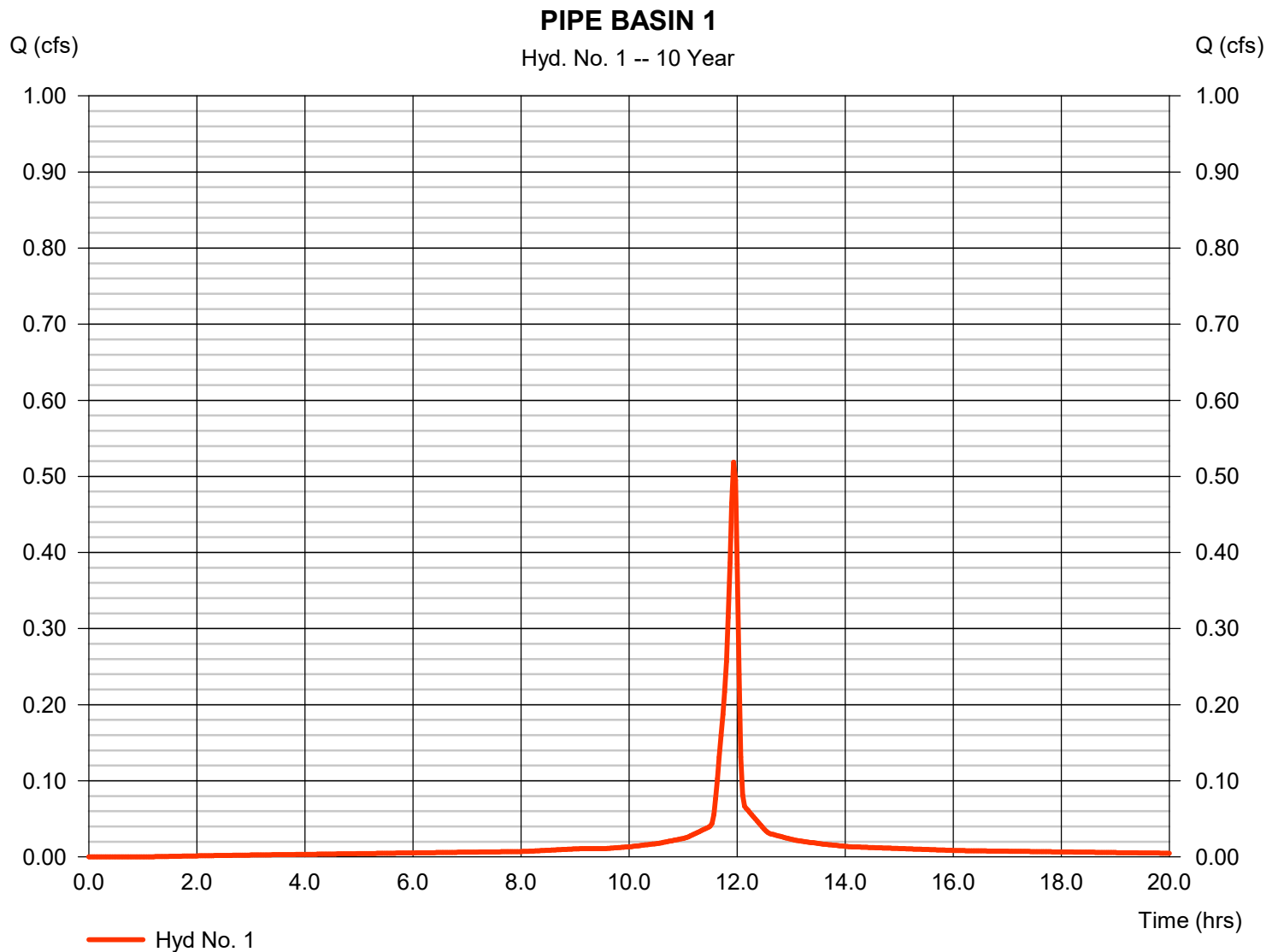
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 06 / 28 / 2023

Hyd. No. 1

PIPE BASIN 1

Hydrograph type	= SCS Runoff	Peak discharge	= 0.519 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,224 cuft
Drainage area	= 0.100 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



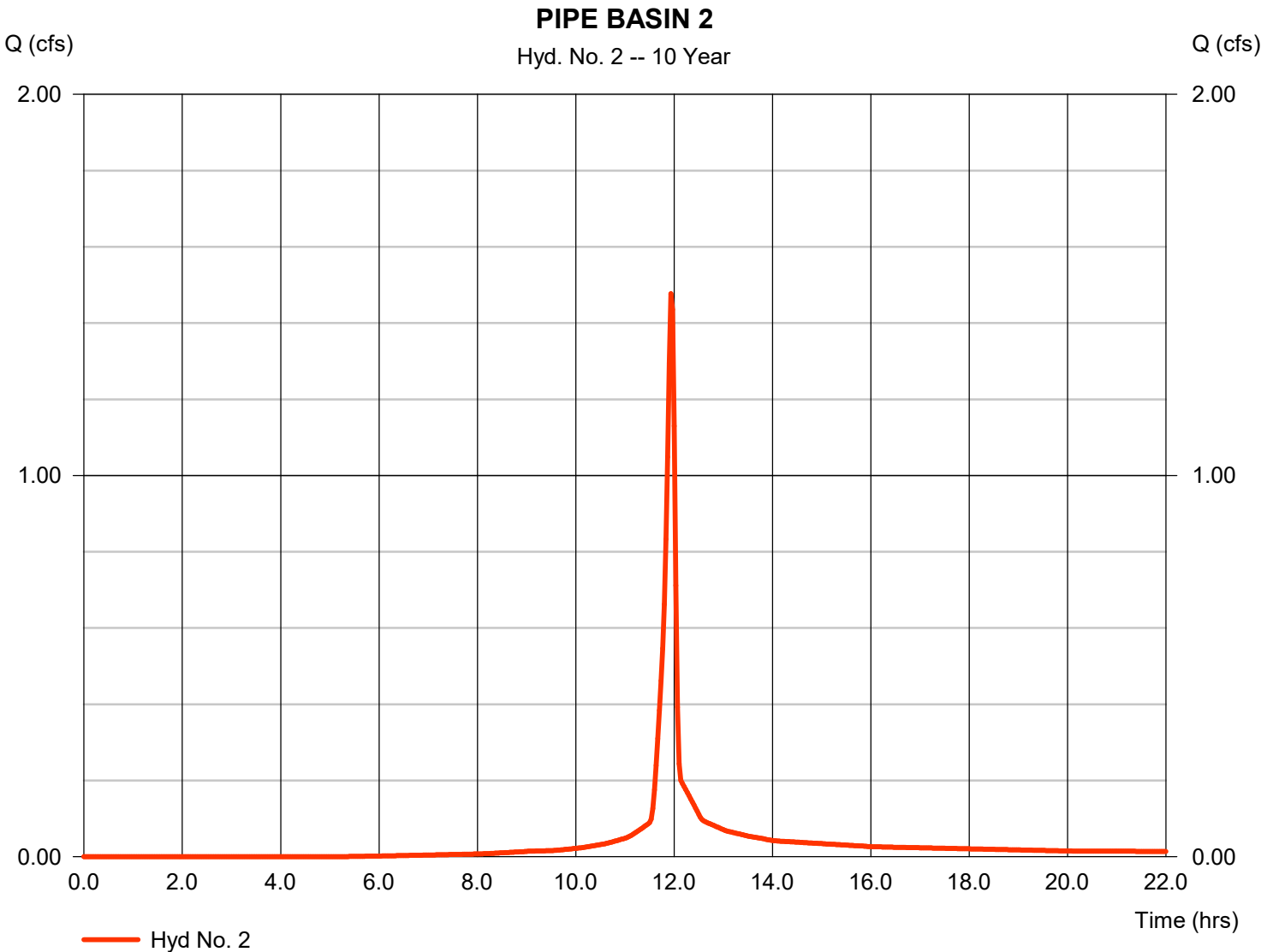
Hydrograph Report

Hyd. No. 2

PIPE BASIN 2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.477 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	3,082 cuft
Drainage area	=	0.340 ac	Curve number	=	89*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.190 x 98) + (0.150 x 78)] / 0.340



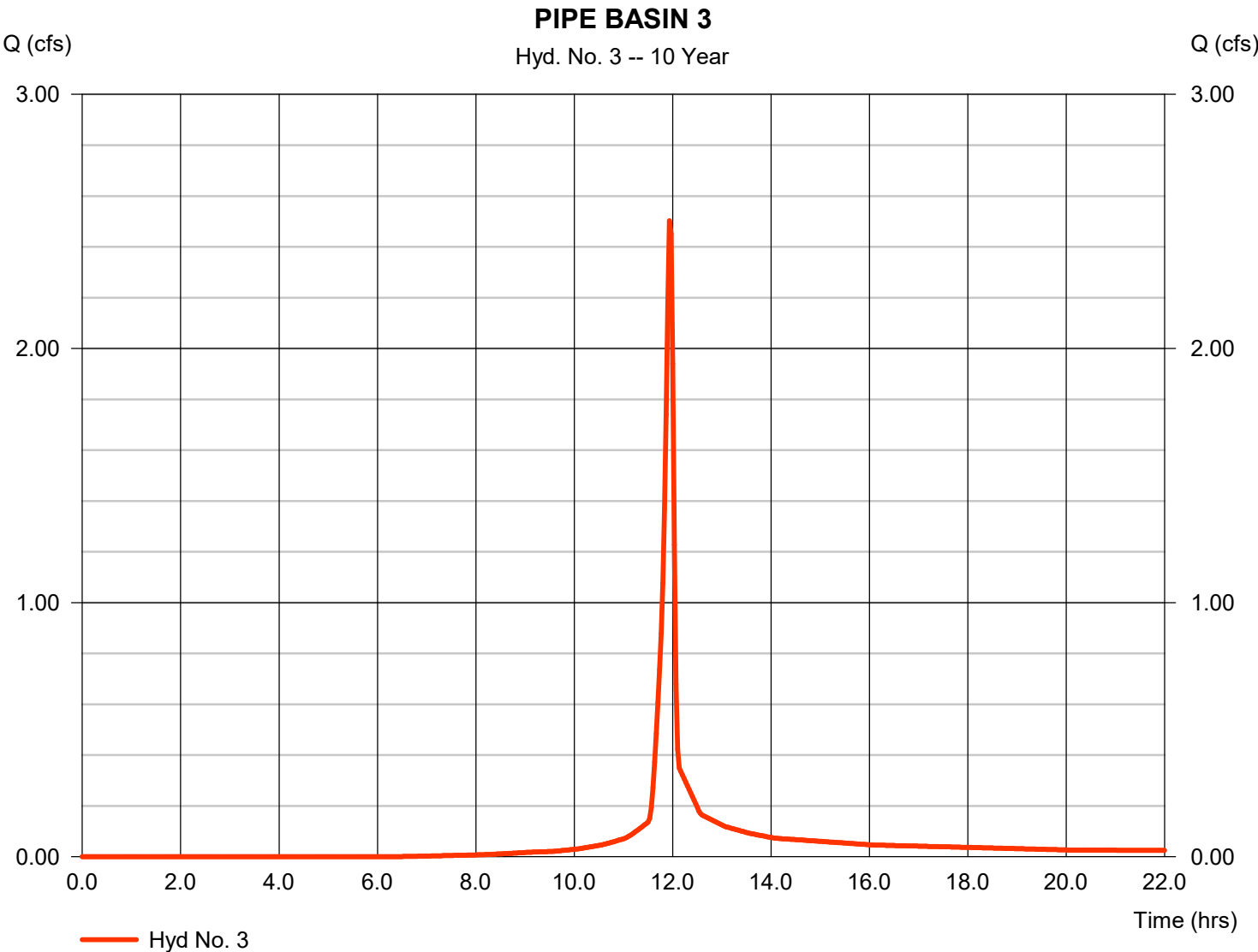
Hydrograph Report

Hyd. No. 3

PIPE BASIN 3

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.502 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	5,130 cuft
Drainage area	=	0.630 ac	Curve number	=	86*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.240 x 98) + (0.390 x 78)] / 0.630



Hydrograph Report

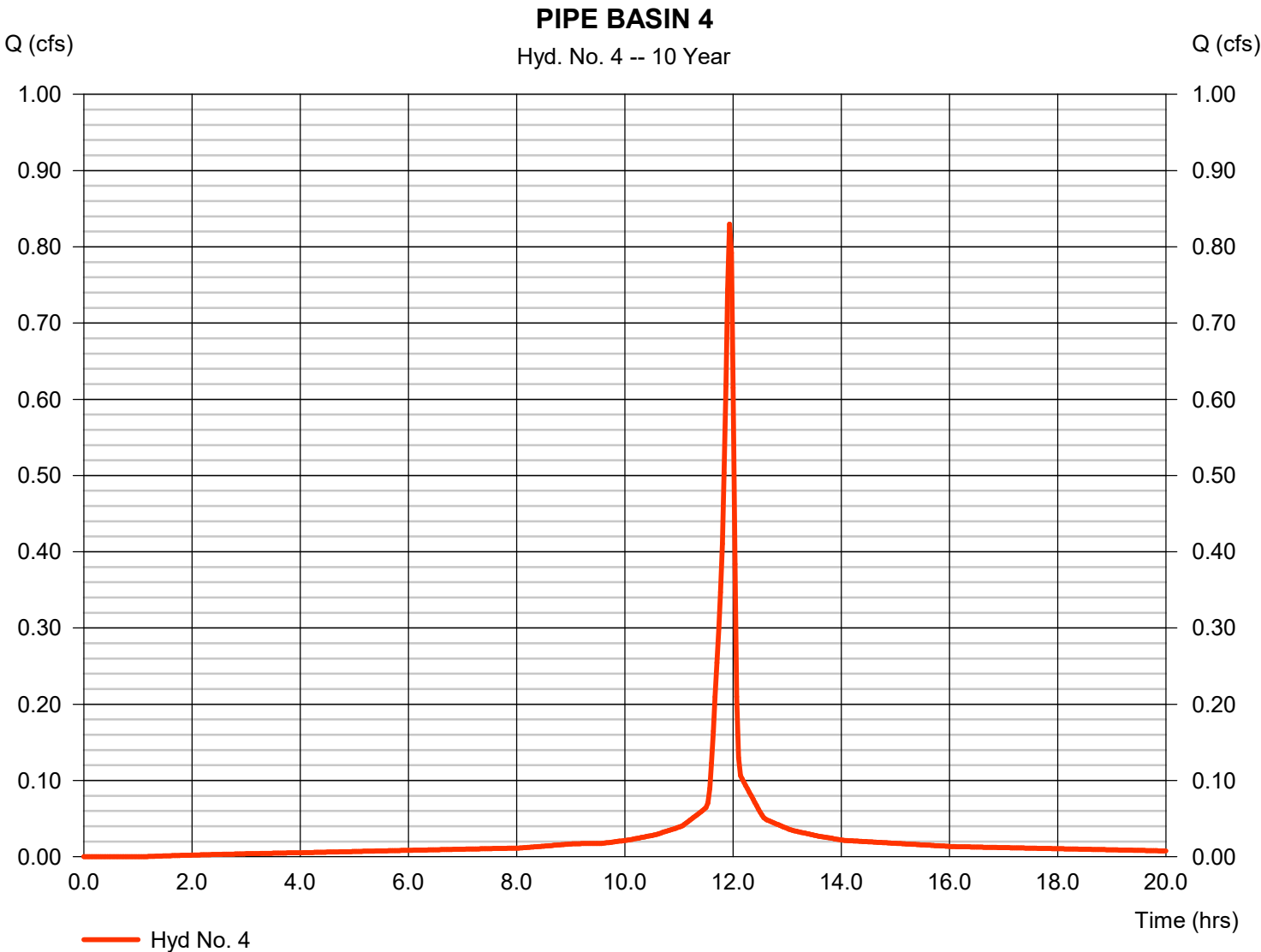
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 06 / 28 / 2023

Hyd. No. 4

PIPE BASIN 4

Hydrograph type	= SCS Runoff	Peak discharge	= 0.830 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,958 cuft
Drainage area	= 0.160 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 06 / 28 / 2023

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	71.8477	13.3000	0.8718	-----
3	0.0000	0.0000	0.0000	-----
5	75.7517	14.2000	0.8271	-----
10	142.9369	19.6000	0.9546	-----
25	103.3028	16.6000	0.8227	-----
50	116.5747	17.3000	0.8234	-----
100	244.3299	20.4000	0.9678	-----

File name: SampleFHA.idf

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.70	4.62	3.90	3.38	2.99	2.69	2.45	2.24	2.08	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.58	5.43	4.65	4.08	3.64	3.30	3.02	2.79	2.59	2.42	2.28	2.15
10	6.72	5.63	4.85	4.26	3.81	3.44	3.14	2.89	2.67	2.49	2.33	2.19
25	8.25	6.95	6.03	5.34	4.81	4.38	4.03	3.73	3.48	3.26	3.08	2.91
50	9.05	7.66	6.67	5.92	5.34	4.87	4.48	4.16	3.88	3.64	3.43	3.25
100	10.68	8.97	7.74	6.81	6.09	5.50	5.02	4.62	4.27	3.98	3.72	3.50

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.30	2.60	0.00	3.40	3.83	4.50	5.00	5.50
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	5.38	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	3.13	0.73	4.40	5.00	0.00

Appendix C: Storm Sewer Manning's Spreadsheet

Excel Engineering Project No. 230096200

Project Name 250 Focus LLC

Pipe Data				Pipe Capacity (100-yr)				
Pipe ID	Diameter (FT)	Slope (FT/FT)	Manning's n	Basin No.	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	0.66	0.010	0.012	1	0.52	233	1.28	574
B	0.83	0.010	0.012	1,2	2.00	898	2.35	1057
C	1.25	0.005	0.012	1,2,3	4.50	2020	4.96	2227
D	1.25	0.010	0.012	1,2,3,4	5.33	2392	7.02	3149
E	2	0.010	0.012	TOTAL DEV.	X	X	24.57	11029
X	X	X	X	X	X	X	X	X

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

Where: Q = Full Flow Capacity of Pipe (cfs)
n = manning's roughness coefficient
R = hydraulic radius (ft) (D/4)
s = hydraulic gradient, slope (ft/ft)
a = flow area (sq. ft.)

Typical Manning's n

HDPE 0.012
PVC 0.012
Concrete 0.013
CMP 0.024

*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

Appendix D: Post Construction Operation and Maintenance Plan

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.

STORMWATER FACILITY	TYPE OF ACTION
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be cleared of any clogging or the blocking of stormwater flow from getting into the stormwater conveyance system of any kind.
3. Catch Basin/Curb Inlet Sumps	Sumps shall visually be inspected every 3 months. Siltation shall be removed and disposed of offsite when the sump depth is within 3" of the outlet pipe invert elevation. The removal of siltation should occur a minimum of once per year.
4. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by WDNR. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.

Appendix E: Regional Pond SWMP

VILLAGE OF JACKSON
PUBLIC SAFETY BUILDING
EROSION CONTROL STORM WATER MANAGEMENT PLAN

NOVEMBER 19, 2019



2820 WALTON COMMONS WEST
SUITE 142
MADISON, WI 53718

CONTENTS

CONTENTS.....	1
1 INTRODUCTION & GENERAL INFORMATION	1
1.1 EXECUTIVE SUMMARY.....	1
1.2 PURPOSE AND INTENT.....	1
1.3 RESPONSIBLE PARTIES.....	1
1.4 LOCATION	2
1.5 LEGAL DESCRIPTION	2
1.6 FLOODPLAIN AND FLOOD STUDY	2
1.7 SOILS.....	3
1.8 WETLAND DELINEATION.....	3
1.9 PRECIPITATION – NOAA ATLAS 14.....	3
2 STORM WATER MANAGEMENT PLAN	4
2.1 EXISTING SITE.....	4
2.2 PROPOSED SITE	4
2.3 TSS AND TP REDUCTIONS	4
2.4 PEAK DISCHARGE	5
2.5 INFILTRATION	6
3 CONSTRUCTION SITE EROSION CONTROL	7
3.1 EROSION CONTROL	7
3.2 SEDIMENT CONTROL PERFORMANCE STANDARD	7
3.3 OPERATION AND MAINTENANCE.....	7
4 OPERATION AND MAINTENANCE PLAN	8
4.1 WET DETENTION POND	8
APPENDICES.....	9
APPENDIX A: LOCATION MAP.....	9
APPENDIX B: WEB SOIL SURVEY	9
APPENDIX C: ATLAS 14.....	9
APPENDIX D: DRAINAGE BASIN MAPS	9
APPENDIX E: TSS & TP REDUCTION CALCULATIONS	9
APPENDIX F: PEAK DISCHARGE CALCULATIONS	9
APPENDIX G: TEST PICK DOCUMENTATION	9
APPENDIX H: EROSION CONTROL.....	9

List of Figures, Tables, Graphs, and Equations

FIGURE 1-1: SPRUCE STREET AND RIDGEWAY DRIVE EXTENSIONS)

([HTTP://GISWEB.CO.WASHINGTON.WI.US/APPS/WASHCOGIS/](http://gisweb.co.washington.wi.us/apps/washcogis/) 2

1 INTRODUCTION & GENERAL INFORMATION

1.1 Executive Summary

The Village of Jackson is proposing to extend Spruce Street east to intersect Eagle Drive and Ridgeway Drive to the south to intersect Spruce Street. The Village of Jackson is also proposing to construct a new public safety building east of Ridgeway Drive between Main Street (STH 60) and Spruce Street, on the North side of Jackson Creek. A storm sewer will be installed to convey storm water into two wet detention ponds.

Erosion Control and Storm Water Management Plans are required in the Village of Jackson for developments that disturb an acre or more. The proposed development will disturb more than an acre of land. The erosion control and storm water management practices were designed to meet the Village of Jackson's Chapter 35 Storm Water Management Ordinance.

1.2 Purpose and Intent

The purpose and intent of this report is to demonstrate the proposed development will meet or exceed Village of Jackson's ordinance requirements for construction site erosion control and post construction storm water management.

1.3 Responsible Parties

LANDOWNER/DEVELOPER: Village of Jackson
N168 W20733 Main St
Jackson, WI 53037

(262) 677-9001

ECSWMP ENGINEER: Joseph Pingel, PE
Cedar Corporation
2820 Walton Commons West, Suite 142
Madison, WI 53718

(608) 237-5837

1.4 Location

The Village of Jackson is located in Southeastern Washington County in Southeastern Wisconsin. The proposed street extensions are located in the Village of Jackson south of STH 60, East of Jackson Drive and West of Eagle Drive. The proposed public safety building is located adjacent to the proposed street extensions. A map showing the location of the proposed addition can be found in Appendix A of this report. The proposed street extension has also been identified in the following figure.

Spruce Street and Ridgeway Drive Extension

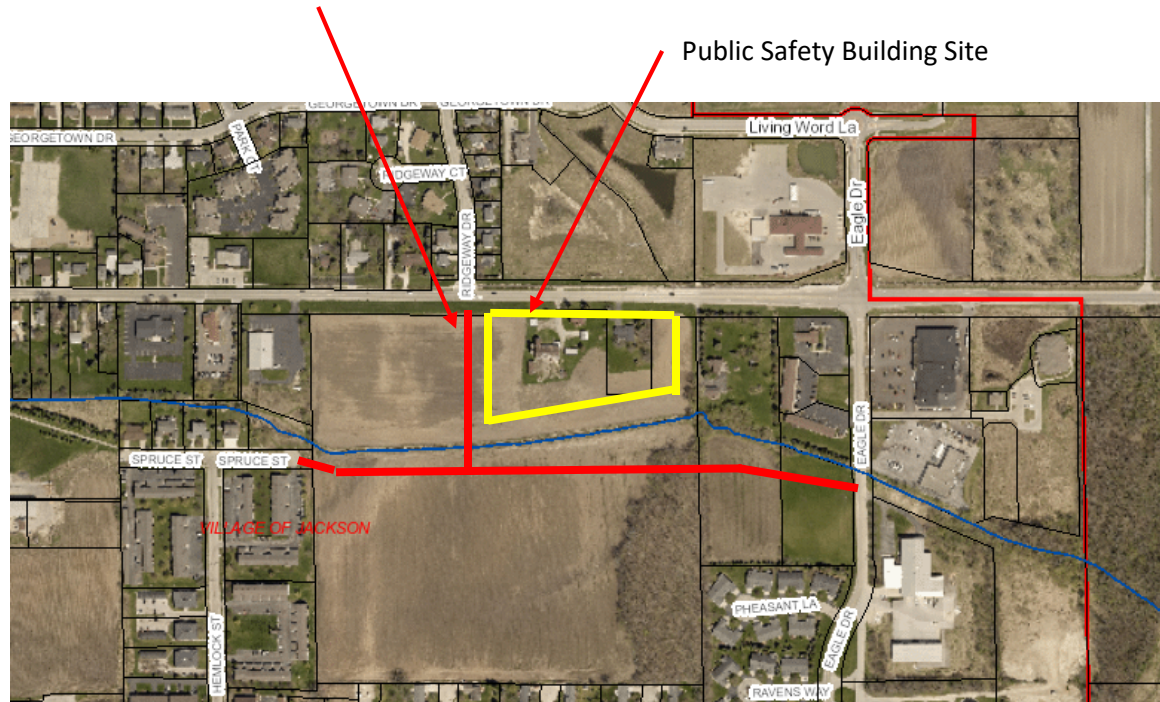


Figure 1-1: Spruce Street and Ridgeway Drive Extensions)
(<http://gisweb.co.washington.wi.us/Apps/washcogis/>)

1.5 Legal Description

The proposed development will occur on tax parcel ID number 0536, PT OF NE NW DOC 1466506+1466507 EXC CSM 432+HWY, and tax parcel ID number 053600A, PT OF NE NW CSM 432 DOC 1466508.

1.6 Floodplain and Flood Study

The current effective FEMA Flood Insurance Study (FIS) for Washington County, Wisconsin and Incorporated Areas studied Jackson Creek. In addition, the Flood Insurance Rate Map (FIRM) for

this area classified Jackson Creek as Zone AE. Zone AE is an area where base flood elevation have been determined from a hydraulic analysis. A flood study was completed and determined that the proposed development would not increase the base flood elevation on upstream property owners. The study was submitted to the Wisconsin Department of Natural Resources for review and concurrence. Following the review it was recommended that a Conditional Letter of Map Revision (CLOMR) is submitted to FEMA for review.

1.7 Soils

The Web Soil Survey, operated by the USDA Natural Resources Conservation Service, identifies the site as having hydrologic soil group B and C. The primary soil group on the site is group C. Some of the soils are assigned a dual classification as B/D and C/D. If a soil is assigned a dual classification, the first letter is for drained areas and the second letter is for undrained natural conditions. The calculations in this plan assume the soils are drained. A copy of the Web Soil Survey can be found in Appendix B.

A soil borings were completed for the project in October 2019 by Giles Engineering Associates. A copy of the full report is available upon request. A copy of the test pit log can be found in Appendix XX.

1.8 Wetland Delineation

A wetland delineation at the site was completed for the project in June 2019 by Cedar Corporation. The delineation determined that there are wetlands in the project area along Jackson Creek. The wetlands will not be disturbed as part of this development. A copy of the report is available upon request.

1.9 Precipitation – NOAA Atlas 14

The 24 hour precipitation depths were determined using the National Oceanic and Atmospheric Administration (NOAA) Atlas 14. A copy of the precipitation depths for various storm events can be found in Appendix C. The storm events used in the calculations are summarized as follow:

- 1 Year 24 Hour = 2.35"
- 2 Year 24 Hour = 2.66"
- 5 Year 24 Hour = 3.25"
- 100 Year 24 Hour = 6.43"

2 STORM WATER MANAGEMENT PLAN

2.1 Existing Site

The existing site was divided into three sub-basins based on topography and offsite drainage. Sub-basin 1S is on the north side of Jackson Creek and consists of cropland land and 2.4 acres of redevelopment. Sub-Basin 2S is on the south side of Jackson Creek. This sub-basin is mostly farm land with limited wood lands. Sub-basin 3S is the offsite drainage consisting of cropland and existing developments. An existing drainage basin map with contours can be found in Appendix D of this report.

2.2 Proposed Site

The proposed site was further divided based on the existing drainage basins and the proposed development. Sub-basin 1S was divided into sub-basin 1S-A which represents an anticipated development west of Ridgeway Drive, sub-basin 1S-B consists of the Ridgeway Drive ROW, sub-basin 1S-C consists of the Public Service Building site and sub-basin 1S-D consists of the developed areas that do not drain into a best management practice (BMP).

Sub-basin 2S was divided into 2S-A and 2S-B and consists of the portions of the Spruce Street ROW that drain or do not drain into a BMP. Basin 3S remains unchanged as this is the offsite area draining into a BMP. A proposed drainage basin map with contours can be found in Appendix D of this report.

The storm water best management practices (BMPs) for the site consists of two wet detention ponds. One wet detention basin is located on the north side of Jackson Creek and the other on the south side. The north wet detention basin will treat storm water from a future development west of Ridgeway Drive, Ridgeway Drive and the public safety building site (sub-basins 1S-A, 1S-B and 1S-C) while the south wet detention basin will treat storm water from Spruce Street (2S-A).

2.3 TSS and TP Reductions

According to Village ordinance 35-62 (d)(1)(a) Table 1, the proposed development is required to meet 80% TSS reduction standards for the new development and 40% TSS reduction standards for redevelopment. WinSLAMM 10.4.1 was used to determine the reduction of total suspended solids for the site.

The TSS reduction was calculated to be 85.0% for the post development site. The sediment reduction calculations can be found in Appendix E of this report. WinSLAMM was also used to determine the total phosphorous (TP) reduction. The TP reduction was determined to be 76.3%.

The following table summarizes the reduction calculations.

Table 2-1
TSS and TP Reduction Summary

POLLUTANT	PARTICULATE SOLIDS YIELDS (Lb)	PARTICULATE SOLIDS YIELDS (Lb)	PERCENT REDUCTION
Total Suspended Solids	10,389	1,552	85.0%
Total Phosphorous	29.48	7.0	76.3%

Please note:

- The future development west of Ridgeway Drive was modeled using a standard landuse of Commercial Office Park applied according to the drainage basin acres and soil types.
- The offsite drainage area was routed through “Other Device” in the model to account for the volume of water draining through the south wet detention pond with the sediment load from the area removed.
- A prorated TSS reduction for the proposed development and redevelopment was not calculated because the TSS reduction exceeds the minimum reduction required by the ordinance.

2.4 Peak Discharge

According to Village ordinance 35-62 (d)(2), the proposed development is required to reduce the post-construction to the pre-development peak rates as follows:

- 1 year 24 hour post-construction to 1 year 24 hour pre-development
- 5 year 24 hour post-construction to 2 year 24 hour pre-development
- 100 year 24 hour post-construction to 5 year 24 hour pre-development

HydroCAD was used to determine the runoff from the existing site and the post development site with the proposed BMPs. Sub-basin 3S is not part of this development however the area drains into the south wet detention pond. Peak flows from this sub-basin are not required to be reduced therefore the predevelopment flows were adjusted to account for this. The peak discharge calculations can be found in Appendix F of this report.

Table 2-2
Peak Discharge Summary North of Jackson Creek

	PRE-DEVELOPMENT 1S	POST-CONSTRUCTION 5L
1-year PC to 1-year PD	10.16	1.32
5-year PC to 2-year PD	13.60	3.02
100-year PC to 5-year PD	20.71	10.61

Table 2-3
Peak Discharge Summary South of Jackson Creek

	PRE- DEVELOPMENT 2S	POST- CONSTRUCTION 3S	ADJUSTED PRE- DEVELOPMENT (2S+3S)	POST- CONSTRUCTION 6L
1-year PC to 1-year PD	2.42	10.80	13.22	2.75
5-year PC to 2-year PD	3.67	21.59	25.26	5.11
100-year PC to 5-year PD	6.38	66.47	72.85	67.91

Please note:

- The future development west of Ridgeway Drive was modeled using a standard curve number of 91 which represents a site that is 72% impervious.

2.5 Infiltration

Infiltration is required by the Village of Jackson Storm Water Ordinance however sites with an infiltration rate less than 0.6 inches per hour are exempt from the requirement. Two test pits were dug at both pond locations, the infiltration rate was determined to be less than 0.6 inches per hour. The site was therefore determined to be unsuitable for infiltration. The soils borings conducted two test pits in the area of each pond. The test pit documentation from the soils report can be found in Appendix G of this report.

3 CONSTRUCTION SITE EROSION CONTROL

3.1 Erosion Control

Construction site erosion control will help minimize the impact of development, protect local environment, and protect the surrounding project area by applying best management practices for erosion control at construction sites. The Village of Jackson will be responsible for erosion control during construction. Silt fence, site vegetation, construction entrance vehicle tracking pads, and erosion matting will be utilized to keep sediment from leaving the construction site. A site specific erosion control plan can be found in Appendix H of this report.

3.2 Sediment Control Performance Standard

Per Village ordinance chapter 35-27 (c)(2) *discharge no more than five tons per acre per year, or to the maximum extent practicable, of the sediment load carried in runoff from initial grading to final stabilization.* A copy of the erosion control sediment loss calculations can be found in Appendix H of this report.

3.3 Operation and Maintenance

The Village of Jackson is directly responsible for implementation and maintenance of the construction site erosion control measures. The Village will bid and award the construction work to a contractor and will required the contractor to complete the erosion control according to plan. The contractor shall conduct weekly inspections on the erosion and sediment control practices. Additional inspections will be required within 24 hours after precipitation event of 0.5 inches or greater

4 OPERATION AND MAINTENANCE PLAN

4.1 Wet Detention Pond

The wet detention ponds will need to be inspected once a year. Repair any eroded areas and remove any debris accumulated in the pond or at the control structure. Measure the depth of pond. Remove accumulated sediment when the depth is 3.5' or less and restore the pond to the original design parameters.

The outlet control structure for the pond should be monitored throughout the year. Any debris that has accumulated at the structure should be removed.

APPENDICES

Supporting data and documentation for this Engineering Report follows.

Appendix A: Location Map

Appendix B: Web Soil Survey

Appendix C: Atlas 14

Appendix D: Drainage Basin Maps

Appendix E: TSS & TP Reduction Calculations

Appendix F: Peak Discharge Calculations

Appendix G: Test Pick Documentation

Appendix H: Erosion Control

Appendix A: Location Map

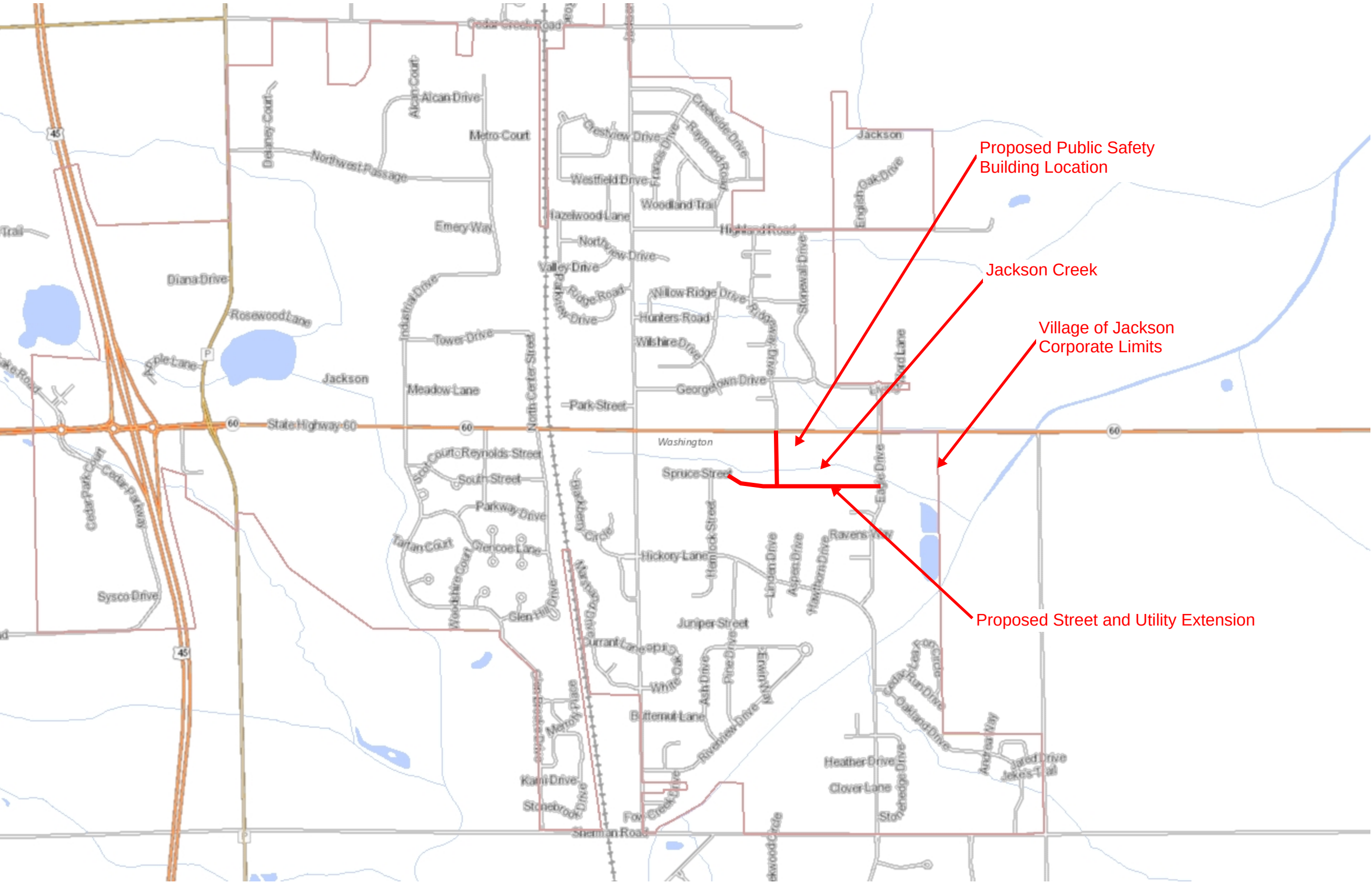


Project Location Map
Spruce Street and Ridgeway Drive Extension



Legend

- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water



0.5 0 0.25 0.5 Miles
1:15,840

NAD_1983_HARN_Wisconsin_TM

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Notes

Appendix B: Web Soil Survey



United States
Department of
Agriculture

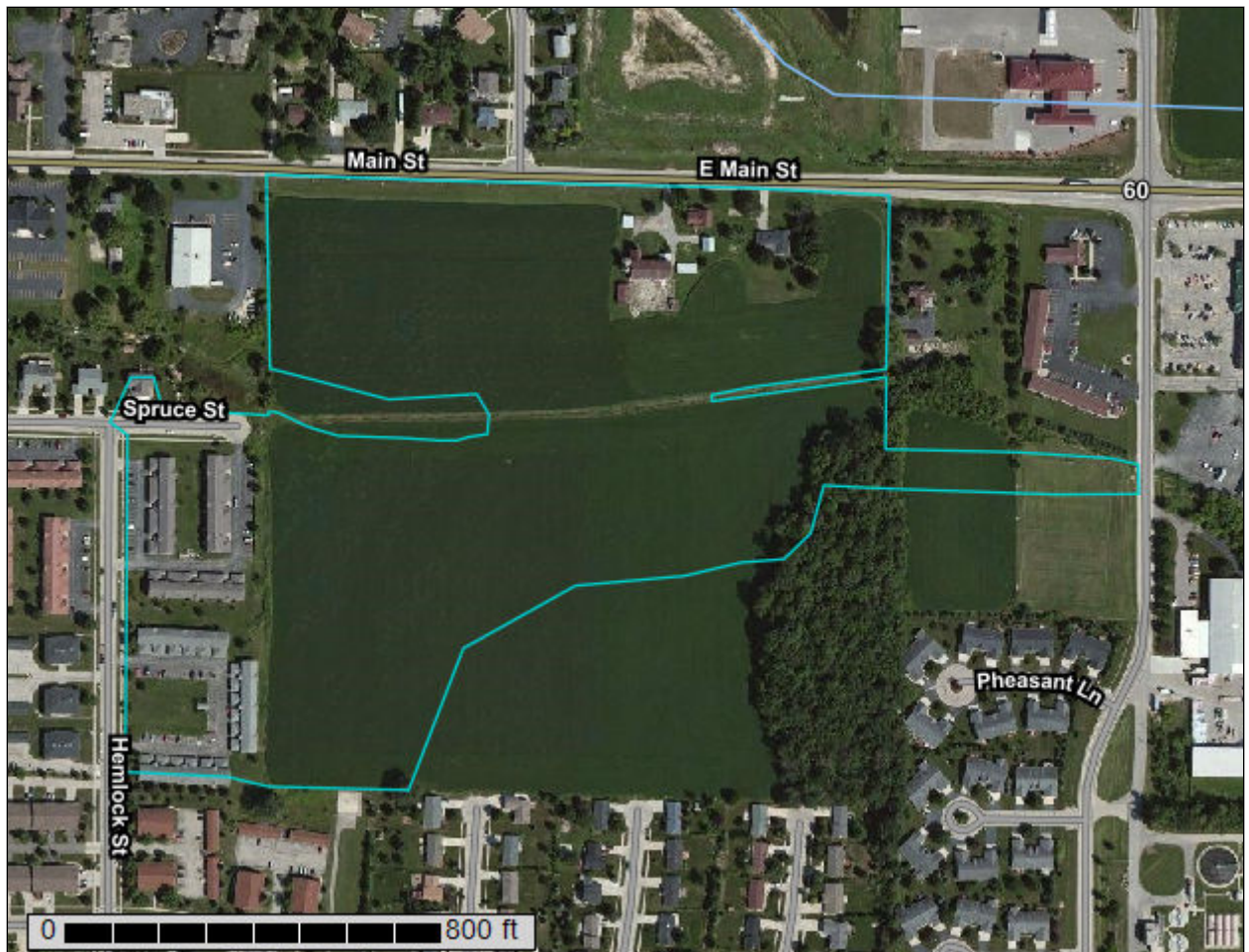
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Washington County, Wisconsin**

**Village of Jackson Public Service
Building**



November 14, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Washington County, Wisconsin.....	13
AtA—Ashkum silty clay loam, 0 to 2 percent slopes.....	13
Cw—Colwood silt loam, 0 to 2 percent slopes.....	14
GrB—Grays silt loam, 2 to 6 percent slopes.....	16
MtA—Mequon silt loam, 1 to 3 percent slopes.....	17
MzfA—Mundelein silt loam, 0 to 3 percent slopes.....	18
OuB—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes.....	19
OuB2—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded.....	21
Ph—Pella silt loam, 0 to 2 percent slopes.....	22
ZuB—Zurich silt loam, 95B, 2 to 6 percent slopes.....	24
References	26

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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 19, Sep 14, 2019

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

Date(s) aerial images were photographed: Apr 29, 2011—Sep 6, 2011

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	0.4	1.1%
Cw	Colwood silt loam, 0 to 2 percent slopes	0.1	0.3%
GrB	Grays silt loam, 2 to 6 percent slopes	7.0	20.5%
MtA	Mequon silt loam, 1 to 3 percent slopes	6.0	17.6%
MzfA	Mundelein silt loam, 0 to 3 percent slopes	15.6	45.3%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	0.8	2.3%
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	0.8	2.3%
Ph	Pella silt loam, 0 to 2 percent slopes	0.4	1.2%
ZuB	Zurich silt loam, 95B, 2 to 6 percent slopes	3.2	9.4%
Totals for Area of Interest		34.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different

management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Wisconsin

AtA—Ashkum silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ssrw
Elevation: 520 to 930 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 160 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ashkum, drained, and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ashkum, Drained

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Clayey colluvium over till

Typical profile

Ap - 0 to 12 inches: silty clay loam
Bg1 - 12 to 29 inches: silty clay
2Bg2 - 29 to 54 inches: silty clay loam
2Cg - 54 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 25 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Peotone, drained

Percent of map unit: 5 percent
Landform: Depressions on ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 2 percent
Landform: Lake plains, ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Cw—Colwood silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx2
Elevation: 570 to 1,020 feet
Mean annual precipitation: 31 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 194 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Colwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colwood

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Interfluve

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Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loamy glaciolacustrine deposits over stratified silt and fine sand
glaciolacustrine deposits

Typical profile

Ap - 0 to 10 inches: silt loam

Bg - 10 to 24 inches: sandy clay loam

2Cg - 24 to 79 inches: stratified very fine sand to silt

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20
to 0.60 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 20 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water storage in profile: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Forage suitability group: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Pella

Percent of map unit: 8 percent

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Palms

Percent of map unit: 7 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

GrB—Grays silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: g902
Elevation: 790 to 1,310 feet
Mean annual precipitation: 32 to 35 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 145 to 165 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Grays and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grays

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Fine-silty lacustrine deposits over sandy and silty lacustrine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Bt - 9 to 27 inches: silty clay loam
2C - 27 to 60 inches: stratified very fine sand to silt loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 40 percent
Available water storage in profile: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

MtA—Mequon silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: g90z
Elevation: 790 to 1,250 feet
Mean annual precipitation: 32 to 35 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 145 to 165 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Mequon and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mequon

Setting

Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loess over silty and clayey till

Typical profile

Ap - 0 to 7 inches: silt loam
Btg - 7 to 11 inches: silt loam
2Bt - 11 to 26 inches: silty clay loam
2C - 26 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 0.57 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Calcium carbonate, maximum in profile: 40 percent
Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Forage suitability group: High AWC, high water table (G095BY007WI)
Hydric soil rating: No

Minor Components

Ashkum

Percent of map unit: 10 percent
Landform: Depressions on till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

MzfA—Mundelein silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tjxg
Elevation: 590 to 1,050 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Mundelein and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mundelein

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Rise
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Fine-silty lacustrine deposits over sandy and silty lacustrine deposits

Typical profile

Ap - 0 to 11 inches: silt loam
Bt - 11 to 26 inches: silty clay loam
2C - 26 to 79 inches: stratified fine sand to silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None

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Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Forage suitability group: High AWC, high water table (G095AY007WI)

Hydric soil rating: No

Minor Components

Pella

Percent of map unit: 8 percent

Landform: Lakebeds (relict)

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Rise

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: Yes

Poygan, occasionally ponded

Percent of map unit: 7 percent

Landform: Lakebeds (relict)

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

OuB—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sn09

Elevation: 650 to 1,010 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 44 to 49 degrees F

Frost-free period: 125 to 185 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee, high carbonate substratum, and similar soils: 96 percent

Minor components: 4 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ozaukee, High Carbonate Substratum

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Thin mantle of loess over silty and clayey till

Typical profile

Ap - 0 to 8 inches: silt loam
E - 8 to 10 inches: silt loam
Bt1 - 10 to 13 inches: silty clay loam
2Bt2 - 13 to 23 inches: silty clay
2Bt3 - 23 to 29 inches: silty clay loam
2Cd - 29 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 23 to 40 inches to densic material
Natural drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 60 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 2 percent
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex

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Across-slope shape: Convex

Hydric soil rating: No

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

OuB2—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2sn0c

Elevation: 650 to 1,010 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 44 to 49 degrees F

Frost-free period: 125 to 185 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee, high carbonate substratum, eroded, and similar soils: 96 percent

Minor components: 4 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ozaukee, High Carbonate Substratum, Eroded

Setting

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Thin mantle of loess over silty and clayey till

Typical profile

Ap - 0 to 7 inches: silt loam

Bt1 - 7 to 11 inches: silty clay loam

2Bt2 - 11 to 22 inches: silty clay

2Bt3 - 22 to 27 inches: silty clay loam

2Cd - 27 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 22 to 40 inches to densic material

Natural drainage class: Moderately well drained

Runoff class: Medium

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Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 24 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 60 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 2 percent

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: Yes

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Orthents, clayey

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Ph—Pella silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2t044

Elevation: 590 to 1,100 feet

Mean annual precipitation: 29 to 37 inches

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Mean annual air temperature: 43 to 55 degrees F

Frost-free period: 124 to 178 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Pella and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pella

Setting

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Silty glaciofluvial deposits over calcareous lacustrine deposits and/or calcareous loamy till

Typical profile

Ap - 0 to 11 inches: silt loam

Bg - 11 to 38 inches: silty clay loam

2Cg - 38 to 79 inches: stratified loamy sand to silty clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 40 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Forage suitability group: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Kendall

Percent of map unit: 7 percent

Landform: Drainageways

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Lamartine

Percent of map unit: 6 percent
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Palms, muck

Percent of map unit: 2 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

ZuB—Zurich silt loam, 95B, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2wsqq
Elevation: 670 to 1,070 feet
Mean annual precipitation: 33 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 124 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Zurich and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Zurich

Setting

Landform: Lakebeds (relict)
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over sandy and silty glaciolacustrine deposits

Typical profile

Ap - 0 to 6 inches: silt loam
BE - 6 to 11 inches: silt loam
Bt - 11 to 23 inches: silty clay loam
2C - 23 to 79 inches: stratified very fine sand to silt loam

Properties and qualities

Slope: 2 to 6 percent

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Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

Minor Components

Wauconda

Percent of map unit: 5 percent
Landform: Lakebeds (relict)
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Mundelein

Percent of map unit: 5 percent
Landform: Lakebeds (relict)
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

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Appendix C: Atlas 14



NOAA Atlas 14, Volume 8, Version 2
Location name: Village of Jackson, Wisconsin,
USA*

Latitude: 43.3222°, Longitude: -88.1536°

Elevation: 849.55 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

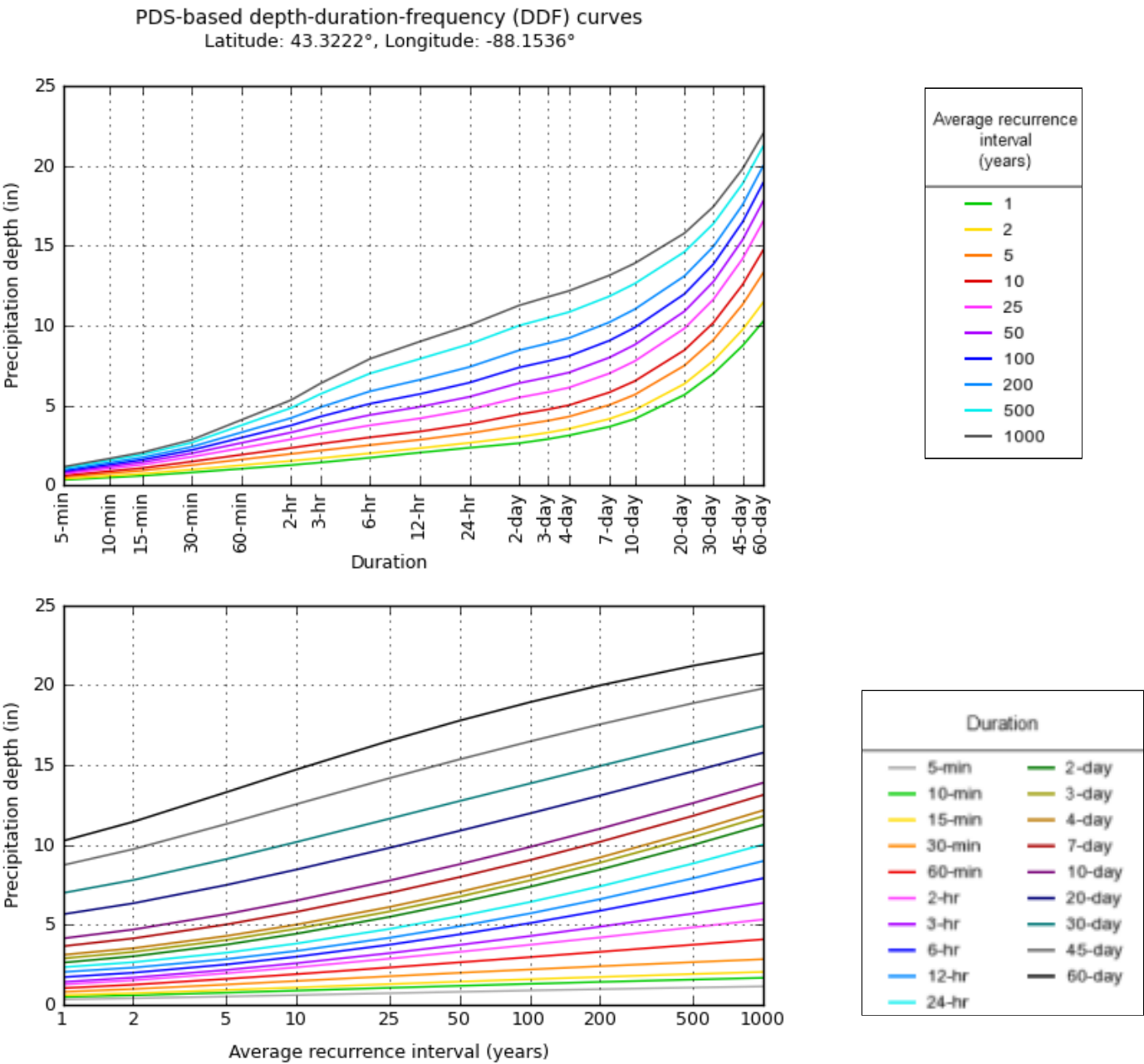
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.335 (0.266-0.414)	0.406 (0.322-0.501)	0.517 (0.409-0.639)	0.606 (0.477-0.751)	0.724 (0.548-0.909)	0.810 (0.602-1.03)	0.894 (0.644-1.15)	0.975 (0.676-1.28)	1.08 (0.720-1.44)	1.15 (0.754-1.56)
10-min	0.491 (0.390-0.606)	0.594 (0.471-0.733)	0.757 (0.599-0.936)	0.887 (0.698-1.10)	1.06 (0.803-1.33)	1.19 (0.882-1.51)	1.31 (0.943-1.69)	1.43 (0.989-1.87)	1.58 (1.05-2.10)	1.68 (1.10-2.28)
15-min	0.599 (0.476-0.739)	0.724 (0.575-0.894)	0.923 (0.730-1.14)	1.08 (0.852-1.34)	1.29 (0.979-1.62)	1.45 (1.08-1.84)	1.60 (1.15-2.06)	1.74 (1.21-2.28)	1.92 (1.29-2.57)	2.05 (1.35-2.78)
30-min	0.809 (0.643-0.999)	0.985 (0.782-1.22)	1.26 (1.00-1.56)	1.49 (1.17-1.85)	1.78 (1.35-2.24)	2.00 (1.49-2.54)	2.21 (1.59-2.85)	2.41 (1.67-3.16)	2.67 (1.78-3.56)	2.85 (1.87-3.86)
60-min	1.04 (0.825-1.28)	1.26 (0.998-1.55)	1.62 (1.28-2.00)	1.92 (1.51-2.38)	2.33 (1.78-2.95)	2.66 (1.98-3.39)	2.98 (2.15-3.86)	3.31 (2.30-4.36)	3.76 (2.52-5.04)	4.09 (2.68-5.54)
2-hr	1.27 (1.02-1.55)	1.53 (1.23-1.87)	1.97 (1.57-2.41)	2.34 (1.87-2.88)	2.88 (2.23-3.63)	3.31 (2.50-4.20)	3.75 (2.75-4.84)	4.21 (2.97-5.53)	4.84 (3.29-6.47)	5.34 (3.53-7.18)
3-hr	1.43 (1.16-1.74)	1.70 (1.37-2.07)	2.18 (1.75-2.65)	2.60 (2.08-3.18)	3.23 (2.53-4.08)	3.75 (2.86-4.76)	4.30 (3.17-5.54)	4.88 (3.47-6.40)	5.71 (3.91-7.62)	6.37 (4.24-8.53)
6-hr	1.73 (1.41-2.08)	2.01 (1.64-2.41)	2.52 (2.05-3.04)	3.00 (2.43-3.63)	3.76 (2.99-4.74)	4.40 (3.41-5.57)	5.11 (3.83-6.57)	5.88 (4.23-7.69)	7.00 (4.85-9.31)	7.92 (5.32-10.5)
12-hr	2.05 (1.70-2.44)	2.32 (1.92-2.77)	2.85 (2.35-3.41)	3.37 (2.76-4.03)	4.19 (3.38-5.26)	4.91 (3.86-6.18)	5.71 (4.34-7.31)	6.61 (4.81-8.59)	7.91 (5.55-10.5)	8.99 (6.10-11.9)
24-hr	2.35 (1.97-2.77)	2.66 (2.23-3.14)	3.25 (2.71-3.85)	3.83 (3.18-4.54)	4.74 (3.87-5.89)	5.54 (4.40-6.91)	6.43 (4.93-8.14)	7.41 (5.45-9.55)	8.84 (6.25-11.6)	10.0 (6.86-13.1)
2-day	2.64 (2.23-3.08)	3.03 (2.57-3.54)	3.76 (3.17-4.40)	4.44 (3.73-5.22)	5.50 (4.52-6.73)	6.40 (5.12-7.88)	7.38 (5.71-9.24)	8.45 (6.27-10.8)	10.00 (7.14-13.0)	11.3 (7.79-14.7)
3-day	2.90 (2.47-3.36)	3.30 (2.82-3.83)	4.05 (3.44-4.71)	4.75 (4.02-5.54)	5.84 (4.83-7.10)	6.77 (5.45-8.28)	7.78 (6.06-9.69)	8.89 (6.64-11.3)	10.5 (7.53-13.6)	11.8 (8.21-15.3)
4-day	3.13 (2.68-3.61)	3.54 (3.03-4.09)	4.30 (3.67-4.98)	5.01 (4.26-5.82)	6.11 (5.09-7.41)	7.06 (5.72-8.60)	8.09 (6.32-10.0)	9.22 (6.91-11.7)	10.8 (7.82-14.0)	12.2 (8.50-15.7)
7-day	3.66 (3.18-4.20)	4.15 (3.59-4.76)	5.02 (4.33-5.77)	5.81 (4.98-6.70)	7.00 (5.85-8.36)	7.99 (6.51-9.62)	9.05 (7.13-11.1)	10.2 (7.70-12.8)	11.8 (8.58-15.1)	13.1 (9.25-16.9)
10-day	4.15 (3.62-4.73)	4.71 (4.10-5.37)	5.67 (4.92-6.48)	6.52 (5.63-7.47)	7.77 (6.52-9.20)	8.79 (7.20-10.5)	9.87 (7.80-12.0)	11.0 (8.35-13.7)	12.6 (9.20-16.0)	13.9 (9.83-17.8)
20-day	5.66 (5.00-6.38)	6.35 (5.60-7.16)	7.49 (6.59-8.47)	8.46 (7.39-9.60)	9.81 (8.30-11.4)	10.9 (8.99-12.8)	12.0 (9.55-14.4)	13.1 (10.0-16.1)	14.6 (10.7-18.4)	15.8 (11.3-20.1)
30-day	6.99 (6.22-7.84)	7.80 (6.93-8.75)	9.11 (8.07-10.2)	10.2 (8.97-11.5)	11.6 (9.89-13.4)	12.7 (10.6-14.9)	13.8 (11.1-16.5)	14.9 (11.5-18.2)	16.4 (12.1-20.4)	17.4 (12.6-22.1)
45-day	8.73 (7.83-9.72)	9.73 (8.72-10.8)	11.3 (10.1-12.6)	12.6 (11.1-14.1)	14.2 (12.1-16.2)	15.4 (12.8-17.7)	16.5 (13.3-19.4)	17.5 (13.5-21.2)	18.9 (14.0-23.4)	19.8 (14.3-25.0)
60-day	10.2 (9.24-11.4)	11.4 (10.3-12.7)	13.3 (11.9-14.8)	14.7 (13.1-16.4)	16.5 (14.1-18.7)	17.8 (14.9-20.4)	18.9 (15.3-22.2)	20.0 (15.5-24.0)	21.2 (15.8-26.1)	22.0 (16.0-27.7)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical



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[Back to Top](#)

Maps & aerials

Small scale terrain



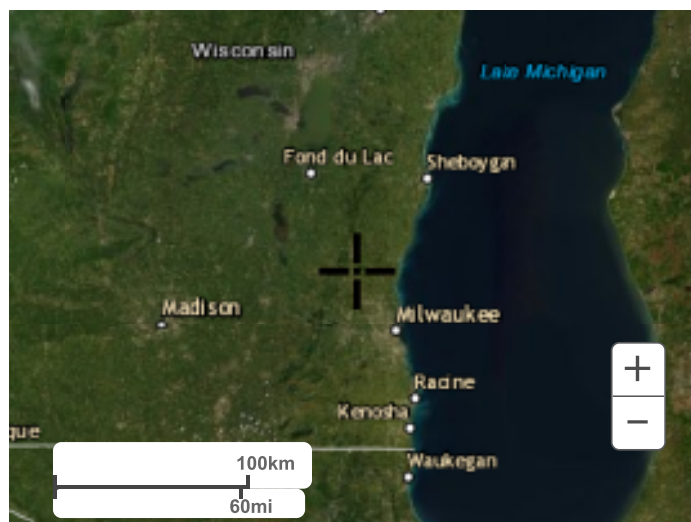
Large scale terrain



Large scale map



Large scale aerial



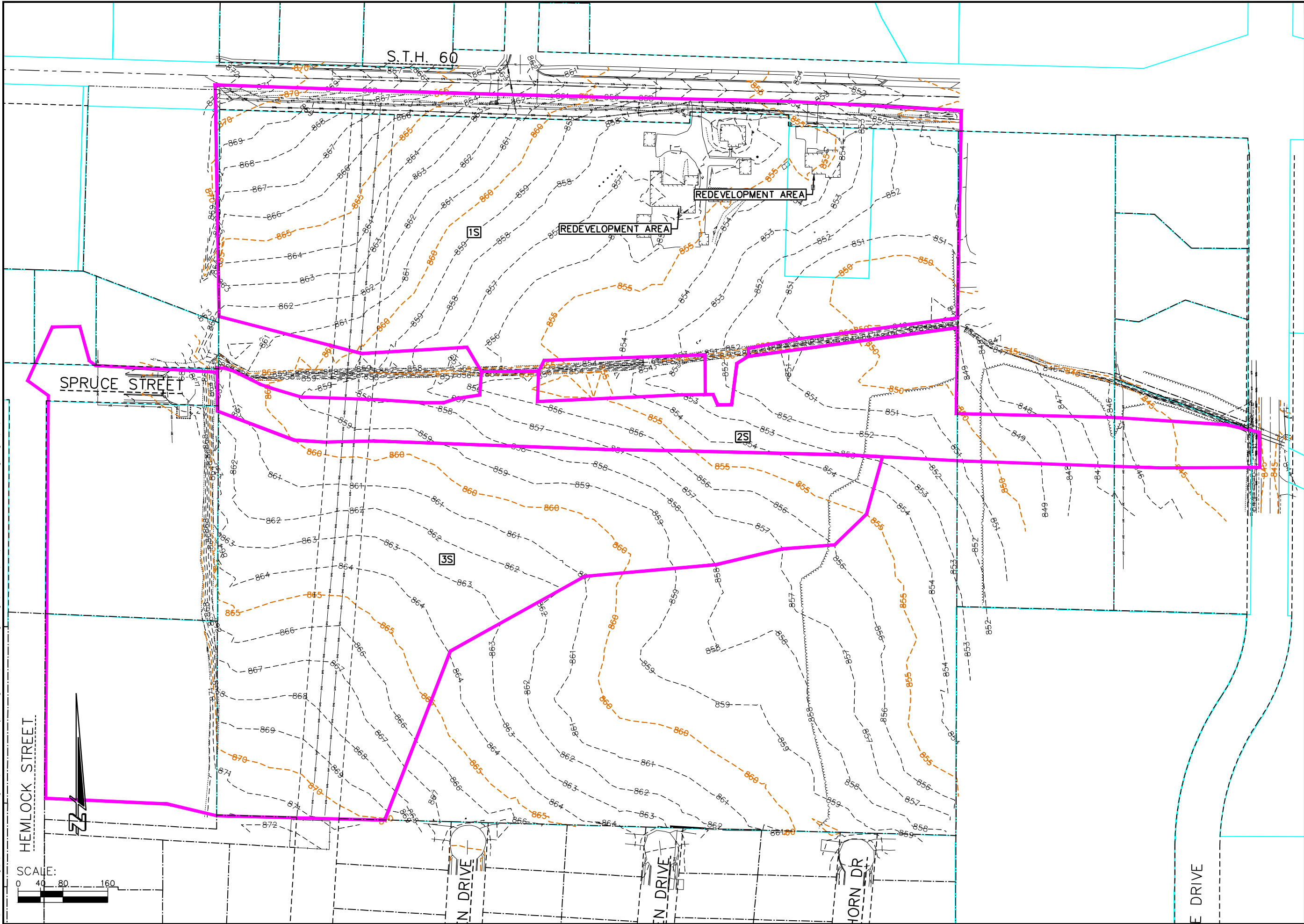
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Appendix D: Drainage Basin Maps

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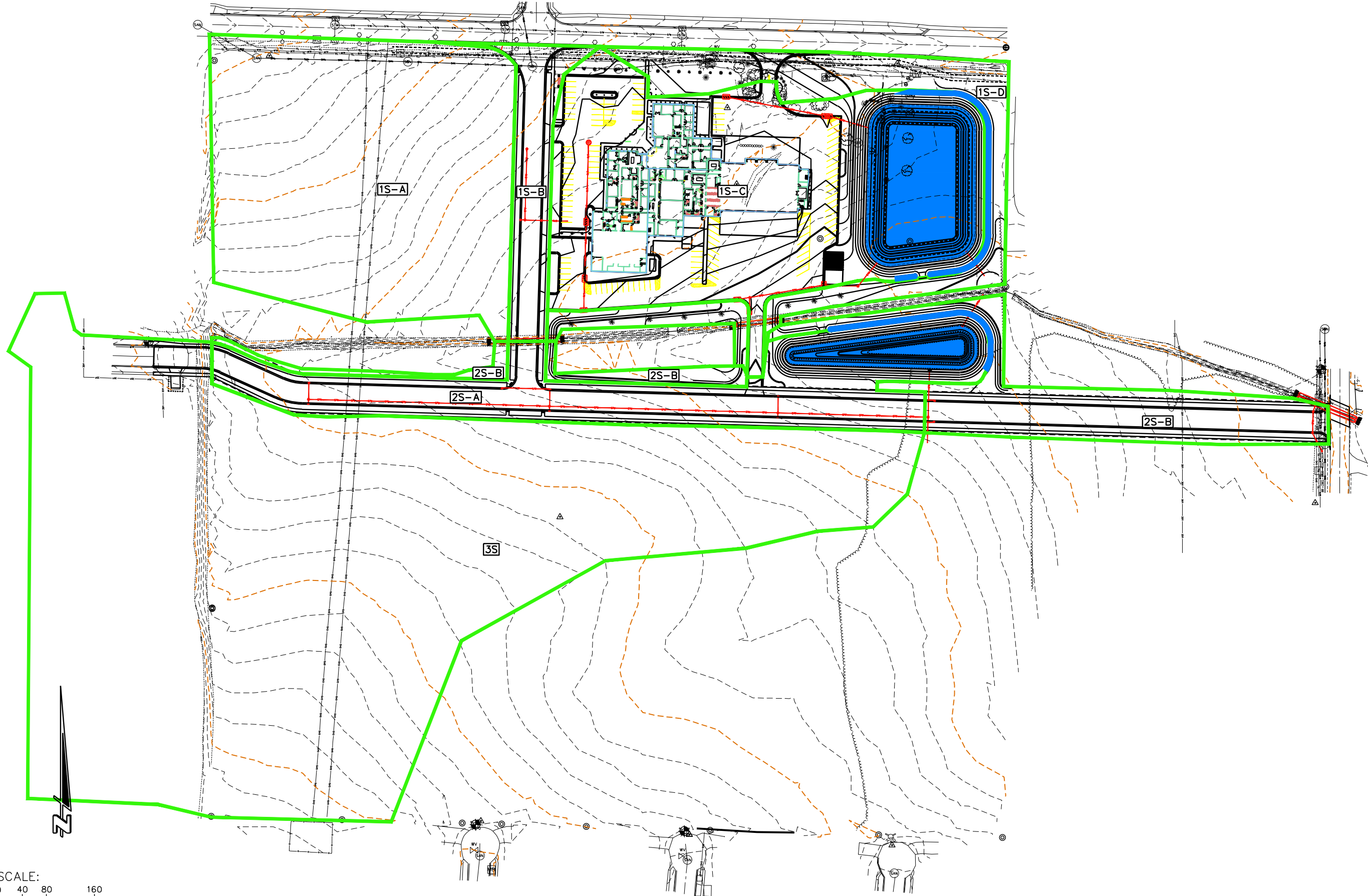
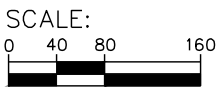
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VILLAGE OF JACKSON
PUBLIC SAFETY BUILDING
EROSION CONTROL STORM WATER MANAGEMENT
PROPOSED DRAINAGE BASIN

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VILLAGE OF JACKSON
PUBLIC SAFETY BUILDING
EROSION CONTROL STORM WATER MANAGEMENT
EXISTING DRAINAGE BASIN

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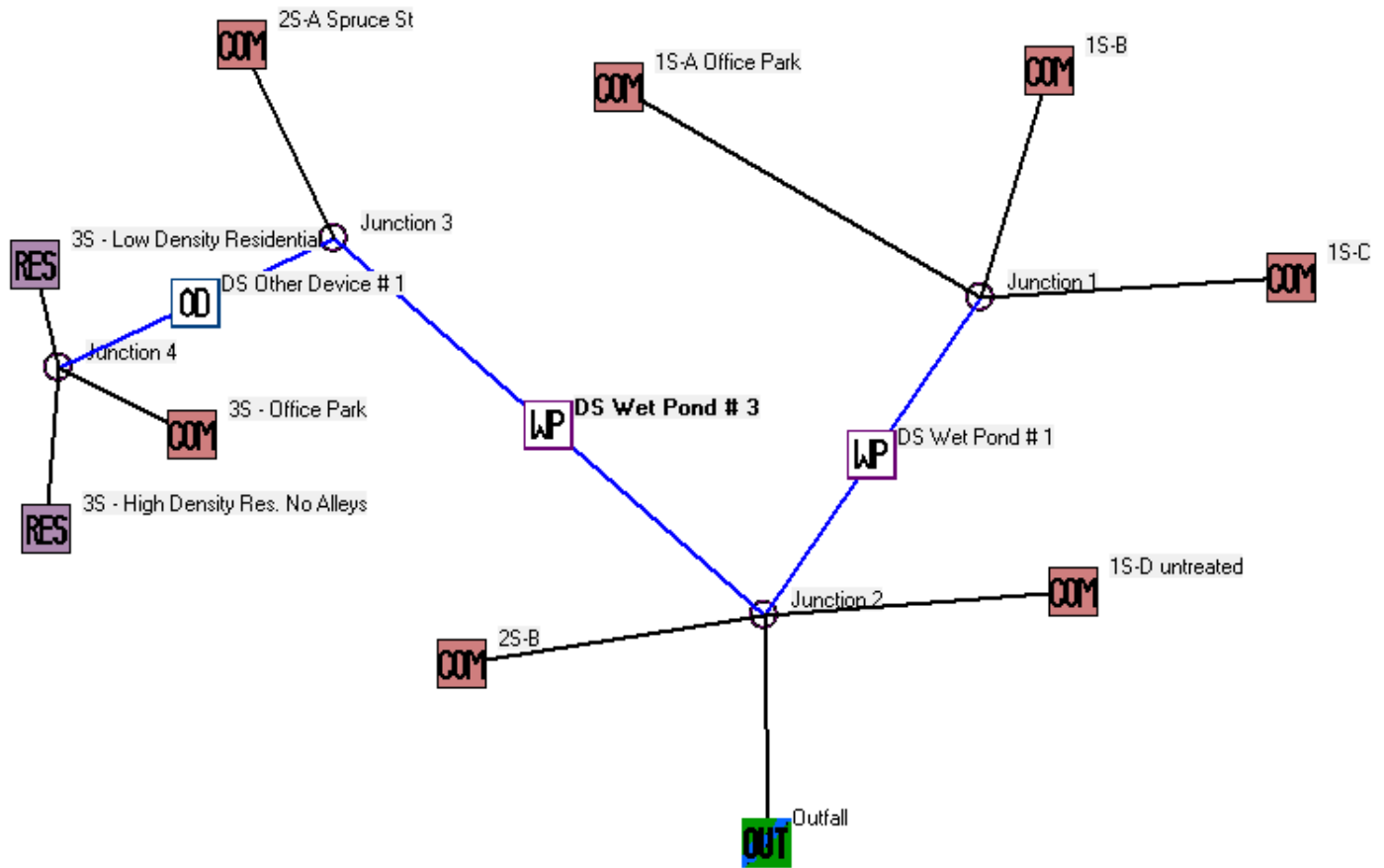
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Appendix E: TSS & TP Reduction Calculations

Village of Jackson
Public Safety Building
WinSLAMM 10.4.1 Calculations



File Name:

C:\Users\Joe.Pingel\Desktop\modeling files\TEMP\Jackson Spruce Street two ponds.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	1.321E+06		0.33	126.0	10389	
Outfall Total with Controls	1.322E+06	-0.08 %	0.33	18.81	1552	85.06 %
Current File Output: Annualized Total After Outfall Controls	1.340E+06		Years in Model Run: 0.99		1574	

Pollutant	Concen- tration - No Controls	Concen- tration - With Controls	Concen- tration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units	Percent Yield Reduction
Particulate Solids	126.0	18.81	mg/L	10389	1552	lbs	85.06 %
Total Phosphorus	0.3576	0.08482	mg/L	29.48	7.002	lbs	76.25 %

Print Output Summary to .csv File

Print Output Summary to Text File

Print Output Summary to Printer

Total Area Modeled (ac)

33.816

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.33	Poor
With Controls	0.33	Poor

Data file name: C:\Users\Joe.Pingel\Desktop\modeling files\TEMP\Jackson Spruce Street two ponds.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: 12/02 End of Winter Season: 03/12
Date: 11-13-2019 Time: 14:50:57
Site information:

LU# 1 - Commercial: 1S-C Total area (ac): 5.736

1 - Roofs 1: 1.119 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.549 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
14 - Paved Parking 2: 0.464 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
15 - Paved Parking 3: 1.140 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.002 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
26 - Driveways 2: 0.003 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
27 - Driveways 3: 0.007 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
28 - Driveways 4: 0.119 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
29 - Driveways 5: 0.118 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
30 - Driveways 6: 0.037 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.088 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
32 - Sidewalks 2: 0.031 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
33 - Sidewalks 3: 0.018 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.063 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.978 ac. PSD File:

LU# 2 - Commercial: 1S-A Office Park Total area (ac): 5.181

1 - Roofs 1: 0.682 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 2.222 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.239 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.070 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.161 ac. Smooth Street Length = 0.050764 curb-mi Street Width (assuming two curb-mi per street mile) = 52.36224 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
38 - Streets 2: 0.414 ac. Intermediate Street Length = 0.131054 curb-mi Street Width (assuming two curb-mi per street mile) = 52.17391 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
47 - Large Landscaped Areas 3: 0.301 ac. Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
53 - Small Landscaped Areas 3: 0.942 ac. Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
73 - Other Pervious Areas 3: 0.119 ac. Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
80 - Other Part Con Imp Areas 3: 0.030 ac. Disconnected Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: 1S-B Total area (ac): 0.814

31 - Sidewalks 1: 0.111 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.476 ac. Smooth Street Length = 0.212 curb-mi Street Width (assuming two curb-mi per street mile) = 37.04717 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.227 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: 3S - Office Park Total area (ac): 10.060

57 - Undeveloped Areas 1: 5.060 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
58 - Undeveloped Areas 2: 5.000 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Commercial: 2S-A Spruce St Total area (ac): 2.819

37 - Streets 1: 1.333 ac. Smooth Street Length = 0.678 curb-mi Street Width (assuming two curb-mi per street mile) = 32.44027 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.050 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.436 ac. PSD File:

LU# 6 - Commercial: 2S-B Total area (ac): 1.913

37 - Streets 1: 0.722 ac. Smooth Street Length = 0.232 curb-mi Street Width (assuming two curb-mi per street mile) = 51.34914 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.380 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
46 - Large Landscaped Areas 2: 0.811 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 7 - Residential: 3S - High Density Res. No Alleys Total area (ac): 5.190

3 - Roofs 3: 0.535 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
6 - Roofs 6: 0.468 ac. Pitched Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
8 - Roofs 8: 0.108 ac. Pitched Disconnected Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.732 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.104 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
33 - Sidewalks 3: 0.084 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
34 - Sidewalks 4: 0.019 ac. Disconnected Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.234 ac. Smooth Street Length = 0.12456 curb-mi Street Width (assuming two curb-mi per street mile) = 30.9375 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz

38 - Streets 2: 0.467 ac. Intermediate Street Length = 0.25431 curb-mi Street Width (assuming two curb-mi per street mile) = 30.30612 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 52 - Small Landscaped Areas 2: 1.730 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 53 - Small Landscaped Areas 3: 0.398 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz
 69 - Isolated Areas: 0.005 ac. PSD File: C:\WinSLAMM Files\NURP.cpz
 72 - Other Pervious Areas 2: 0.249 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 73 - Other Pervious Areas 3: 0.057 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 8 - Residential: 3S - Low Density Residential Total area (ac): 0.250

3 - Roofs 3: 0.005 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 6 - Roofs 6: 0.015 ac. Pitched Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 0.000 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 25 - Driveways 1: 0.008 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 27 - Driveways 3: 0.003 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.001 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 33 - Sidewalks 3: 0.001 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 37 - Streets1: 0.006 ac. Smooth Street Length = 0.0035 curb-mi Street Width (assuming two curb-mi per street mile) = 25.92857 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 38 - Streets 2: 0.011 ac. Intermediate Street Length = 0.00675 curb-mi Street Width (assuming two curb-mi per street mile) = 25.66666 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 39 - Streets 3: 0.002 ac. Rough Street Length = 0.001 curb-mi Street Width (assuming two curb-mi per street mile) = 24.75 ft
 Default St. Dirt Accum. Annual Winter Load = 2750 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 52 - Small Landscaped Areas 2: 0.187 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 58 - Undeveloped Areas 2: 0.011 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 69 - Isolated Areas: 0.001 ac. PSD File: C:\WinSLAMM Files\NURP.cpz
 72 - Other Pervious Areas 2: 0.001 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 79 - Other Part Con Imp Areas 2: 0.000 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 9 - Commercial: 1S-D untreated Total area (ac): 1.853

45 - Large Landscaped Areas 1: 0.600 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 46 - Large Landscaped Areas 2: 1.253 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 6.5

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): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 6.5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 10

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 4
2. Stand pipe height above datum (ft): 9.75

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	0.4985	0.00	0.00
2	0.50	0.5264	0.00	0.00
3	1.50	0.5841	0.00	0.00
4	2.50	0.6440	0.00	0.00
5	3.50	0.7063	0.00	0.00
6	4.50	0.7709	0.00	0.00
7	5.00	0.8040	0.00	0.00
8	5.50	0.8895	0.00	0.00
9	6.00	0.9785	0.00	0.00
10	6.50	1.0151	0.00	0.00
11	7.50	1.0901	0.00	0.00
12	8.50	1.1673	0.00	0.00
13	9.50	1.2469	0.00	0.00
14	10.50	1.3288	0.00	0.00
15	11.50	1.4130	0.00	0.00

Control Practice 2: Other Device CP# 1 (DS) - DS Other Device # 1

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Control Practice 3: Wet Detention Pond CP# 2 (DS) - DS Wet Pond # 3

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 5

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): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 8.4

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 4
2. Stand pipe height above datum (ft): 7.8

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	0.0443	0.00	0.00
2	0.30	0.0498	0.00	0.00
3	1.30	0.0687	0.00	0.00
4	2.30	0.0890	0.00	0.00
5	3.30	0.1597	0.00	0.00
6	4.00	0.1897	0.00	0.00
7	4.30	0.2337	0.00	0.00
8	5.00	0.3414	0.00	0.00
9	6.30	0.4259	0.00	0.00
10	7.30	0.4937	0.00	0.00
11	8.30	0.5637	0.00	0.00
12	9.30	0.6359	0.00	0.00
13	10.30	0.7104	0.00	0.00

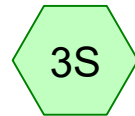
Appendix F: Peak Discharge Calculations



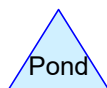
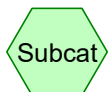
EX RIDGEWAY AREA



Spruce Street Area



EX SOUTH OF
SPRUCE ST



Routing Diagram for existing site

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existing site

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.410	81	1/3 acre lots, 30% imp, HSG C (1S)
0.250	75	1/4 acre lots, 38% imp, HSG B (3S)
4.220	85	1/8 acre lots, 65% imp, HSG B (3S)
0.970	90	1/8 acre lots, 65% imp, HSG C (3S)
4.040	69	Crop Land HSG B (2S)
7.100	69	HSG B Cropland (1S, 3S)
9.074	78	HSG C Cropland (1S)
5.060	78	HSG C Cropland 35-62 (d)(2) (3S)
0.058	70	Wood HSG C (2S)
0.260	55	Woods HSG B (2S)
0.375	78	crop C (2S)
33.817	76	TOTAL AREA

existing site

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Type II 24-hr 1 year Rainfall=2.35"

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Page 3

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>0.58"
Flow Length=903' Tc=16.0 min CN=77 Runoff=10.16 cfs 0.653 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>0.31"
Tc=6.0 min CN=69 Runoff=2.42 cfs 0.121 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.62"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=10.80 cfs 0.797 af

Total Runoff Area = 33.817 ac Runoff Volume = 1.571 af Average Runoff Depth = 0.56"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

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Type II 24-hr 1 year Rainfall=2.35"

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Page 4

Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 10.16 cfs @ 12.10 hrs, Volume= 0.653 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 2.42 cfs @ 12.00 hrs, Volume= 0.121 af, Depth> 0.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 10.80 cfs @ 12.15 hrs, Volume= 0.797 af, Depth> 0.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

existing site

Type II 24-hr 1 year Rainfall=2.35"

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Page 5

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 2 year Rainfall=2.66"

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Page 6

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>0.76"
Flow Length=903' Tc=16.0 min CN=77 Runoff=13.60 cfs 0.855 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>0.43"
Tc=6.0 min CN=69 Runoff=3.67 cfs 0.171 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.80"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=14.33 cfs 1.036 af

Total Runoff Area = 33.817 ac Runoff Volume = 2.063 af Average Runoff Depth = 0.73"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

existing site

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Type II 24-hr 2 year Rainfall=2.66"

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Page 7

Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 13.60 cfs @ 12.10 hrs, Volume= 0.855 af, Depth> 0.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 3.67 cfs @ 11.99 hrs, Volume= 0.171 af, Depth> 0.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 14.33 cfs @ 12.15 hrs, Volume= 1.036 af, Depth> 0.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

existing site*Type II 24-hr 2 year Rainfall=2.66"*

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Page 8

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

existing site

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Type II 24-hr 5 year Rainfall=3.25"

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Page 9

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>1.13"
Flow Length=903' Tc=16.0 min CN=77 Runoff=20.71 cfs 1.279 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>0.72"
Tc=6.0 min CN=69 Runoff=6.38 cfs 0.284 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>1.19"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=21.59 cfs 1.533 af

Total Runoff Area = 33.817 ac Runoff Volume = 3.096 af Average Runoff Depth = 1.10"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

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Type II 24-hr 5 year Rainfall=3.25"

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Page 10

Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 20.71 cfs @ 12.09 hrs, Volume= 1.279 af, Depth> 1.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 6.38 cfs @ 11.98 hrs, Volume= 0.284 af, Depth> 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 21.59 cfs @ 12.14 hrs, Volume= 1.533 af, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

existing site*Type II 24-hr 5 year Rainfall=3.25"*

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Page 11

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 100 year Rainfall=6.43"

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Page 12

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>3.57"
Flow Length=903' Tc=16.0 min CN=77 Runoff=65.00 cfs 4.040 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>2.80"
Tc=6.0 min CN=69 Runoff=24.91 cfs 1.106 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>3.66"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=66.47 cfs 4.732 af

Total Runoff Area = 33.817 ac Runoff Volume = 9.877 af Average Runoff Depth = 3.51"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

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Type II 24-hr 100 year Rainfall=6.43"

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Page 13

Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 65.00 cfs @ 12.08 hrs, Volume= 4.040 af, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 24.91 cfs @ 11.97 hrs, Volume= 1.106 af, Depth> 2.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 66.47 cfs @ 12.13 hrs, Volume= 4.732 af, Depth> 3.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

existing site

Type II 24-hr 100 year Rainfall=6.43"

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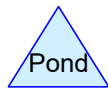
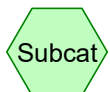
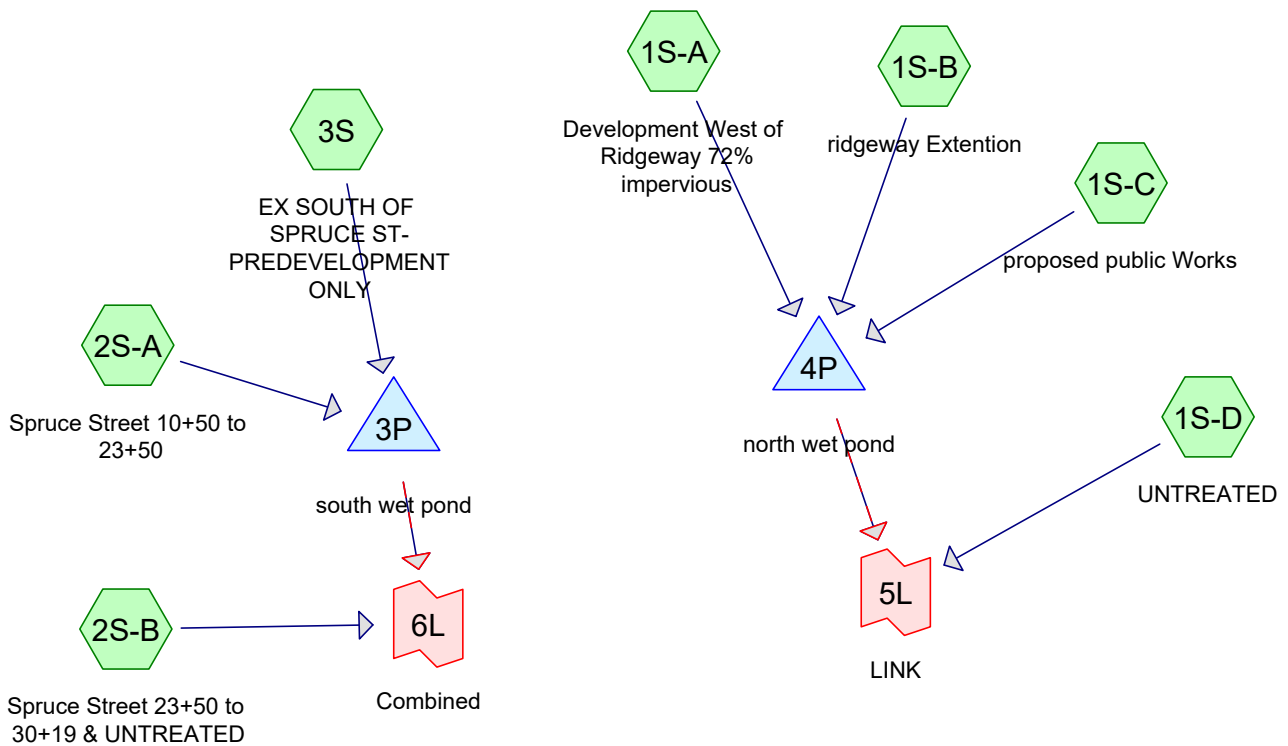
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Page 14

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			



Routing Diagram for post development site

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.250	75	1/4 acre lots, 38% imp, HSG B (3S)
4.220	85	1/8 acre lots, 65% imp, HSG B (3S)
0.970	90	1/8 acre lots, 65% imp, HSG C (3S)
2.030	61	>75% Grass cover, Good, HSG B (1S-D, 2S-A, 2S-B)
3.355	74	>75% Grass cover, Good, HSG C (1S-B, 1S-C, 1S-D, 2S-B)
5.000	69	HSG B Cropland (3S)
5.060	78	HSG C Cropland 35-62 (d)(2) (3S)
2.575	98	Paved parking, HSG C (1S-C)
0.476	98	Paved roads w/curbs & sewers, HSG C (1S-B)
1.119	98	Roofs, HSG C (1S-C)
0.111	98	Sidewalk (1S-B)
5.180	91	Urban industrial, 72% imp, HSG C (1S-A)
1.414	98	Water Surface, HSG C (1S-C, 2S-A)
2.055	98	impervious (2S-A, 2S-B)
33.815	83	TOTAL AREA

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Type II 24-hr 1 year Rainfall=2.35"

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Page 3

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>1.37"
Tc=6.0 min CN=91 Runoff=12.91 cfs 0.592 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>1.37"
Tc=6.0 min CN=91 Runoff=2.03 cfs 0.093 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>1.61"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=12.69 cfs 0.771 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>0.34"
Tc=6.0 min CN=70 Runoff=1.07 cfs 0.052 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>0.91"
Tc=6.0 min CN=84 Runoff=4.92 cfs 0.215 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>0.71"
Tc=6.0 min CN=80 Runoff=2.60 cfs 0.113 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.62"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=10.80 cfs 0.797 af

Pond 3P: south wet pond Peak Elev=850.33' Storage=30,528 cf Inflow=11.85 cfs 1.012 af
Primary=0.51 cfs 0.324 af Secondary=0.00 cfs 0.000 af Outflow=0.51 cfs 0.324 af

Pond 4P: north wet pond Peak Elev=849.60' Storage=51,817 cf Inflow=25.50 cfs 1.456 af
Primary=0.41 cfs 0.270 af Secondary=0.00 cfs 0.000 af Outflow=0.41 cfs 0.270 af

Link 5L: LINK Inflow=1.32 cfs 0.321 af
Primary=1.32 cfs 0.321 af

Link 6L: Combined Inflow=2.75 cfs 0.437 af
Primary=2.75 cfs 0.437 af

Total Runoff Area = 33.815 ac Runoff Volume = 2.634 af Average Runoff Depth = 0.93"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 1 year Rainfall=2.35"

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Page 4

Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 12.91 cfs @ 11.97 hrs, Volume= 0.592 af, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

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

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 2.03 cfs @ 11.97 hrs, Volume= 0.093 af, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

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

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 12.69 cfs @ 12.06 hrs, Volume= 0.771 af, Depth> 1.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 1 year Rainfall=2.35"

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Page 5

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 1.07 cfs @ 11.99 hrs, Volume= 0.052 af, Depth> 0.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

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

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 4.92 cfs @ 11.98 hrs, Volume= 0.215 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

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

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Type II 24-hr 1 year Rainfall=2.35"

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Page 6

Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 2.60 cfs @ 11.98 hrs, Volume= 0.113 af, Depth> 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 10.80 cfs @ 12.15 hrs, Volume= 0.797 af, Depth> 0.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 1 year Rainfall=2.35"

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Page 7

Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 0.66" for 1 year event
 Inflow = 11.85 cfs @ 12.13 hrs, Volume= 1.012 af
 Outflow = 0.51 cfs @ 17.81 hrs, Volume= 0.324 af, Atten= 96%, Lag= 340.5 min
 Primary = 0.51 cfs @ 17.81 hrs, Volume= 0.324 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.33' @ 17.81 hrs Surf.Area= 21,126 sf Storage= 30,528 cf

Plug-Flow detention time= 247.3 min calculated for 0.322 af (32% of inflow)
 Center-of-Mass det. time= 150.2 min (968.0 - 817.8)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' 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=0.51 cfs @ 17.81 hrs HW=850.33' (Free Discharge)

↑ **3=Culvert** (Passes 0.51 cfs of 4.68 cfs potential flow)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.51 cfs @ 5.82 fps)
 ↑ **2=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.70' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 1 year Rainfall=2.35"

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Page 8

Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 1.49" for 1 year event
 Inflow = 25.50 cfs @ 11.99 hrs, Volume= 1.456 af
 Outflow = 0.41 cfs @ 18.97 hrs, Volume= 0.270 af, Atten= 98%, Lag= 418.7 min
 Primary = 0.41 cfs @ 18.97 hrs, Volume= 0.270 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.60' @ 18.97 hrs Surf.Area= 48,745 sf Storage= 51,817 cf

Plug-Flow detention time= 314.8 min calculated for 0.270 af (19% of inflow)
 Center-of-Mass det. time= 187.7 min (957.1 - 769.3)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' 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
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.41 cfs @ 18.97 hrs HW=849.60' (Free Discharge)

↑ **1=Culvert** (Passes 0.41 cfs of 6.24 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.41 cfs @ 4.66 fps)
 ↑ **4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 1 year Rainfall=2.35"

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Page 9

Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 0.28" for 1 year event
Inflow = 1.32 cfs @ 12.00 hrs, Volume= 0.321 af
Primary = 1.32 cfs @ 12.00 hrs, Volume= 0.321 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 0.26" for 1 year event
Inflow = 2.75 cfs @ 11.98 hrs, Volume= 0.437 af
Primary = 2.75 cfs @ 11.98 hrs, Volume= 0.437 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type II 24-hr 2 year Rainfall=2.66"

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Page 10

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>1.64"
Tc=6.0 min CN=91 Runoff=15.26 cfs 0.707 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>1.64"
Tc=6.0 min CN=91 Runoff=2.40 cfs 0.111 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>1.89"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=14.75 cfs 0.905 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>0.47"
Tc=6.0 min CN=70 Runoff=1.58 cfs 0.073 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>1.14"
Tc=6.0 min CN=84 Runoff=6.04 cfs 0.268 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>0.91"
Tc=6.0 min CN=80 Runoff=3.33 cfs 0.145 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.80"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=14.33 cfs 1.036 af

Pond 3P: south wet pond Peak Elev=850.81' Storage=40,902 cf Inflow=15.65 cfs 1.304 af
Primary=0.59 cfs 0.374 af Secondary=0.00 cfs 0.000 af Outflow=0.59 cfs 0.374 af

Pond 4P: north wet pond Peak Elev=849.81' Storage=61,998 cf Inflow=29.93 cfs 1.723 af
Primary=0.45 cfs 0.301 af Secondary=0.00 cfs 0.000 af Outflow=0.45 cfs 0.301 af

Link 5L: LINK Inflow=1.86 cfs 0.374 af
Primary=1.86 cfs 0.374 af

Link 6L: Combined Inflow=3.54 cfs 0.519 af
Primary=3.54 cfs 0.519 af

Total Runoff Area = 33.815 ac Runoff Volume = 3.244 af Average Runoff Depth = 1.15"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 2 year Rainfall=2.66"

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Page 11

Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 15.26 cfs @ 11.97 hrs, Volume= 0.707 af, Depth> 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

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

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 2.40 cfs @ 11.97 hrs, Volume= 0.111 af, Depth> 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

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

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 14.75 cfs @ 12.06 hrs, Volume= 0.905 af, Depth> 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 2 year Rainfall=2.66"

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Page 12

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow,
					Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow,
					Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 1.58 cfs @ 11.99 hrs, Volume= 0.073 af, Depth> 0.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

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

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 6.04 cfs @ 11.97 hrs, Volume= 0.268 af, Depth> 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

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

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Type II 24-hr 2 year Rainfall=2.66"

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Page 13

Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 3.33 cfs @ 11.98 hrs, Volume= 0.145 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 14.33 cfs @ 12.15 hrs, Volume= 1.036 af, Depth> 0.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 2 year Rainfall=2.66"

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Page 14

Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 0.85" for 2 year event
 Inflow = 15.65 cfs @ 12.13 hrs, Volume= 1.304 af
 Outflow = 0.59 cfs @ 18.27 hrs, Volume= 0.374 af, Atten= 96%, Lag= 368.4 min
 Primary = 0.59 cfs @ 18.27 hrs, Volume= 0.374 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.81' @ 18.27 hrs Surf.Area= 22,556 sf Storage= 40,902 cf

Plug-Flow detention time= 249.7 min calculated for 0.373 af (29% of inflow)
 Center-of-Mass det. time= 154.2 min (966.8 - 812.6)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' 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=0.59 cfs @ 18.27 hrs HW=850.81' (Free Discharge)

↑ **3=Culvert** (Passes 0.59 cfs of 5.68 cfs potential flow)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.59 cfs @ 6.70 fps)
 ↑ **2=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.70' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 2 year Rainfall=2.66"

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Page 15

Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 1.76" for 2 year event
 Inflow = 29.93 cfs @ 11.99 hrs, Volume= 1.723 af
 Outflow = 0.45 cfs @ 19.22 hrs, Volume= 0.301 af, Atten= 98%, Lag= 433.8 min
 Primary = 0.45 cfs @ 19.22 hrs, Volume= 0.301 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.81' @ 19.22 hrs Surf.Area= 49,437 sf Storage= 61,998 cf

Plug-Flow detention time= 325.5 min calculated for 0.300 af (17% of inflow)
 Center-of-Mass det. time= 188.2 min (953.8 - 765.6)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 ' S= 0.0200 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' 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
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.45 cfs @ 19.22 hrs HW=849.81' (Free Discharge)

↑ **1=Culvert** (Passes 0.45 cfs of 7.99 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.45 cfs @ 5.15 fps)
 ↑ **4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Page 16

Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 0.33" for 2 year event
Inflow = 1.86 cfs @ 11.99 hrs, Volume= 0.374 af
Primary = 1.86 cfs @ 11.99 hrs, Volume= 0.374 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 0.31" for 2 year event
Inflow = 3.54 cfs @ 11.98 hrs, Volume= 0.519 af
Primary = 3.54 cfs @ 11.98 hrs, Volume= 0.519 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type II 24-hr 5 year Rainfall=3.25"

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Page 17

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>2.16"
Tc=6.0 min CN=91 Runoff=19.75 cfs 0.931 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>2.16"
Tc=6.0 min CN=91 Runoff=3.10 cfs 0.146 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>2.43"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=18.66 cfs 1.160 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>0.77"
Tc=6.0 min CN=70 Runoff=2.68 cfs 0.118 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>1.59"
Tc=6.0 min CN=84 Runoff=8.34 cfs 0.374 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>1.32"
Tc=6.0 min CN=80 Runoff=4.75 cfs 0.210 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>1.19"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=21.59 cfs 1.533 af

Pond 3P: south wet pond Peak Elev=851.65' Storage=61,124 cf Inflow=23.36 cfs 1.907 af
Primary=0.92 cfs 0.531 af Secondary=0.00 cfs 0.000 af Outflow=0.92 cfs 0.531 af

Pond 4P: north wet pond Peak Elev=850.21' Storage=81,930 cf Inflow=38.37 cfs 2.237 af
Primary=0.52 cfs 0.357 af Secondary=0.00 cfs 0.000 af Outflow=0.52 cfs 0.357 af

Link 5L: LINK Inflow=3.02 cfs 0.475 af
Primary=3.02 cfs 0.475 af

Link 6L: Combined Inflow=5.11 cfs 0.742 af
Primary=5.11 cfs 0.742 af

Total Runoff Area = 33.815 ac Runoff Volume = 4.473 af Average Runoff Depth = 1.59"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 5 year Rainfall=3.25"

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Page 18

Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 19.75 cfs @ 11.97 hrs, Volume= 0.931 af, Depth> 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

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

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 3.10 cfs @ 11.97 hrs, Volume= 0.146 af, Depth> 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

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

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 18.66 cfs @ 12.05 hrs, Volume= 1.160 af, Depth> 2.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 5 year Rainfall=3.25"

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Page 19

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 2.68 cfs @ 11.98 hrs, Volume= 0.118 af, Depth> 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

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

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 8.34 cfs @ 11.97 hrs, Volume= 0.374 af, Depth> 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

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

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Type II 24-hr 5 year Rainfall=3.25"

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Page 20

Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 4.75 cfs @ 11.97 hrs, Volume= 0.210 af, Depth> 1.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 21.59 cfs @ 12.14 hrs, Volume= 1.533 af, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 5 year Rainfall=3.25"

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Page 21

Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 1.25" for 5 year event
 Inflow = 23.36 cfs @ 12.12 hrs, Volume= 1.907 af
 Outflow = 0.92 cfs @ 16.95 hrs, Volume= 0.531 af, Atten= 96%, Lag= 289.7 min
 Primary = 0.92 cfs @ 16.95 hrs, Volume= 0.531 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 851.65' @ 16.95 hrs Surf.Area= 25,172 sf Storage= 61,124 cf

Plug-Flow detention time= 263.0 min calculated for 0.531 af (28% of inflow)
 Center-of-Mass det. time= 169.1 min (974.1 - 805.0)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' 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=0.91 cfs @ 16.95 hrs HW=851.65' (Free Discharge)

↑ **3=Culvert** (Passes 0.91 cfs of 7.12 cfs potential flow)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.70 cfs @ 8.04 fps)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.33 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.70' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 5 year Rainfall=3.25"

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Page 22

Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 2.29" for 5 year event
 Inflow = 38.37 cfs @ 11.99 hrs, Volume= 2.237 af
 Outflow = 0.52 cfs @ 19.64 hrs, Volume= 0.357 af, Atten= 99%, Lag= 459.3 min
 Primary = 0.52 cfs @ 19.64 hrs, Volume= 0.357 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.21' @ 19.64 hrs Surf.Area= 50,787 sf Storage= 81,930 cf

Plug-Flow detention time= 345.3 min calculated for 0.357 af (16% of inflow)
 Center-of-Mass det. time= 187.3 min (947.2 - 759.9)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 ' S= 0.0200 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' 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
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.52 cfs @ 19.64 hrs HW=850.21' (Free Discharge)

↑ **1=Culvert** (Passes 0.52 cfs of 10.42 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.52 cfs @ 5.98 fps)
 ↑ **4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 5 year Rainfall=3.25"

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Page 23

Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 0.42" for 5 year event
Inflow = 3.02 cfs @ 11.99 hrs, Volume= 0.475 af
Primary = 3.02 cfs @ 11.99 hrs, Volume= 0.475 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 0.44" for 5 year event
Inflow = 5.11 cfs @ 11.98 hrs, Volume= 0.742 af
Primary = 5.11 cfs @ 11.98 hrs, Volume= 0.742 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type II 24-hr 100 year Rainfall=6.43"

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Page 24

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>5.04"
Tc=6.0 min CN=91 Runoff=43.72 cfs 2.175 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>5.04"
Tc=6.0 min CN=91 Runoff=6.87 cfs 0.342 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>5.33"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=39.37 cfs 2.547 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>2.90"
Tc=6.0 min CN=70 Runoff=10.06 cfs 0.447 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>4.30"
Tc=6.0 min CN=84 Runoff=21.40 cfs 1.011 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>3.89"
Tc=6.0 min CN=80 Runoff=13.42 cfs 0.619 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>3.66"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=66.47 cfs 4.732 af

Pond 3P: south wet pond Peak Elev=852.51' Storage=83,840 cf Inflow=71.41 cfs 5.744 af
Primary=8.32 cfs 2.086 af Secondary=57.51 cfs 2.147 af Outflow=65.84 cfs 4.233 af

Pond 4P: north wet pond Peak Elev=851.88' Storage=171,558 cf Inflow=83.27 cfs 5.064 af
Primary=2.67 cfs 1.232 af Secondary=0.00 cfs 0.000 af Outflow=2.67 cfs 1.232 af

Link 5L: LINK Inflow=10.61 cfs 1.679 af
Primary=10.61 cfs 1.679 af

Link 6L: Combined Inflow=67.91 cfs 4.852 af
Primary=67.91 cfs 4.852 af

Total Runoff Area = 33.815 ac Runoff Volume = 11.874 af Average Runoff Depth = 4.21"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 100 year Rainfall=6.43"

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Page 25

Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 43.72 cfs @ 11.96 hrs, Volume= 2.175 af, Depth> 5.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

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

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 6.87 cfs @ 11.96 hrs, Volume= 0.342 af, Depth> 5.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

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

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 39.37 cfs @ 12.05 hrs, Volume= 2.547 af, Depth> 5.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 100 year Rainfall=6.43"

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Page 26

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 10.06 cfs @ 11.97 hrs, Volume= 0.447 af, Depth> 2.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

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

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 21.40 cfs @ 11.97 hrs, Volume= 1.011 af, Depth> 4.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

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

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Type II 24-hr 100 year Rainfall=6.43"

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Page 27

Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 13.42 cfs @ 11.97 hrs, Volume= 0.619 af, Depth> 3.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

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

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 66.47 cfs @ 12.13 hrs, Volume= 4.732 af, Depth> 3.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 100 year Rainfall=6.43"

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Page 28

Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 3.76" for 100 year event
 Inflow = 71.41 cfs @ 12.10 hrs, Volume= 5.744 af
 Outflow = 65.84 cfs @ 12.19 hrs, Volume= 4.233 af, Atten= 8%, Lag= 5.4 min
 Primary = 8.32 cfs @ 12.19 hrs, Volume= 2.086 af
 Secondary = 57.51 cfs @ 12.19 hrs, Volume= 2.147 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 852.51' @ 12.19 hrs Surf.Area= 27,887 sf Storage= 83,840 cf

Plug-Flow detention time= 108.1 min calculated for 4.233 af (74% of inflow)
 Center-of-Mass det. time= 46.2 min (828.1 - 781.9)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' 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=8.32 cfs @ 12.19 hrs HW=852.51' (Free Discharge)

↑ **3=Culvert** (Inlet Controls 8.32 cfs @ 6.78 fps)
 ↑ **1=Orifice/Grate** (Passes < 0.80 cfs potential flow)
 ↑ **2=Orifice/Grate** (Passes < 8.48 cfs potential flow)

Secondary OutFlow Max=57.07 cfs @ 12.19 hrs HW=852.51' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Weir Controls 57.07 cfs @ 1.88 fps)

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Type II 24-hr 100 year Rainfall=6.43"

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Page 29

Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 5.18" for 100 year event
 Inflow = 83.27 cfs @ 11.99 hrs, Volume= 5.064 af
 Outflow = 2.67 cfs @ 14.33 hrs, Volume= 1.232 af, Atten= 97%, Lag= 140.7 min
 Primary = 2.67 cfs @ 14.33 hrs, Volume= 1.232 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 851.88' @ 14.33 hrs Surf.Area= 56,618 sf Storage= 171,558 cf

Plug-Flow detention time= 336.6 min calculated for 1.231 af (24% of inflow)
 Center-of-Mass det. time= 192.1 min (937.1 - 744.9)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 ' S= 0.0200 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' 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
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.67 cfs @ 14.33 hrs HW=851.88' (Free Discharge)

↑ **1=Culvert** (Passes 2.67 cfs of 17.25 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.75 cfs @ 8.63 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 1.91 cfs @ 1.18 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 100 year Rainfall=6.43"

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Page 30

Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 1.48" for 100 year event
Inflow = 10.61 cfs @ 11.97 hrs, Volume= 1.679 af
Primary = 10.61 cfs @ 11.97 hrs, Volume= 1.679 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 2.88" for 100 year event
Inflow = 67.91 cfs @ 12.19 hrs, Volume= 4.852 af
Primary = 67.91 cfs @ 12.19 hrs, Volume= 4.852 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Appendix G: Test Pick Documentation



SOIL AND SITE EVALUATION – STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Page 1 of 1

Attach a complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of 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

Parcel I.D.

Reviewed by:

Date:

Property Owner

Property Location: State Highway 60

Govt. Lot NE 1/4 NW 1/4 S 20 T10N R20E

Property Owner' Mail Address

Lot #

Block #

Subd. Name or CSM #

City State Zip Code Phone Number

City

x

Village

Town

Nearest Road

Jackson

Main Street

Drainage area

sq. ft.

acres

Test site suitable for (check all that apply)

☐ Site not suitable:

☐ Bioretention

☐ Subsurface Dispersal System:

☐ Reuse:

☐ Irrigation:

☐ Other:

Hydraulic Application Test

Method

☒ Morphological Evaluation
☐ Double Ring Infiltrometer
☐ Other: (specify)

Soil Moisture

Date of soil borings 10/08/18

USDA-NRCS WETS Value:

☐ Dry = 1;
☐ Normal = 2;
☐ Wet = 3

1

#OBS.

☒

Pit

☐

Boring

Ground surface elevation 851.5 ft.

Elevation of limiting factor

ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate inches/Hr
A	0-12	10YR 3/2	--	L	1, F, ABK	M, FR	A - I	<5	--	0.24
B	12-30	10YR 4/3	SPOTS, C, 2, D, 10YR 5/1	CL	1, F, ABK	M, FR	G - W	<5	85	0.03
B/C	30-90	10YR 4/3	SPOTS, C, 2, D, 10YR 5/1	SICL	1, F, ABK	M, FI	C - S	5	85	0.04
C	90-144	10YR 5/1	--	SICL	MA	M, VFI	--	25	85	0.04

Comments: Significant amount of cobbles and boulders encountered between 90 inches to test pit termination depth

2

#OBS.

☒

Pit

☐

Boring

Ground surface elevation 850.5 ft.

Elevation of limiting factor

ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate inches/Hr
A	0-18	10YR 3/2	--	L	1, F, GR	M, FR	A - W	<5	85	0.24
B	18-24	10YR 5/2	--	SICL	1, F, ABK	M, FR	G - S	<5	90	0.04
C	24-108	10YR 4/3	SPOTS, C, 2, D, 10YR 5/1	SICL	1, F, ABK	M, VFR	--	10	85	0.04

Comments: Water observed weeping from excavation sidewalls approximately 42 inches below adjacent ground surface. Water observed to accumulate within excavation at approximately 60 inches below adjacent ground surface.

Name (Please Print)

Benjamin M. Stark

Signature

Credential Number

1358168

Address

N8W22350 Johnson Drive, Suite A1 Waukesha, WI

Date Evaluation Conducted

October 14, 2019

Telephone Number

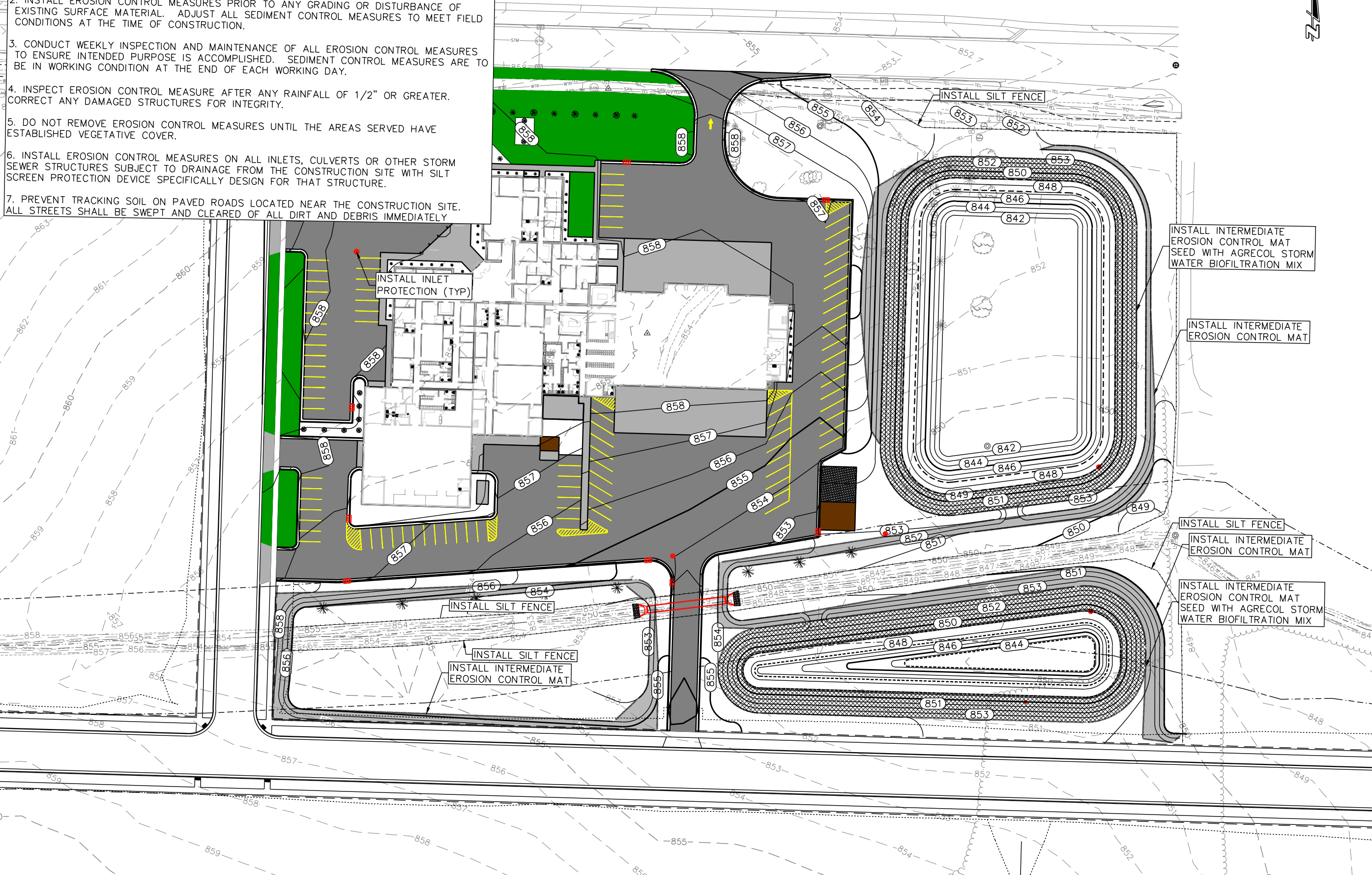
(262) 544-0118

Appendix H: Erosion Control

I:\Clients-Cdrbrg\45789 Jackson Village of 002 Public Safety Building Conceptual Planning-Design\100 Con\DWG\00base5789-002 Site design_recover.dwg 11/18/19 2:44:46 PM

STANDARD EROSION CONTROL PROVISIONS

1. IMPLEMENT EROSION CONTROL MEASURES AS SPECIFIED HEREIN. INSTALL SILT FENCE AND SEDIMENT LOG WHERE CALLED OUT ON THE PLANS PER THE STANDARD DETAIL AND AS DIRECTED BY THE ENGINEER. THE QUANTITY OF SILT FENCE AT ANY LOCATION MAY VARY BASED ON FIELD CONDITIONS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. ADJUST ALL SEDIMENT CONTROL MEASURES TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
3. CONDUCT WEEKLY INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. INSPECT EROSION CONTROL MEASURE AFTER ANY RAINFALL OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES FOR INTEGRITY.
5. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
6. INSTALL EROSION CONTROL MEASURES ON ALL INLETS, CULVERTS OR OTHER STORM SEWER STRUCTURES SUBJECT TO DRAINAGE FROM THE CONSTRUCTION SITE WITH SILT SCREEN PROTECTION DEVICE SPECIFICALLY DESIGN FOR THAT STRUCTURE.
7. PREVENT TRACKING SOIL ON PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE. ALL STREETS SHALL BE SWEEPED AND CLEARED OF ALL DIRT AND DEBRIS IMMEDIATELY



REVISIONS		
NO.	DATE	DESCRIPTION

ARCHITECT/ENGINEER:


cedar corporation

800-472-7372
www.cedarcorp.com

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:

VILLAGE OF JACKSON
MUNICIPAL COMPLEX
STATE HWY 60
JACKSON, WI 53037

JOB NO.
J5789-002

DRAWN BY:
BJG

CHECKED BY:
RDD

ISSUE DATE
SEPTEMBER 2019

SET TYPE
PRELIMINARY

EROSION
CONTROL PLAN

0 20' 40' 80'

SHEET NO.
C103



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Official Version 1.0 (05-15-2015)



YEAR 1

Developer: Village of Jackson
 Project: Public Safety Building
 Date: 11/19/2019
 County: Washington

Version 1.0

Activity	Begin Date	End Date	Period % R	Annual R Factor	Sub Soil Texture	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A (tons/acre)	Sediment Control Practice	Sediment Discharge (tons/acre)
Bare Ground	6/15/2020	9/15/2020	58.6%	120	Silt Loam	0.43	1.6%	600	0.29	1.00	8.8	Silt Fence	4.9
Bare Ground	9/15/2020	4/15/2021	18.9%	120	Silt Loam	0.43	1.6%	600	0.29	1.00	2.8	Sediment Basin	0.5
Seed with Mulch or Er	4/15/2021	6/15/2021	22.5%	120	Silt Loam	0.43	1.6%	600	0.29	0.10	0.3	Sediment Basin	0.0
End	6/15/2021	-----	-----	-----	-----	-----	1.6%	600	0.29	-----	-----	Sediment Basin	0.0
		-----	-----	-----	-----	-----	1.6%	0	-----	-----	-----		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----		0.0
TOTAL											12.0	TOTAL	5.5
												% Reduction Required	9%

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
 Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	JMP
Date	11/19/2019