*** AMENDED AGENDA**
**VILLAGE BOARD MEETING**
**Tuesday, October 12, 2021 at 7:30 p.m.**
**Jackson Village Hall**
**N168 W20733 Main Street**
**Jackson, WI 53037**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Village Citizen Comment on an Agenda Item (Please Sign In)
4. Public Hearing – Planned Unit Development – Final Plat – Home Path Financial LP – Morning Meadows Subdivision – Phase II
5. Public Hearing – Conditional Use Permit – Design 2 Construct/Geona Healthcare – Business Development – Caymus Way
6. Public Hearing – Planned Unit Development – John Lamm - Minor Subdivision – Glen Brooke Drive
7. Ordinance #21-08 – Amending Chapter 2, Article IX, Section 2-466 of Code of Ordinances Regarding Changing Election Wards
8. Resolution #21-19 – Authorizing Water Connection – Maple Road – Feilbach*
9. Resolution #21-20 – Adopting the Mid-Moraine Municipal Court Fourteenth-Amended Agreement
10. Ordinance #21-09 – Amending Chapter 12 of Code of Ordinances Regarding Courts
11. Approval of Minutes for the Village Board Meeting of September 14, 2021
12. Approval of Licenses
    - Operator's Licenses:
        - East Side Mart, Main Street Mart & The Village Mart: Lauren Bagneski and Arthur Moses
13. Budget & Finance Committee
    - Pay Request #18 – Municipal Complex Building
    - Change Order #11 – Municipal Complex Building*
    - 2022 Fleet Management Agreement – Enterprise FM Trust
    - Pay Request #2 – Willow Ridge Reconstruction Program
    - Pay Request #1 – Coffee Connection Trail Project – Poblocki Paving

- Review of Replacement of Jackson Sewer Utility Vac-Truck

14. Plan Commission
    - Certified Survey Map – Design 2 Construct – Caymus Way
    - Rytec Corporation – Exterior Storage – Discussion with Possible Action
      (Plan Commission Draft Minutes)

15. Board of Public Works
    - Review of Extension of Sewer and Water for Lamm's Corner
      (Board of Public Works Draft Minutes)
    - Discuss Intersection Improvements – Eagle Drive and Main Street*

16. Joint Parks & Recreation
    - Discuss New Event – Annual Tree Lighting Ceremony – Municipal Complex*

17. Village Municipal Complex – Update – Cedar Corp

18. West Bend School District Report

19. Washington County Board Report

20. Greater Jackson Business Alliance Report

21. Departmental Reports

22. Mid-Moraine Municipal Association Report

23. Spruce Street Residential Development Presentation and Discussion – Vandewalle and Associates

24. Review Proposal for Commercial Broker Services – CBRE and American Commercial Real Estate

25. Action on Approvals related to Village Purchase of Property Identified as Tax Parcel V3-008200B

26. Citizens to Address the Village Board

27. Future Agenda Items

28. Closed Session pursuant to Wis. Stats. §19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and pursuant to Wis. Stats. §19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

During the closed session, the Village Board will discuss matters related to the Development and Operations Agreement with the Town of Jackson and 2021 Performance Review of the Village Administrator.

Reconvene into Open Session with Possible Action related to the closed session, including possible termination of Development and Operations Agreement with Town of Jackson, and possible approval of the 2021 Village Administrator Performance Review.

29. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

# VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

**(Meetings are held the fourth Thursday of the month. Applications are DUE the 1st Friday of the month for that month's meeting.)**

| ACTION REQUESTED | FEE | SUBMITTAL REQUIREMENTS<br>*Refer to number items in shaded column →* | TYPE OF INFORMATION DESCRIBED<br>*(See reverse side for further instructions)* | Paper or Digital Copy Required |
|---|---|---|---|---|
| CONCEPT PLAN | $50 | 1,2,6,13 | 1) Complete Application ***(all pages)*** | Both |
| | | | 2) Describe the intended use and operation | Both |
| CONDITIONAL USE | | | 3) Address labels of adjacent owners to be notified (200' / 500') | Both |
| - Full Review or Amendment | $150 | 1,2,3,4,5,6,7,14,15,16,18,19,20 | 4) Property owner acknowledgement of the request | Both |
| - *Special Use (to existing CU) | $50 | 1,2,4,5,6,7,13 | 5) Impact Statement | Both |
| | | | 6) Location Map | Both |
| PLANNED UNIT DEVELOPMENT | $150 | 1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20 | 7) Development Plan / Site Plan | Both |
| - *Special Use (to existing PUD) | $50 | 1,2,3,4,5,6,7,13 (14-22 upon request) | 8) Preliminary Plat | Both |
| | | | 9) Final Plat | Both |
| REZONING | $200 | 1,2,3,4,6,9 or 10 (500' for rezoning) | 10) Certified Survey Map | Both |
| | | 200' for Cond. Use or PUD Site Plan) | 11) Annexation Petition | Both |
| CERTIFIED SURVEY MAP (CSM) | $150 | 1,2,6,10,20 | 12) Annexation Map | Both |
| | | | 13) Sketch Plan | Both |
| MINOR SUBDIVISION | $150 | 1,2,3,5,6,10,15,16,17,18,20 | 14) Landscape and Buffer Plan | Both |
| | | | | |
| EXTRA TERRITORIAL PLAT/CSM | $150 | 1,2,6,9 / 10 | | |
| | | | | |
| EXTRA TERRITORIAL PLAT OUTSIDE SANITARY SRVC. AREA | $50 | 1,2,6,9 / 10 | **Engineering Review - Infrastructure** | |
| | | | 15) Grading / Drainage Plan | Both (24x36) |
| PRELIMINARY PLAT | $300 | 1,2,3,5,6,9,15,16,17,18 | 16) Water / Sanitary Sewer / Storm Sewer Plans | Both (24x36) |
| | | | 17) Street / Right of Way cross sections | Both (24x36) |
| FINAL PLAT / Final Plat Reappl. | $100 | 1,2,3,5,6,9,15,16,17,18,20 | 18) Erosion Control Plan | Both (24x36) |
| | | | 19) Proposed colors / materials | Both |
| ANNEXATION / ATTACHMENT | $200 | 1,2,3,4,5,6,11,12,21 | 20) Developers Agreement | Both |
| | | | 21) Annexation Agreement *(includes pre-annex agreements)* | Both |
| STREET EASEMENT/ VACATION | $150 | 1,2,3,4,6,9 | 22) Other - | Both |
| | | | | |
| VARIANCE / APPEAL | $150 | 1,2,3,4,6,7 | | |
| | | | | |
| MAILING LABELS | $25 | For all property addresses within 200 feet | Must submit additional fee if not providing labels | Both |
| | | For all properties within 500' if rezoning ONLY | | |

***SPECIAL USE PERMITS** are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

**Examples of special uses include:** New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lessor size or other uses or modifications as determined by the Village.

**Applications shall be submitted NO LATER than 4:00 PM on the 1st Friday of the month to be considered at that month's meeting.** In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

**EXPLANATION OF TYPES OF INFORMATION REQUIRED** *(From front page of application form)*

1. **Application Form:** ***You MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.***
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional $25 is required if Village provides address labels.)*
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
    - A. General hours of operation.
    - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
    - C. Vehicle trip generation (trips per day per unit x number of units).
    - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
    - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
    - F. Proposed dates of construction and completion.
    - G. Anticipated user profiles (for residential developments).
    - H. Annual water consumption estimate (100% occupancy and build-out).
    - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.

8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.

10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #1S above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS**

Village of Jackson

# PLAN COMMISSION APPLICATION

Application/Permit #: _____

**PROPERTY INFORMATION**

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing Cond. Use ONLY)*

☒ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing PUD ONLY)*

☐ CERTIFIED SURVEY MAP
☐ CONCEPT PLAN
☐ OTHER _____

Property Address: 3384 County Highway P Unit: _____ Jackson, WI

Parcel #: 052100Z002 Lot Size: ~~[illegible]~~ 16.78 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): Home Path Financial LP

Mailing Address: 19435 W. Capitol Drive Suite 102 State WI Zip 53045

Office: (262) 282-1721 Cell: (262) 282-1721 Fax: (____) —

Email: sjagodzinski@myhomepath.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): Home Path Financial LP

Address: 19435 W. Capitol Drive Suite 102, Brookfield State WI Zip 53045

Office: (262) 282-1721 Cell: (262) 282-1721 Fax: (____) _____

Email: sjagodzinski@myhomepath.com

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

Firm Name: rasmith

Primary Contact: Chris Hitch

Address: 16745 West Bluemound Rd. Brookfield State WI Zip 53005

Office: (262) 317-3267 Cell: (262) 317-3267 Fax: (____) —

Email: Chris.Hitch@rasmith.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: We are requesting final plat approval for 26 single-family homes for the second phase of the "Morning Meadows" subdivision. The development will be fully watered and sewered and will be a "Natural" subdivision

Provide a brief overview of proposed use(s) of entire property and/or lease space: Entirely residental use. 26 Single - family homes

Hours of Operation: Most residents will leave for work in the morning and return in the evening

Provide a brief overview of proposed daily on-site operations: No operations. Residental 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.: None

Describe all businesses, properties and other entities located adjacent to the proposed use: Few adjacent properties

Describe any proposed, development, on-site improvements or other construction/remodeling activities: First home starts in late 2021 or early 2022

Describe any proposed grading, and/or stormwater management plan: Please see attached grading plan.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Attractive vegetative plantings. No proposed sidewalks

Describe any proposed on-site security measures including site lighting: Lighting as described on construction plans

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

Describe the projected traffic circulation and impacts: At most 260 trips per day using the US Census Bureau's estimate of 10 trips per day per household

List all setbacks from rights-of-way and property lines and height limitations: 25' front setback, 25' rear setback, 8' side setback

Provide status of State/Federal License(s) or Certificate(s)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:

Describe any proposed signage including type, size, and location: permanent subdivision entrance sign and temporary marketing signage

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Attractive exteriors with tasteful colors

Describe any site specific features/constraints, etc.: Attractive single-family subdivision

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: Ample private 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: streets well set up for refuse as well as recycling collection/storage.

Projected Sewer/Wastewater Usage: 2,847,000 gal/year

Projected Water Usage: 2,847,000 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.*

**Applicant Name (Print):** Sam Jagodzinski, Authorized Agent

**Applicant Signature:** _____

**Co-Applicant Name (Print):** _____

**C0-Applicant Signature:** _____

**Date of Application:** 8-24-2021

## ***You MUST sign and date this Application!***

**SUBMIT TO:** Village of Jackson – Village Hall *(Checks shall be made payable to Village of Jackson)*
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

**QUESTIONS?**

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

**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.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

## 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:** _____

# Smith

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 |

## TRANSMITTAL

RECEIVED
AUG 17 2021

**To:** Village of Jackson – Village Hall
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

**Project Name:** Morning Meadows Subdivision Addition No. 1 – Final Plat submittal

**Project Number:** 162019 / 3050195.02-011

**Date:** August 16, 2021

**The Items Below are Transmitted:**

| | |
|---|---|
| For Your Information | |
| For Your Use | |
| For Your Approval | X |
| As Requested | |
| For Your Review and Comment | X |

**Via:**

| | |
|---|---|
| U.S. Mail | |
| UPS Ground Delivery | X |
| UPS Next Day Air - Early AM (by 8:00am) | |
| UPS Next Day Air - (by 10:30am) | |
| UPS Next Day Air - Saver (by 3:00pm) | |
| Messenger Service - Priority | |
| Messenger Service - Regular | |
| Pick-Up | |
| Personal Delivery | |

**Copies/Date/Description:**

| | | |
|---|---|---|
| 1 | | Review Fee check $100 (check no. 1273) |
| 2 | | Full size Final Plat |
| 2 | | 11 x 17 reduction copies of Final Plat |
| | | |
| | | |
| | | |
| | | |
| | | |

**Remarks:** On behalf of the Owners, HOME PATH FINANCIAL LIMITED PARTNERSHIP, we request your review and approval of the final plat of Phase 1.

Application, Intended Use, Impact Statement, Adjacent owners were previously submitted with Phase 1 final plat.

Engineering Infrastructure Plans have been previously submitted and construction almost complete. Please contact me if you have any questions or if further documentation is needed. john.casucci@rasmith.com. Direct: 262-317-3249

**Copies to:** Sam Jogodzinski, Home Path financial LP - via email

**Signed:** John P. Casucci

John P. Casucci, PLS

# MORNING MEADOWS SUBDIVISION ADDITION NO. 1

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

SUBDIVISION STATISTICS
1. SUBDIVISION CONTAINS 26 LOTS AND 1 OUTLOTS
2. DEVELOPMENT CONTAINS 16.78 ACRES MORE OR LESS
3. LAND IS ZONED – PLANNED DEVELOPMENT
   25' FRONT/REAR SETBACK
   8' SIDE SETBACK

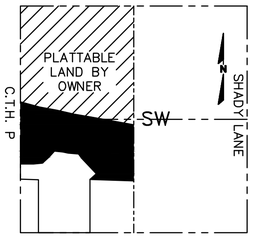
NOTES:
WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

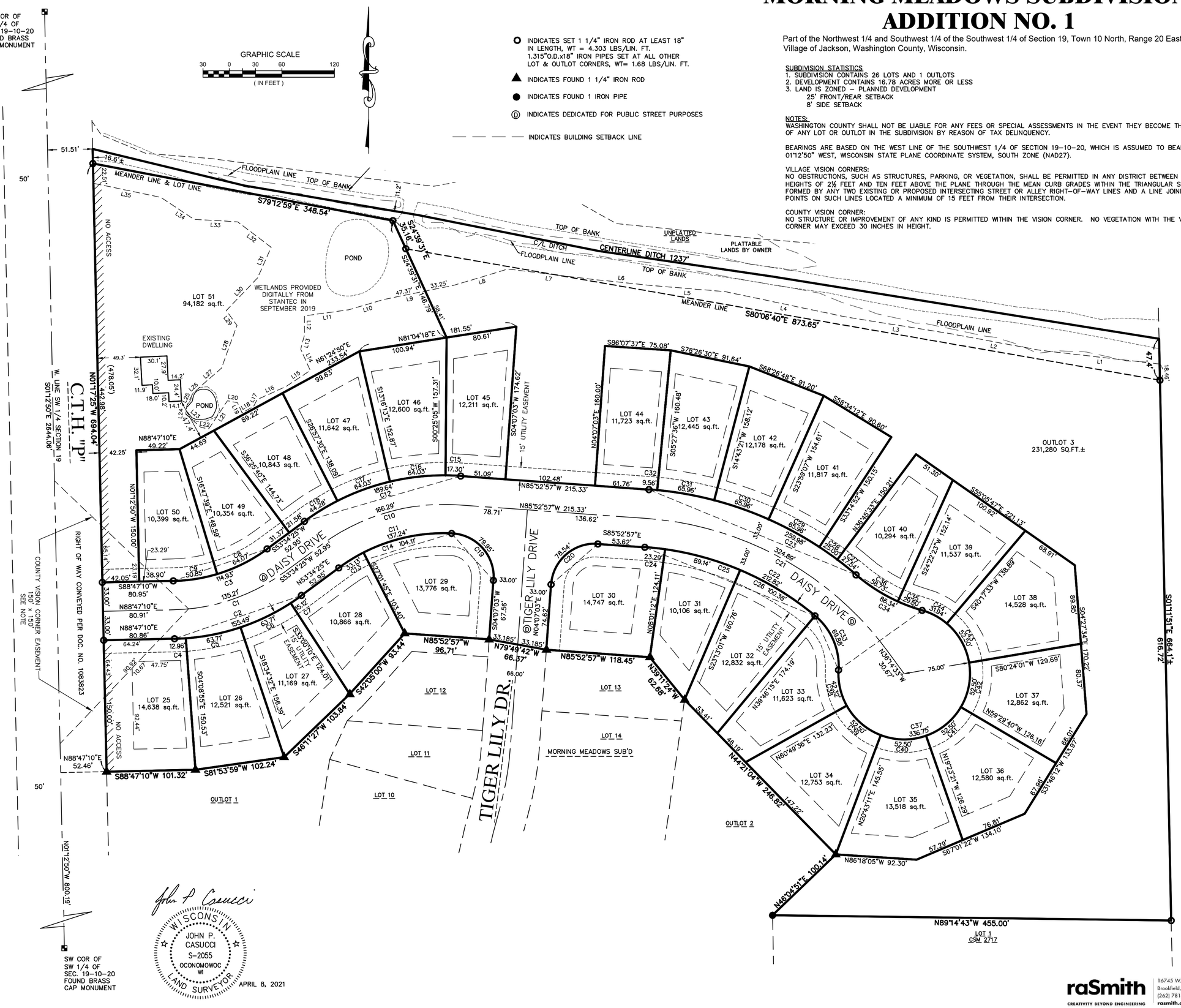
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19–10–20, WHICH IS ASSUMED TO BEAR NORTH 01°12'50" WEST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

VILLAGE VISION CORNERS:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING, OR VEGETATION, SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HEIGHTS OF 2½ FEET AND TEN FEET ABOVE THE PLANE THROUGH THE MEAN CURB GRADES WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 15 FEET FROM THEIR INTERSECTION.

COUNTY VISION CORNER:
NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITH THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

LOCATION MAP
SOUTHWEST 1/4
OF SECTION 19, T10N, R20E




Owner/Subdivider:
Home Path Financial Limited Partnership
19435 West Capitol Drive, Suite 102
Brookfield, Wi., 53045
Phone 262–336–3862

Surveyor:
R.A. Smith, Inc.
John P. Casucci
16745 W. Bluemound Rd.
Brookfield, Wi., 53005

| Wetland Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N83°27'14"W | 136.55 |
| L2 | N79°32'22"W | 106.98 |
| L3 | N80°54'24"W | 119.80 |
| L4 | N78°08'22"W | 140.30 |
| L5 | N85°21'45"W | 84.30 |
| L6 | N83°58'43"W | 68.92 |
| L7 | N83°03'12"W | 95.40 |
| L8 | S73°15'51"W | 64.49 |
| L9 | S78°37'03"W | 80.62 |
| L10 | S73°43'41"W | 42.93 |
| L11 | S82°09'45"W | 50.75 |
| L12 | S00°34'19"E | 21.45 |
| L13 | S14°56'17"W | 17.15 |
| L14 | S24°09'29"E | 26.58 |
| L15 | S56°26'13"W | 32.95 |
| L16 | S65°37'07"W | 36.51 |
| L17 | S26°37'06"W | 8.73 |
| L18 | S61°01'34"W | 15.00 |
| L19 | N25°01'26"W | 13.00 |
| L20 | N80°40'46"W | 11.48 |
| L21 | S33°39'55"W | 38.11 |
| L22 | N81°25'28"W | 8.99 |
| L23 | N49°03'04"W | 23.12 |
| L24 | N06°42'49"E | 9.29 |
| L25 | N25°18'28"E | 15.63 |
| L26 | N47°14'09"E | 11.99 |
| L27 | N48°46'42"E | 32.24 |
| L28 | N19°54'04"E | 51.67 |
| L29 | N35°51'31"W | 20.86 |
| L30 | N43°43'55"E | 51.88 |
| L31 | N23°58'02"E | 37.98 |
| L32 | N52°42'24"W | 48.07 |
| L33 | N86°40'53"W | 50.01 |
| L34 | N56°29'10"W | 45.39 |
| L35 | N78°13'10"W | 78.56 |

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

John P. Casucci
WISCONSIN
JOHN P. CASUCCI
S–2055
OCONOMOWOC
WI
LAND SURVEYOR
APRIL 8, 2021

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 1 OF 2 SHEETS

C:\Users\Jpc\AppData\Local\Temp\AcPublish_13932\
PP201P60.dwg, SHEET 1, 4/8/2021 9:55:57 AM, Jpc
S:\S162019\dwg\FP201P60.dwg

# MORNING MEADOWS SUBDIVISION
# ADDITION NO. 1

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence North 01° 12' 50" West along the West line of said 1/4 Section 800.19 feet to a point; thence North 88° 47' 10" East 52.46 feet to a point in the East line of County Trunk Highway P and the point of beginning of lands to be described; thence North 01° 17' 25" West along said East line 694.04 feet to a point in a meander line; thence South 79° 12' 59" East along said meander line 348.54 feet to a point; thence South 24° 39' 31" East along said meander line 35.16 feet to a point; thence South 80° 06' 40" east along said meander line 873.65 feet to a point; thence South 01° 11' 51" East 616.72 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2717; thence North 89° 14' 43" West along the North line of said Lot 455.00 feet to the Northwest corner of said Lot; thence North 46° 04' 51" East along the Easterly line of Morning Meadows Subdivision 100.14 feet to the Northeast corner of said Subdivision; thence North 44° 21' 04" West along the Northerly line of said Subdivision 246.82 feet to a point; thence North 39° 11' 24" West along said Northerly line 62.68 feet to a point; thence North 85° 52' 57" West along said Northerly line 118.45 feet to a point; thence North 79° 49' 42" West along said Northerly line 66.37 feet to a point; thence North 85° 52' 57" West along said Northerly line 96.71 feet to a point; thence South 42° 05' 00" West along said Northerly line 93.44 feet to a point; thence South 46° 11' 27" West along said Northerly line 103.84 feet to a point; thence South 81° 53' 59" West along said Northerly line 102.24 feet to a point; thence South 88° 47' 10" West along said Northerly line 101.32 feet to the point of beginning.

Including those lands that fall between the meander line and the center of the creek.

Said land contains 730,964 square feet or 16.78 acres more or less.

That I have made such survey, land division and plat by the direction of HOME PATH FINANCIAL LIMITED PARTNERSHIP,

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

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the Village of Jackson in surveying, dividing and mapping the same.

Date: APRIL 8, 2021

John P. Casucci
Professional Land Surveyor
Registration No. S-2055
john.casucci@rasmith.com

WISCONSIN JOHN P. CASUCCI S-2055 OCONOMOWOC WI LAND SURVEYOR

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by HOME PATH FINANCIAL LIMITED PARTNERSHIP, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee, WISCONSIN BELL, INC. d/b/a/ AT&T WISCONSIN, A WISCONSIN CORPORATION, Grantee, and SPECTRUM MID-AMERICA, LLC . , Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF JACKSON PLAN COMMISSION

Preliminary Approval date: _____ _____
Secretary

Final Approval date: _____ _____
Secretary

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

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CORPORATE OWNER'S CERTIFICATE

HOME PATH FINANCIAL LIMITED PARTNERSHIP, a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this Plat to be surveyed, divided, dedicated and mapped as represented on this Plat.

HOME PATH FINANCIAL LIMITED PARTNERSHIP .... further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:
Village of Jackson
Washington County
Wisconsin Department of Administration

IN Witness Whereof, HOME PATH FINANCIAL LIMITED PARTNERSHIP, has caused these presents to be

signed by JEFFREY M. KLEINER, it's Sole Member, on this ___ day of _____ 20___.

HOME PATH FINANCIAL LIMITED PARTNERSHIP
a Wisconsin limited partnership

BY: IMS INVESTMENTS, LLC
A WISCONSIN LIMITED LIABILITY COMPANY
GENERAL PARTNERSHIP OF HOME PATH FINANCIAL LIMITED PARTNERSHIP

BY: _____
JEFFREY M. KLEINER, SOLE MEMBER

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20_____, JEFFREY M. KLEINER, of HOME PATH FINANCIAL LIMITED PARTNERSHIP, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of HOME PATH FINANCIAL LIMITED PARTNERSHIP, by their authority.

_____

Notary Public, State of Wisconsin
My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

_____, mortgagee, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in this subdivision plat and the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed

by _____, its _____, and by _____, its _____
(name) (title) (name) (title)

at _____, and its corporate seal to be hereunto affixed.

This ___ day of _____, 20_____.

_____

STATE OF _____ }
:SS
COUNTY OF _____ }

PERSONALLY came before me this _____ day of _____, 20_____,
_____, _____ of the
(name) (title)

above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said limited liability company.

_____(SEAL)

Notary Public, State of _____

My commission expires _____

WASHINGTON COUNTY TREASURER'S CERTIFICATE

State of Wisconsin }
:SS
Washington County }

I, Jane Merten, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the

records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20_____, affecting the lands included in the Plat of Morning Meadows Addition No. 1 Subdivision

Date: _____ _____
Scott Henke, County Treasurer

VILLAGE CLERK CERTIFICATE

State of Wisconsin }
:SS
Washington County }

I, Jilline Dobratz, being the duly elected qualified and acting clerk of the Village of Jackson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as:

_____ , 20_____,on any of the land included in the Plat of Morning Meadows Addition No.1 Subdivision

Date: _____ _____
Jilline Dobratz, Village Clerk

VILLAGE BOARD APPROVAL
State of Wisconsin }
:SS
Washington County }

Resolved that the Plat of Morning Meadows Addition No. 1 Subdivision, in the Village of Jackson, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of

Trustees of the Village of Jackson, on this _____ Day of _____, 20_____

_____
Mike Schwab,Village President

Lot & Centerline Curve Table

| | Curve # | Length | Radius | Chord Bearing | Chord | Tangent In | Tangent Out | Delta |
|---|---|---|---|---|---|---|---|---|
| C/L | C1 | 135.21 | 220.00 | N71°10'48"E | 133.09 | N53°34'25"E | N88°47'10"E | 35°12'45" |
| S. ROW | C2 | 155.49 | 253.00 | N71°10'48"E | 153.05 | N53°34'25"E | N88°47'10"E | 35°12'45" |
| N. ROW | C3 | 114.93 | 187.00 | S71°10'48"W | 113.12 | S88°47'10"W | S53°34'25"W | 35°12'45" |
| LOT 25 | C4 | 12.96 | 253.00 | N87°19'07"E | 12.96 | N85°51'05"E | N88°47'10"E | 02°56'05" |
| LOT 26 | C5 | 63.71 | 253.00 | N78°38'16"E | 63.54 | N71°25'28"E | N85°51'05"E | 14°25'37" |
| LOT 27 | C6 | 63.71 | 253.00 | N64°12'39"E | 63.54 | N56°59'50"E | N71°25'28"E | 14°25'37" |
| LOT 28 | C7 | 15.12 | 253.00 | N55°17'08"E | 15.12 | N53°34'25"E | N56°59'50"E | 03°25'25" |
| LOT 49 | C8 | 64.07 | 187.00 | S63°23'23"W | 63.76 | S73°12'21"W | S53°34'25"W | 19°37'56" |
| LOT 50 | C9 | 50.85 | 187.00 | S80°59'46"W | 50.69 | S88°47'10"W | S73°12'21"W | 15°34'49" |
| C/L | C10 | 166.29 | 235.00 | N73°50'44"E | 162.84 | S85°52'57"E | N53°34'25"E | 40°32'38" |
| S. ROW | C11 | 137.24 | 202.00 | N73°02'15"E | 134.62 | S87°29'55"E | N53°34'25"E | 38°55'39" |
| N. ROW | C12 | 189.64 | 268.00 | S73°50'44"W | 185.71 | S53°34'25"W | N85°52'57"W | 40°32'38" |
| LOT 28 | C13 | 33.13 | 202.00 | N58°16'20"E | 33.09 | N62°58'15"E | N53°34'25"E | 09°23'49" |
| LOT 29 | C14 | 104.11 | 202.00 | N77°44'10"E | 102.96 | S87°29'55"E | N62°58'15"E | 29°31'50" |
| LOT 45 | C15 | 17.30 | 268.00 | N87°43'56"W | 17.30 | N89°34'55"W | N85°52'57"W | 03°41'58" |
| LOT 46 | C16 | 64.03 | 268.00 | S83°34'26"W | 63.88 | S76°43'47"W | N89°34'55"W | 13°41'18" |
| LOT 47 | C17 | 64.03 | 268.00 | S69°53'08"W | 63.88 | S63°02'29"W | S76°43'47"W | 13°41'18" |
| LOT 48 | C18 | 44.28 | 268.00 | S58°18'27"W | 44.23 | S53°34'25"W | S63°02'29"W | 09°28'03" |
| S. ROW | C19 | 79.95 | 50.00 | S41°41'26"E | 71.70 | S04°07'03"W | S87°29'55"E | 91°36'58" |
| S. ROW | C20 | 78.54 | 50.00 | N49°07'03"E | 70.71 | S85°52'57"E | N04°07'03"E | 90°00'00" |
| C/L | C21 | 324.89 | 375.00 | S61°03'45"E | 314.83 | S36°14'33"E | S85°52'57"E | 49°38'24" |
| S. ROW | C22 | 212.82 | 342.00 | S68°03'21"E | 209.40 | S50°13'45"E | S85°52'57"E | 35°39'12" |
| N. ROW | C23 | 259.98 | 408.00 | N67°37'41"W | 255.60 | N85°52'57"W | N49°22'25"W | 36°30'32" |
| LOT 30 | C24 | 23.29 | 342.00 | S83°55'52"E | 23.29 | S81°58'48"E | S85°52'57"E | 03°54'09" |
| LOT 31 | C25 | 89.14 | 342.00 | S74°30'46"E | 88.89 | S67°02'45"E | S81°58'48"E | 14°56'03" |
| LOT 32 | C26 | 100.38 | 342.00 | S58°38'15"E | 100.02 | S50°13'45"E | S67°02'45"E | 16°49'00" |
| LOT 40 | C27 | 27.54 | 408.00 | N51°18'26"W | 27.53 | N53°14'27"W | N49°22'25"W | 03°52'03" |
| O.L. 3 | C28 | 25.00 | 408.00 | N54°59'48"W | 25.00 | N56°45'08"W | N53°14'27"W | 03°30'41" |
| LOT 41 | C29 | 65.96 | 408.00 | N61°23'01"W | 65.89 | N66°00'53"W | N56°45'08"W | 09°15'45" |
| LOT 42 | C30 | 65.96 | 408.00 | N70°38'46"W | 65.89 | N75°16'39"W | N66°00'53"W | 09°15'45" |
| LOT 43 | C31 | 65.96 | 408.00 | N79°54'31"W | 65.89 | N84°32'24"W | N75°16'39"W | 09°15'45" |
| LOT 44 | C32 | 9.56 | 408.00 | N85°12'40"W | 9.56 | N85°52'57"W | N84°32'24"W | 01°20'33" |
| S. ROW | C33 | 69.88 | 75.00 | S23°32'15"E | 67.38 | S03°09'14"W | S50°13'45"E | 53°22'59" |
| N. ROW | C34 | 86.34 | 200.00 | N61°44'25"W | 85.67 | N49°22'25"W | N74°06'25"W | 24°44'01" |
| LOT 39 | C35 | 29.60 | 200.00 | N69°52'01"W | 29.57 | N65°37'36"W | N74°06'25"W | 08°28'49" |
| LOT 40 | C36 | 56.73 | 200.00 | N57°30'00"W | 56.54 | N49°22'25"W | N65°37'36"W | 16°15'12" |
| E. ROW | C37 | 336.75 | 75.00 | N54°31'24"E | 117.18 | N74°06'25"W | S03°09'14"W | 257°15'39" |
| LOT 33 | C38 | 42.32 | 75.00 | S13°00'35"E | 41.76 | S29°10'24"E | S03°09'14"W | 32°19'38" |
| LOT 34 | C39 | 52.50 | 75.00 | S49°13'36"E | 51.43 | S69°16'49"E | S29°10'24"E | 40°06'25" |
| LOT 35 | C40 | 52.50 | 75.00 | S89°20'02"E | 51.43 | N70°36'46"E | S69°16'49"E | 40°06'25" |
| LOT 36 | C41 | 52.50 | 75.00 | N50°33'33"E | 51.43 | N30°30'20"E | N70°36'46"E | 40°06'25" |
| LOT 37 | C42 | 52.50 | 75.00 | N10°27'08"E | 51.43 | N09°36'05"W | N30°30'20"E | 40°06'25" |
| LOT 38 | C43 | 52.50 | 75.00 | N29°39'18"W | 51.43 | N49°42'30"W | N09°36'05"W | 40°06'25" |
| LOT 39 | C44 | 31.94 | 75.00 | N61°54'28"W | 31.70 | N74°06'25"W | N49°42'30"W | 24°23'55" |



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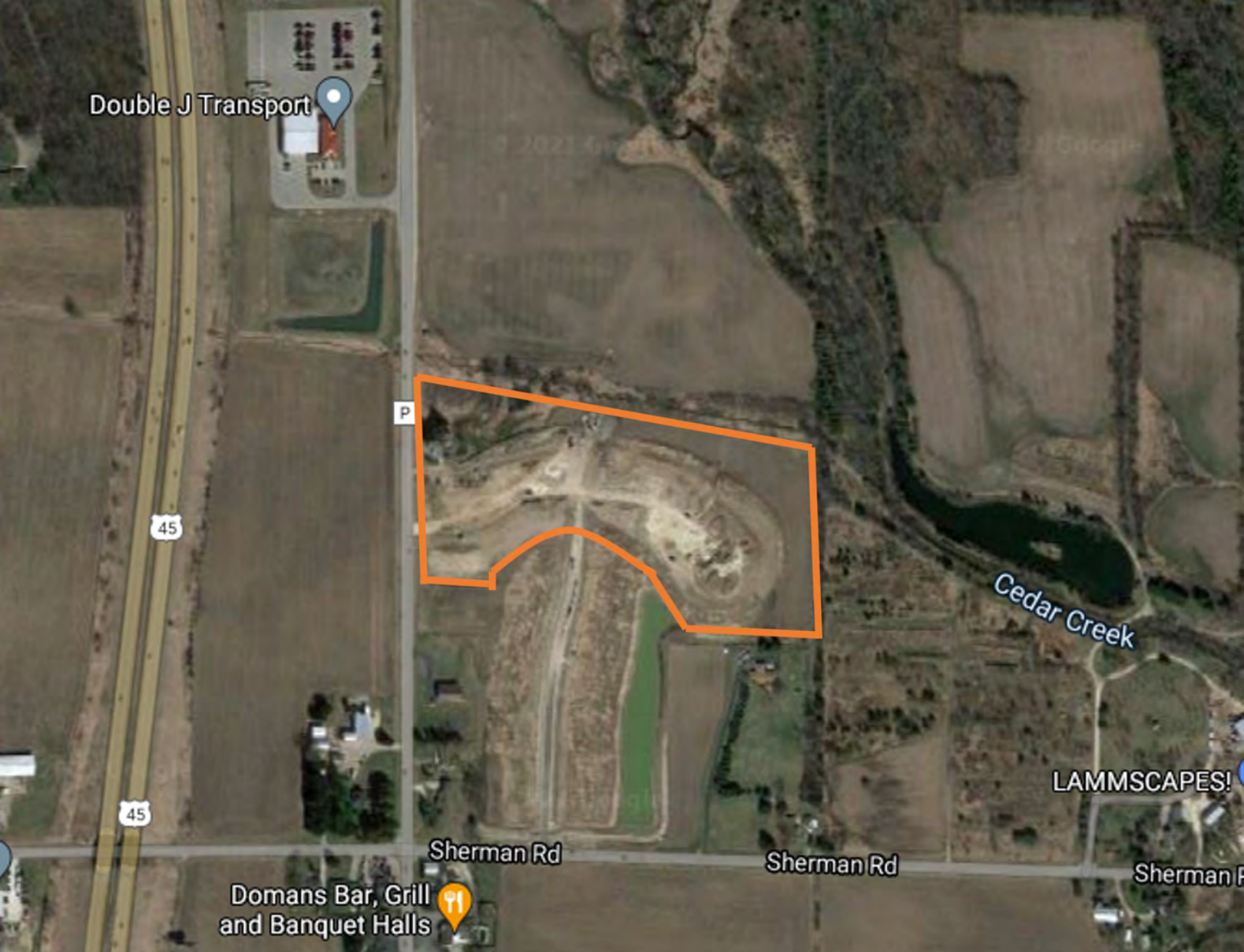
S:\5162019\dwg\FP201P60.dwg, SHEET 2, 4/8/2021 9:55:58 AM, Jpc

Morning Meadows Intended Use

The intended use for the 26 lots of the Morning Meadows Phase II subdivision is residential use for 26 single-family homes. There will be one outlot.

Morning Meadows Phase II Impact Statement

As a natural subdivision, Morning Meadows attempts to minimize impacts on neighboring areas. With minimal curb and gutter in order to reflect the rural character of the area, we do not expect any impacts on any neighboring land nor to have any negative externalities.


Double J Transport
P
45
45
Cedar Creek
LAMMSCAPES!
Sherman Rd
Sherman Rd
Domans Bar, Grill
and Banquet Halls

# CONSTRUCTION PLANS
## FOR
# MORNING MEADOWS SUBDIVISION - PHASE 2
## VILLAGE OF JACKSON, WISCONSIN

### LEGEND
(PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- COLORED AND STAMPED CONCRETE
- PROPOSED 30" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 30" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- VAN — PROPOSED ACCESSIBLE PAVEMENT MARKING; VAN ACCSSSIBLE STALL
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL – (DESIGNED BY OTHERS)
- 869.5 — PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
- 869 — PROPOSED 1-FOOT GRADE CONTOUR
- 870 — PROPOSED 5-FOOT GRADE CONTOUR
- 877.70 × — PROPOSED SPOT GRADE
- (877.70) × — PROPOSED TOP OF CURB
- 000.0 — DENOTES PROPOSED GARAGE FLOOR GRADE @ THRESHOLD
- 000.0 — IF A SECOND ELEVATION IS GIVEN, DENOTES GROUND LEVEL FOR LOOK OUT OR BASEMENT SLAB GRADE FOR WALK OUT.
- PROPOSED EROSION CONTROL BALE TEMPORARY DITCH CHECK
- CULVERT PIPE DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED STRAW WATTLE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- G — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- W — PROPOSED WATER MAIN
- STO — PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET/ CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

### LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- S —SANITARY SEWER
- STO —STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW —OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV —MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION
- —EXISTING PROPERTY LINE
- —EXISTING EASEMENT LINE

## VICINITY MAP

N

## PLAN INDEX



| SHEET NO. | DESCRIPTION |
|---|---|
| C000 | TITLE SHEET |
| C100 | OVERALL EROSION CONTROL & GRADING PLAN |
| C101–C103 | DETAILED EROSION CONTROL & GRADING PLANS |
| C200–C201 | SANITARY SEWER & WATER MAIN PLAN & PROFILE |
| C202 | OVERALL UTILITY PLAN |
| C300–C301 | STORM SEWER & PAVING PLAN & PROFILE |
| C400–C401 | DETAILS |




ENGINEER:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

RAS PROJECT: 3050195.01
CONTACT: CHRIS D. HITCH, P.E.


OWNER/DEVELOPER:
HOME PATH FINANCIAL, LP
CONTACT: ED WOODLAND
19435 W. CAPITAL DRIVE, #102
BROOKFIELD, WI 53045
PH.: 262-336-3862

COMMUNITY:
VILLAGE OF JACKSON
CONTACT: BRIAN KOBER
DIRECTOR OF PUBLIC WORKS
N168 W20733 MAIN ST.
JACKSON, WI 53037
PH.: 262-677-0707 x11

BENCHMARKS:
SET BM. RR SPIKE PP#85-02721
APPROX. 406' EAST OF CTH P
ON SHERMAN RD
ELEV = 861.11

SET BM. RR SPIKE PP#03-04062
APPROX. 1,605' NORTH OF
SHERMAN ON CTH P
ELEV = 865.99

PLAN DATEA 01/15/2021

| REVISIONS | ISSUE DATE | SHEET NO.'S | ISSUED FOR: |
|---|---|---|---|
| – | –– | –– | –– |


raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

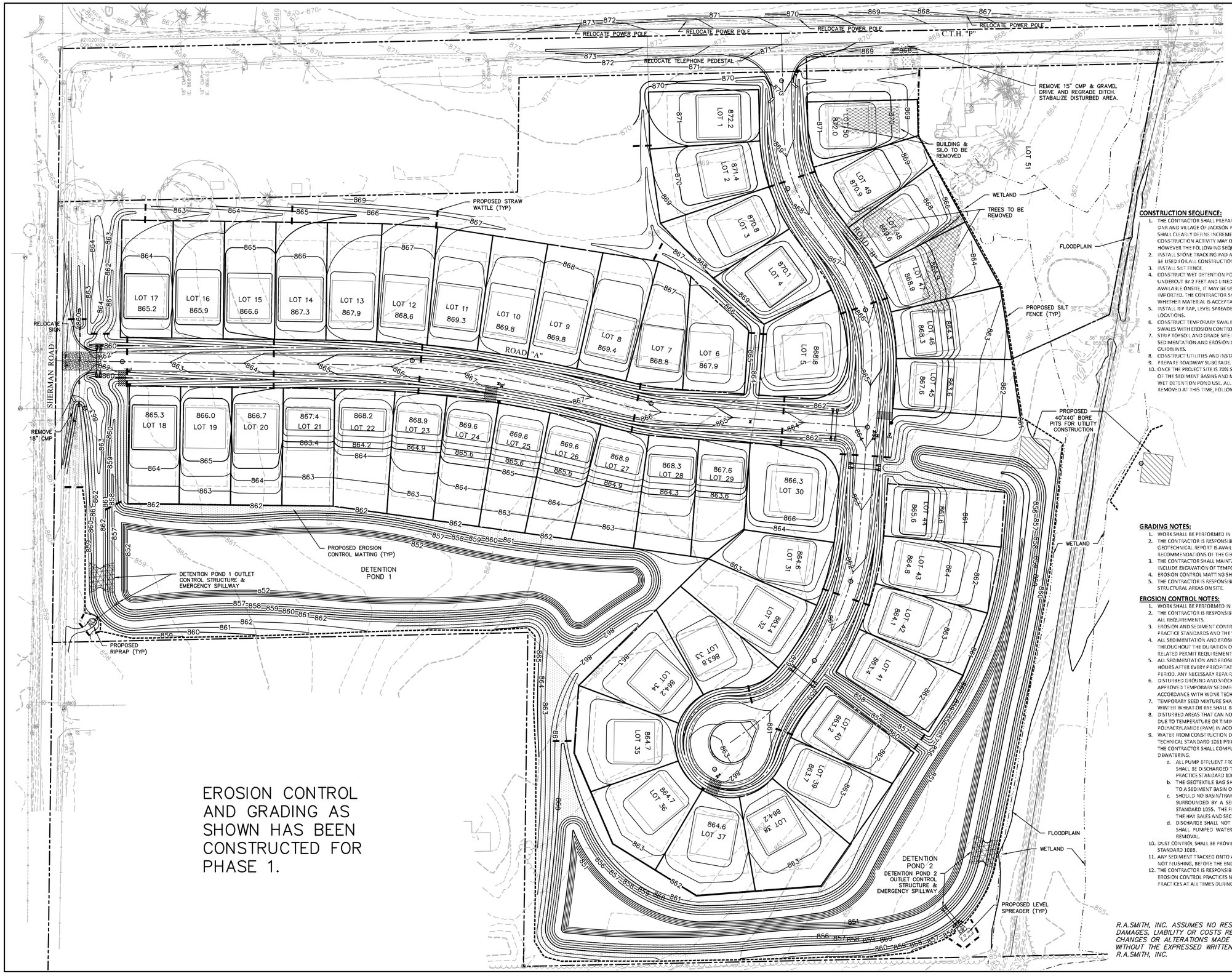

MORNING MEADOWS SUBDIVISION - PHASE 2
VILLAGE OF JACKSON, WISCONSIN

TITLE SHEET


© COPYRIGHT 2021
R.A. Smith, Inc.


DATE: 01/15/2021
SCALE: N.T.S.
JOB NO. 3050195.01
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

SHEET NUMBER
C000




EROSION CONTROL AND GRADING AS SHOWN HAS BEEN CONSTRUCTED FOR PHASE 1.

**CONSTRUCTION SEQUENCE:**

1. THE CONTRACTOR SHALL PREPARE AN IMPLEMENTATION PLAN FOR REVIEW/APPROVAL BY WISCONSIN DNR AND VILLAGE OF JACKSON PRIOR TO THE START OF CONSTRUCTION. THE IMPLEMENTATION PLAN SHALL CLEARLY DEFINE INCREMENTS OF THE CONTRACTOR'S PROPOSED LAND DISTURBANCE. CONSTRUCTION ACTIVITY MAY OCCUR CONCURRENTLY WITHIN MORE THAN ONE INCREMENT, HOWEVER THE FOLLOWING SEQUENCE SHALL BE APPLIED TO EACH INDIVIDUAL INCREMENT.
2. INSTALL STONE TRACKING PAD AT LOCATION SHOWN ON THE PLANS. THIS IS THE ONLY ENTRANCE TO BE USED FOR ALL CONSTRUCTION ACTIVITIES.
3. INSTALL SILT FENCE.
4. CONSTRUCT WET DETENTION PONDS FOR USE AS SEDIMENT BASINS. WET DETENTION PONDS SHALL BE UNDERCUT BY 2 FEET AND LINED WITH A 2 FOOT LAYER OF CLAY. IF ACCEPTABLE MATERIAL IS AVAILABLE ONSITE, IT MAY BE USED. IF ACCEPTABLE MATERIAL IS NOT AVAILABLE ONSITE, IT SHALL BE IMPORTED. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER TO DETERMINE WHETHER MATERIAL IS ACCEPTABLE TO LINE THE PONDS.
5. INSTALL RIP RAP, LEVEL SPREADERS AND STRAW WATTLES AT WET DETENTION POND OUTFALL LOCATIONS.
6. CONSTRUCT TEMPORARY SWALES TO DIRECT RUNOFF TO SEDIMENT BASINS. STABILIZE TEMPORARY SWALES WITH EROSION CONTROL MATTING AND STRAW WATTLES.
7. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
8. CONSTRUCT UTILITIES AND INSTALL STORM CULVERTS.
9. PREPARE ROADWAY SUBGRADE. INSTALL CURB & GUTTER AND BINDER SURFACE ASPHALT.
10. ONCE THE PROJECT SITE IS 70% STABILIZED, REMOVE ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE SEDIMENT BASINS AND MODIFY OUTLET CONTROL STRUCTURES AS REQUIRED FOR PERMANENT WET DETENTION POND USE. ALL REMAINING TEMPORARY EROSION CONTROL SHALL ALSO BE REMOVED AT THIS TIME, FOLLOWING APPROVAL FROM THE VILLAGE OF JACKSON AND THE WDNR.

**GRADING NOTES:**

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY SWALES OR PUMPING TO ALLEVIATE WATER PONDING.
4. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL WET DETENTION POND SIDE SLOPES.
5. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE. TOPSOIL MAY BE USED AS FILL IN NON-STRUCTURAL AREAS ON SITE.

**EROSION CONTROL NOTES:**

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL RELATED PERMITS AND ABIDING BY ALL REQUIREMENTS.
3. EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE WDNR CONSERVATION PRACTICE STANDARDS AND THE VILLAGE OF JACKSON.
4. ALL SEDIMENTATION AND EROSION CONTROL PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH RELATED PERMIT REQUIREMENTS.
5. ALL SEDIMENTATION AND EROSION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OR MORE DURING A 24 HOUR PERIOD. ANY NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
6. DISTURBED GROUND AND STOCKPILES LEFT INACTIVE FOR 7 DAYS OR MORE SHALL BE STABILIZED WITH APPROVED TEMPORARY SEDIMENT CONTROL MEASURES OR TOPSOIL, SEED AND MULCH IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1058/1059.
7. TEMPORARY SEED MIXTURE SHALL CONFORM TO SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR SEEDING AFTER SEPTEMBER 1.
8. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
9. WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS OR OFFSITE. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS FOR DEWATERING.
   a. ALL PUMP EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061.
   b. THE GEOTEXTILE BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP.
   c. SHOULD NO BASIN/TRAP EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED.
   d. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
10. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
11. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
12. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL SEDIMENTATION AND EROSION CONTROL PRACTICES NECESSARY. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED PRACTICES AT ALL TIMES DURING CONSTRUCTION UNTIL STABILIZATION IS ACHIEVED.

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**MORNING MEADOWS SUBDIVISION - PHASE 2**
**VILLAGE OF JACKSON, WISCONSIN**

**OVERALL EROSION CONTROL & GRADING PLAN**

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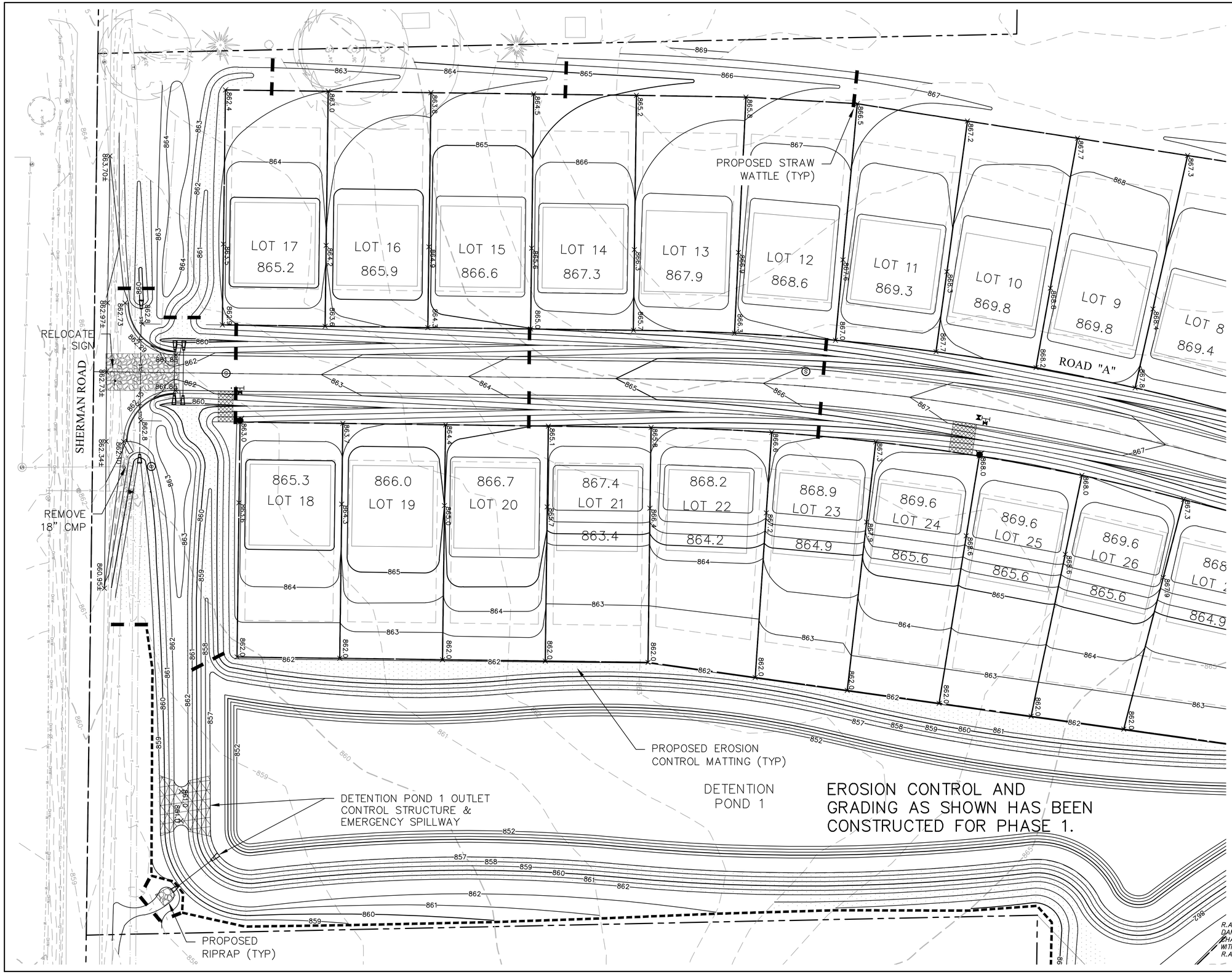
DATE: 01/15/2021
SCALE: 1" = 60'
JOB NO. 3050195.01
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

**SHEET NUMBER**
C100

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**MORNING MEADOWS SUBDIVISION - PHASE 2**
**VILLAGE OF JACKSON, WISCONSIN**

**DETAILED EROSION CONTROL & GRADING PLAN**

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PROJECT MANAGER: CHRIS D. HITCH, P.E.
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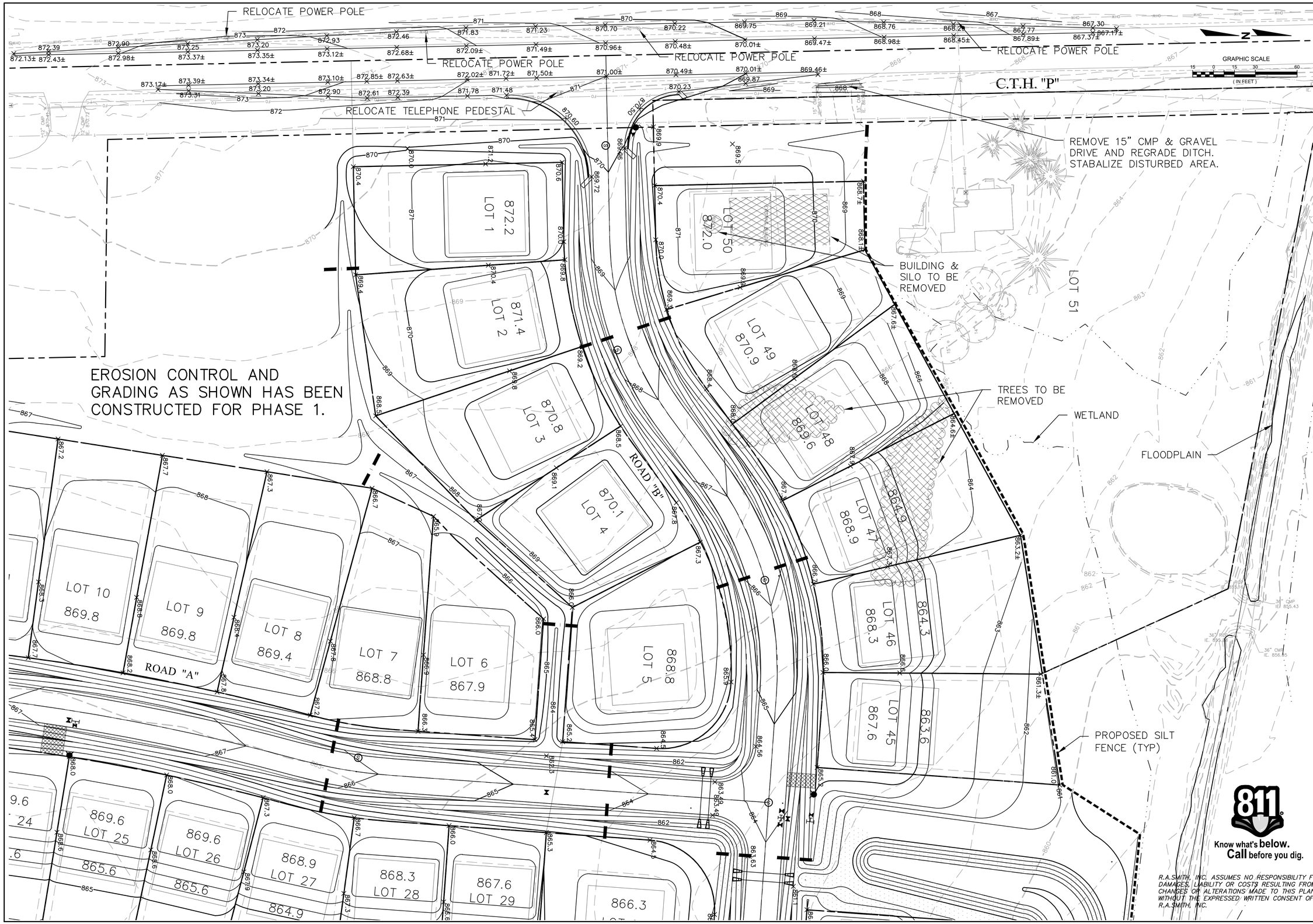
**SHEET NUMBER**
C101

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PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
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**SHEET NUMBER**
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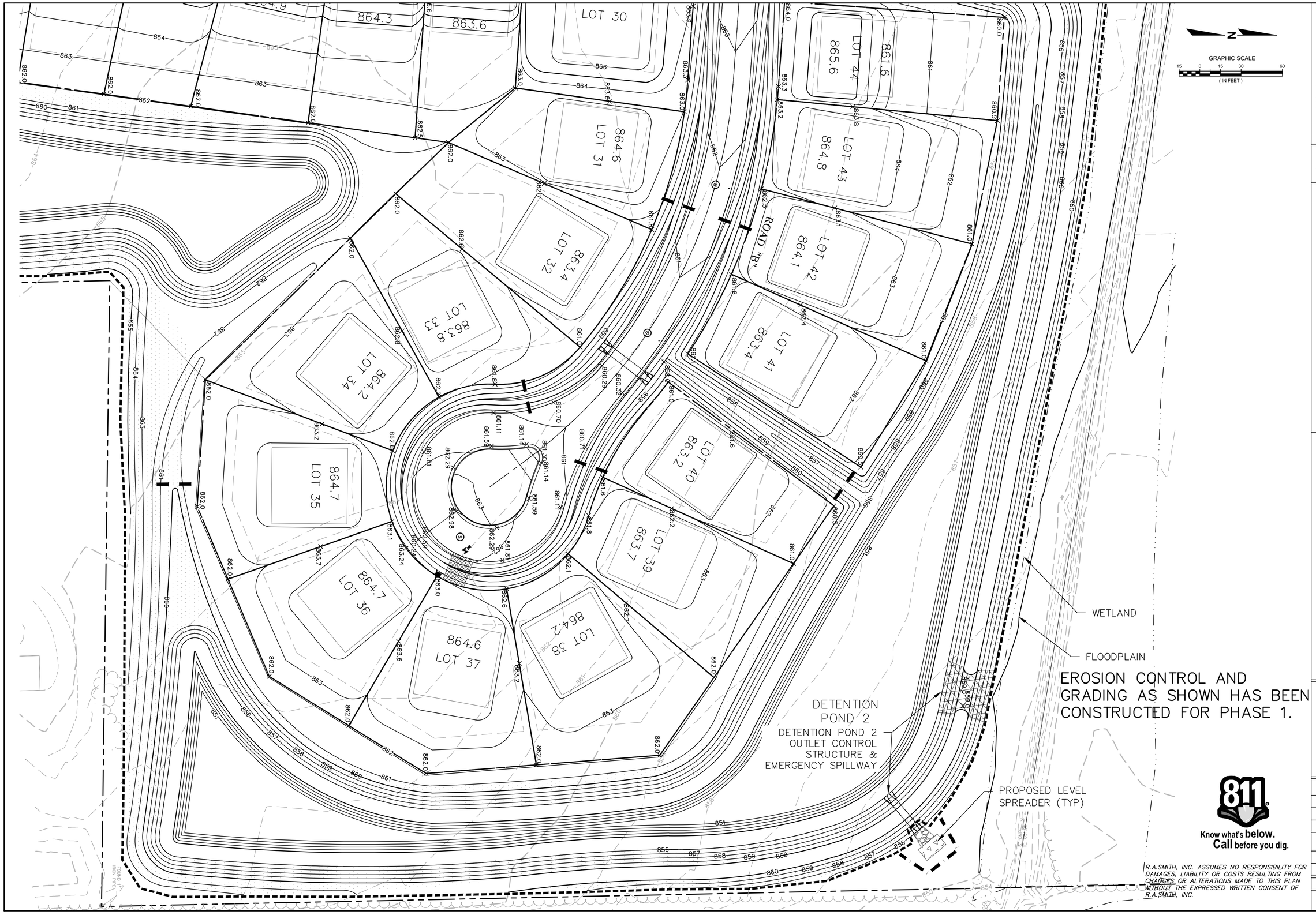


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**DETAILED EROSION CONTROL & GRADING PLAN**

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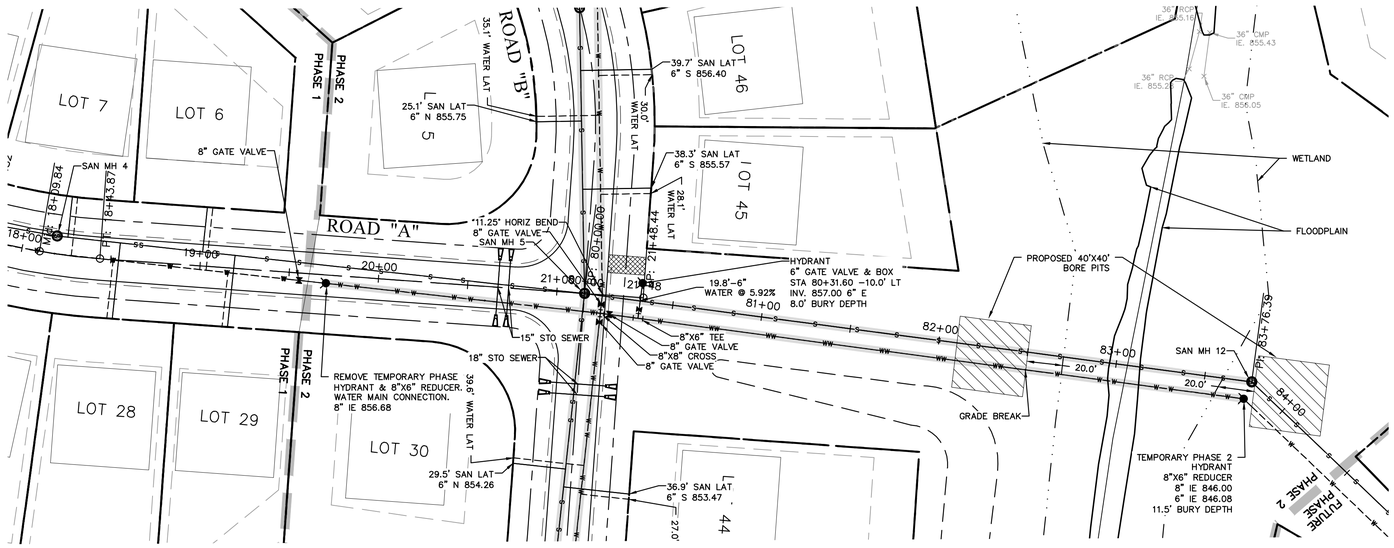
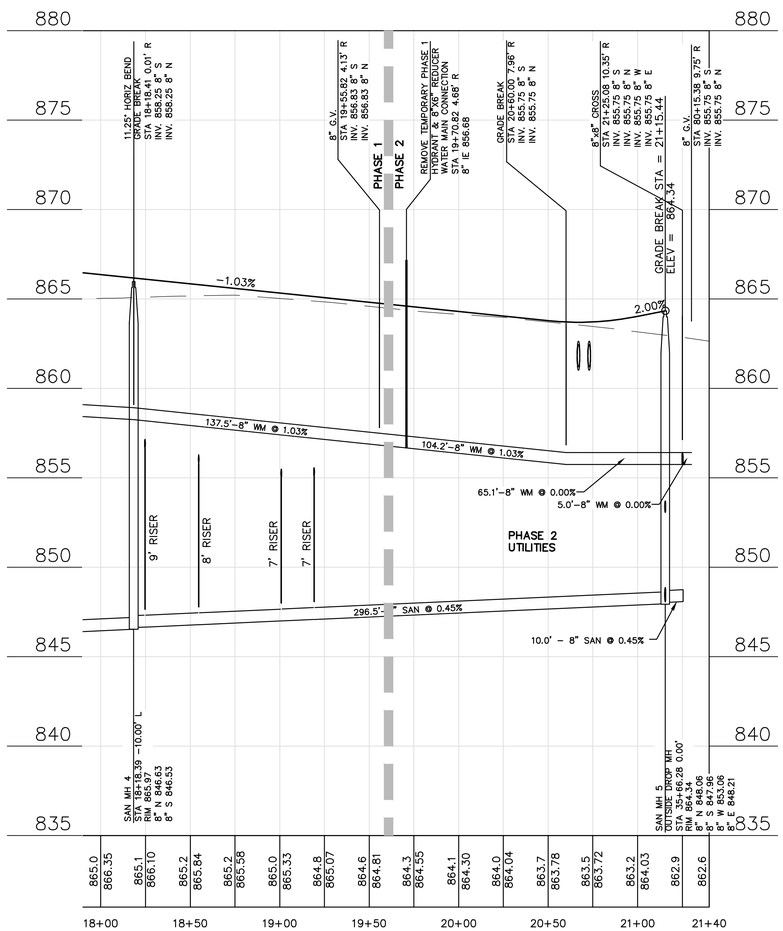
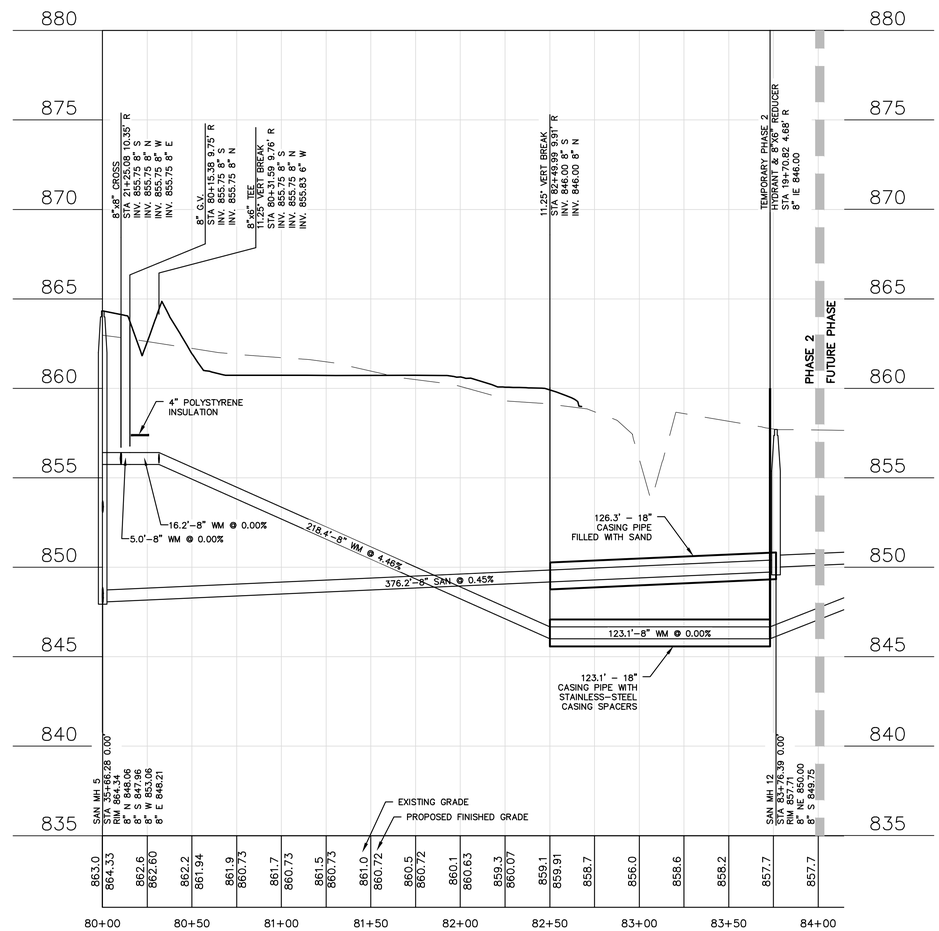
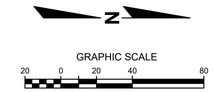
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

**SHEET NUMBER**
C103

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# MORNING MEADOWS SUBDIVISION - PHASE 2
## VILLAGE OF JACKSON, WISCONSIN
## SANITARY SEWER & WATER MAIN
## PLAN & PROFILE

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PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

SHEET NUMBER
C200

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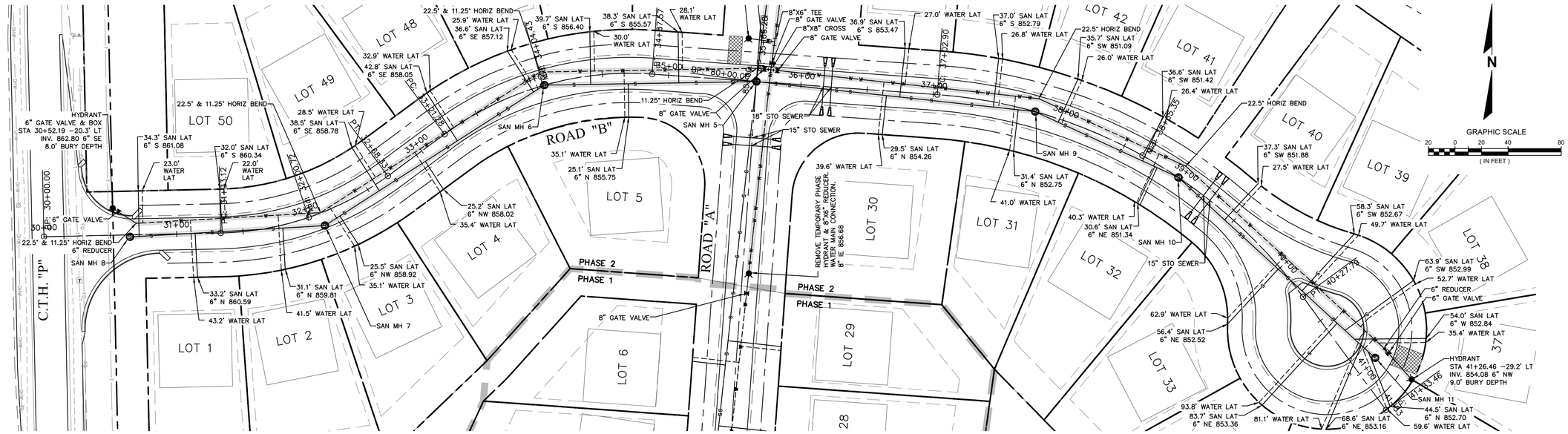


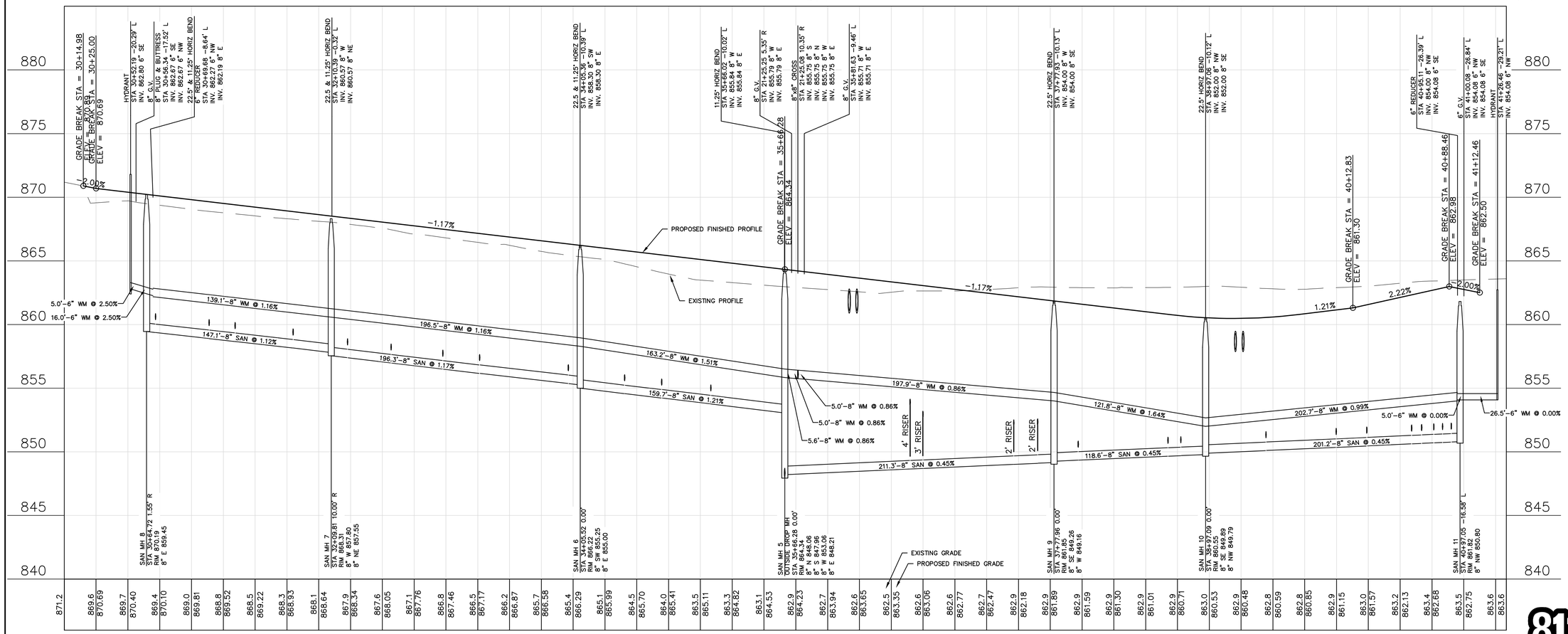


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# MORNING MEADOWS SUBDIVISION - PHASE 2
## VILLAGE OF JACKSON, WISCONSIN
## SANITARY SEWER & WATER MAIN PLAN & PROFILE

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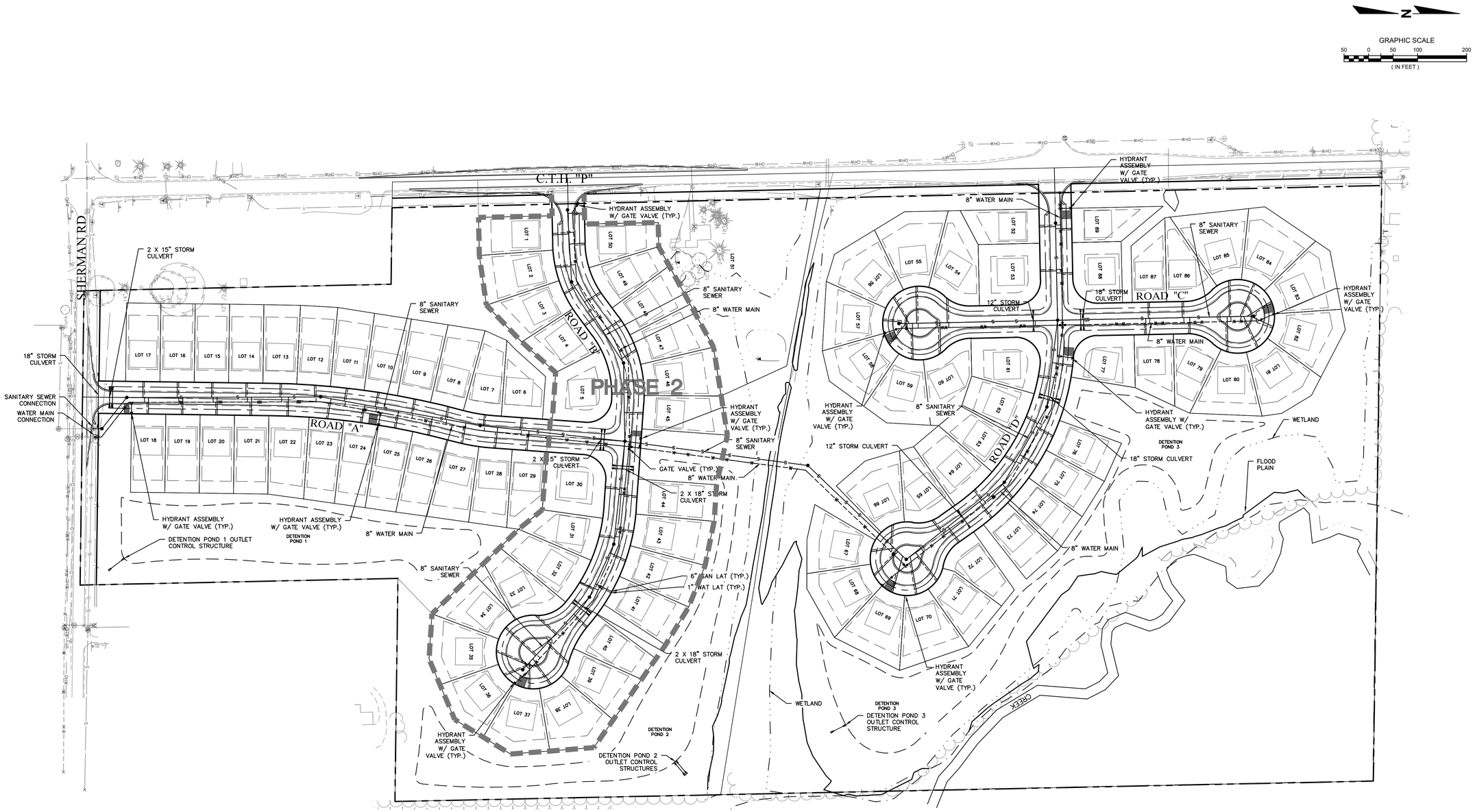
C201

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# MORNING MEADOWS SUBDIVISION - PHASE 2
## VILLAGE OF JACKSON, WISCONSIN
## OVERALL UTILITY PLAN

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SCALE: 1" = 100'
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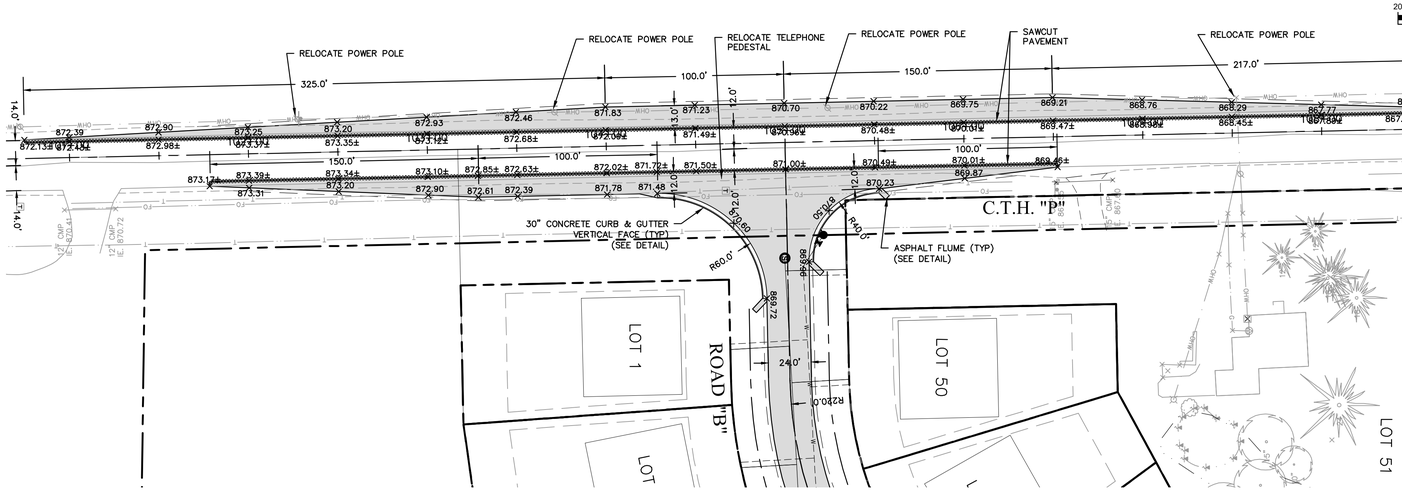
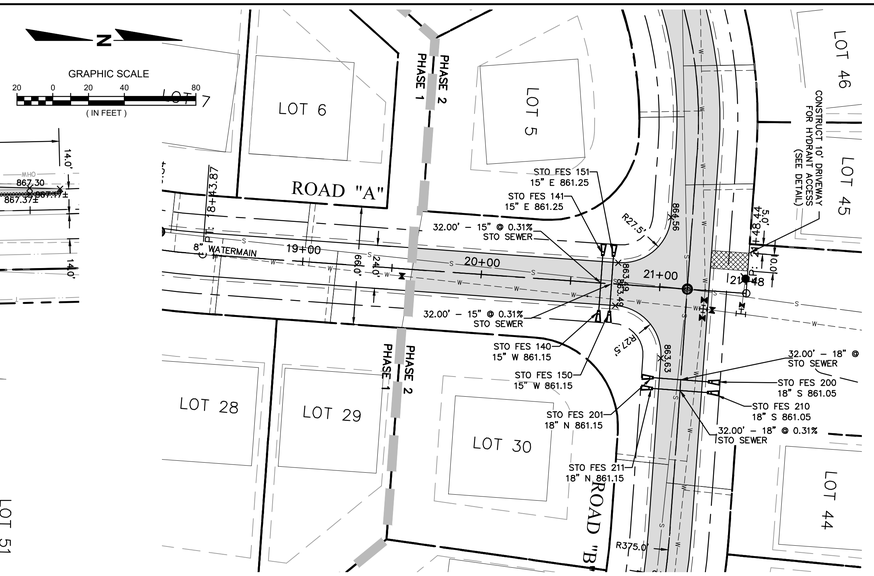
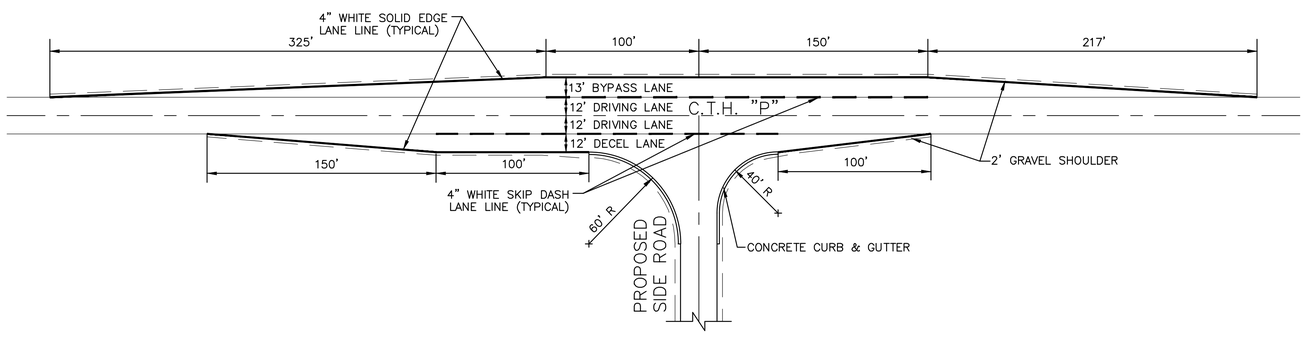
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

**SHEET NUMBER**
C202

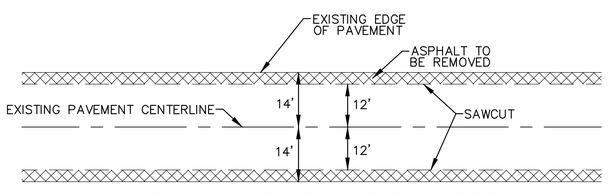



## TYPE "C" ACCESS

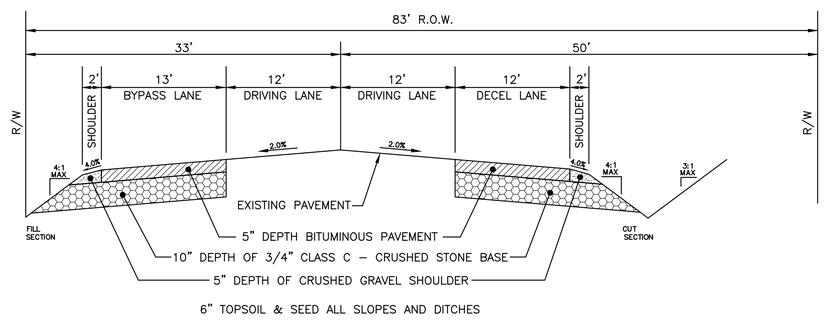
NOT TO SCALE




1. SAWCUT ASPHALT 2' FROM EXISTING EDGE OF PAVEMENT AT LOCATIONS ADJACENT TO NEW ASPHALT PAVEMENT.
2. REMOVE ASPHALT FROM SAWCUT LOCATION.
3. REPLACE WITH FULL DEPTH ASPHALT PAVEMENT SECTION.

## ASPHALT REMOVAL DETAIL

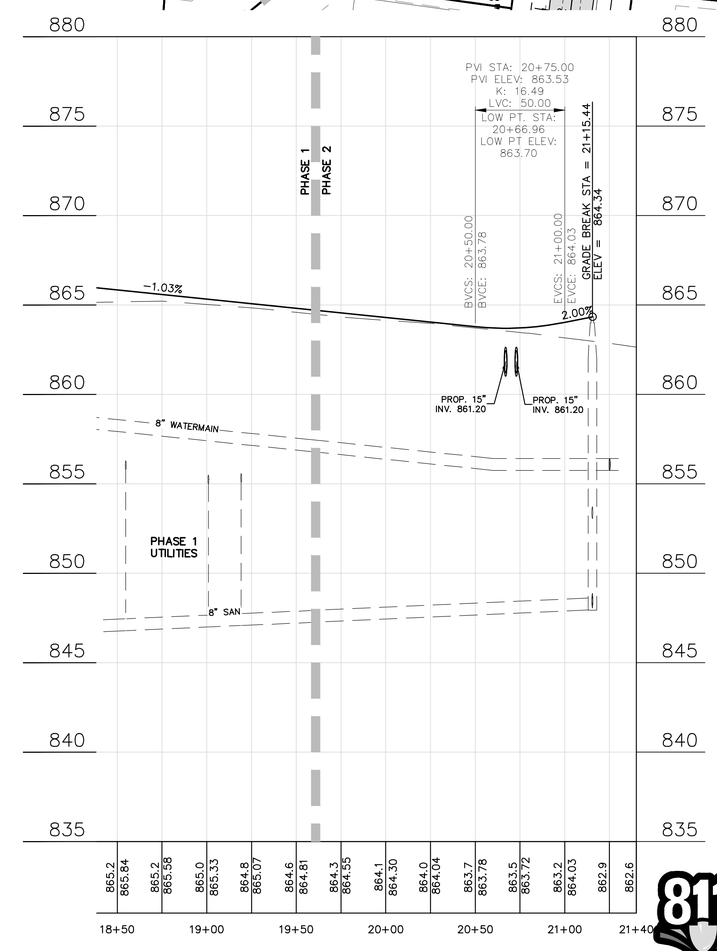
NOT TO SCALE




6" TOPSOIL & SEED ALL SLOPES AND DITCHES

## C.T.H. "P" PAVEMENT SECTION

NOT TO SCALE




**NOTES:**
1. ALL SPOT GRADES AND DIMENSIONS ARE TO THE FLANGE LINE OF CURB & GUTTER OR EDGE OF PAVEMENT.

*THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.*

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**MORNING MEADOWS SUBDIVISION - PHASE 2**
**VILLAGE OF JACKSON, WISCONSIN**

**STORM SEWER & PAVING PLAN & PROFILE**

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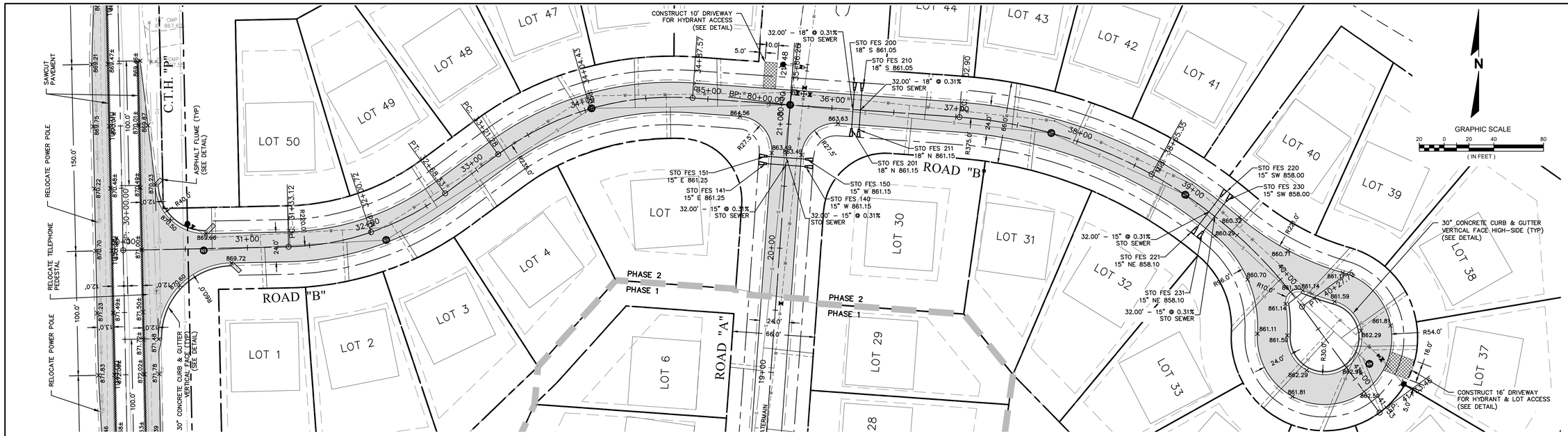
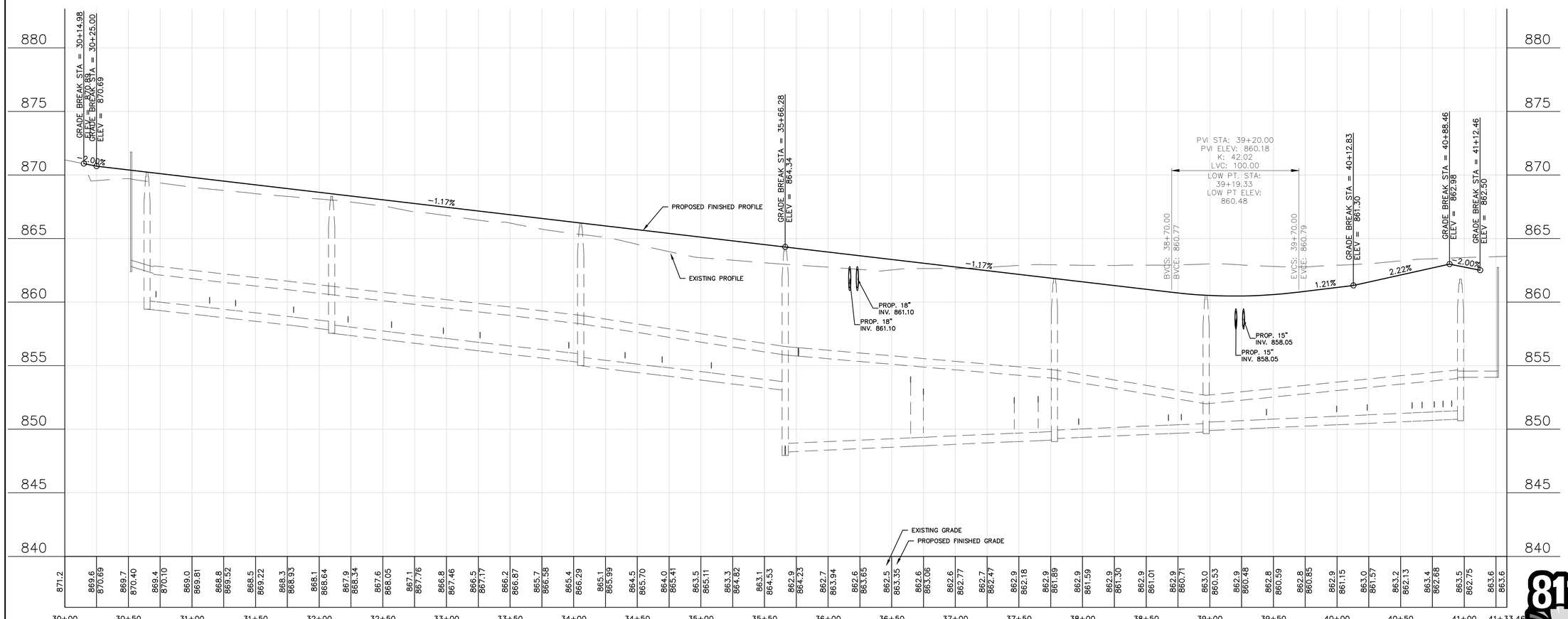
DATE: 01/15/2021
SCALE: 1" = 40'
JOB NO. 3050195.01
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

SHEET NUMBER
C300

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# MORNING MEADOWS SUBDIVISION - PHASE 2
## VILLAGE OF JACKSON, WISCONSIN

## STORM SEWER & PAVING PLAN & PROFILE

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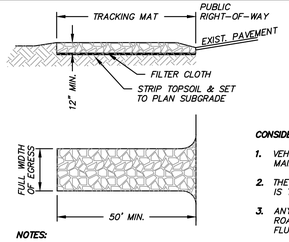
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

SHEET NUMBER
C301




**CONSIDERATIONS:**

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

**NOTES:**

**A. TRACKING PAD:**

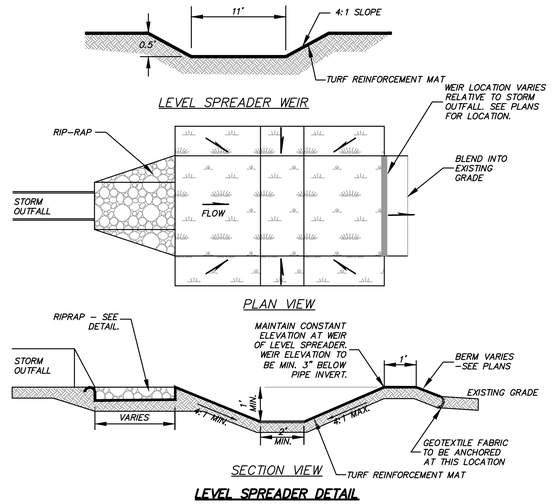
1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"- 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

**B. MAINTENANCE**

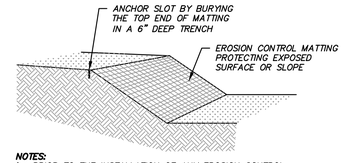
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

## STONE TRACKING PAD DETAIL

(NOT TO SCALE)




## LEVEL SPREADER DETAIL

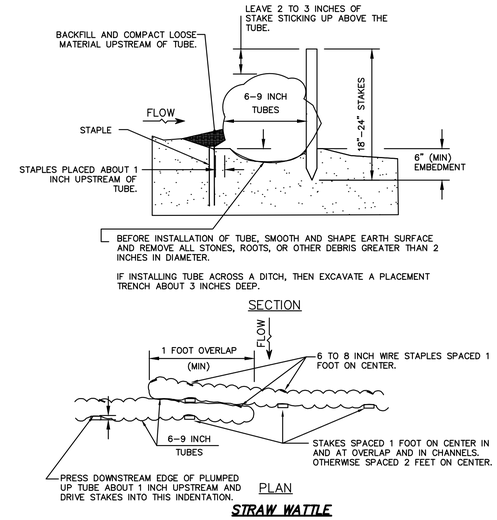



**NOTES:**

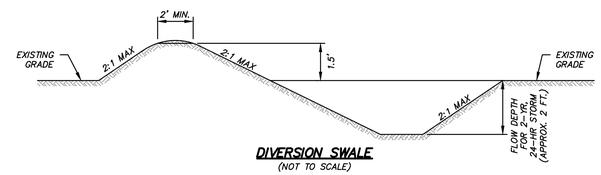
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

## EROSION CONTROL MATTING DETAIL

NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER




## STRAW WATTLE




## DIVERSION SWALE

(NOT TO SCALE)

1. DIVERSION TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1066.
2. DIVERSION TO BE STABILIZED WITH VEGETATION OR EROSION MAT PRIOR TO USE.
3. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DIVERSION BERM. PROPERLY DISPOSE OF ANY SEDIMENT REMOVED FROM THE DIVERSION.
6. DIVERSIONS SHALL BE REMOVED AND THE AREA STABILIZED ACCORDING TO CONSTRUCTION PLANS.

**C. Geotextile Bags**

1. Geotextile bags shall meet the criteria listed in Table 1.

**Table 1: Properties for Geotextile Bags**

| Property | Test Method | Type I Value | Type II Value |
|---|---|---|---|
| Maximum Apparent Opening Sizes | ASTM D-4751 | 0.212 mm | 0.212 mm |
| Grab Tensile Strength | ASTM D-4632 | 200 lbs. | 300 lbs. |
| Mullen Burst | ASTM D-3786 | 350 psi | 580 psi |
| Permeability | ASTM D-4491 | 0.28 cm/sec | 0.2 cm/sec |
| Fabric | Nominal Representative Weight | 8 oz | 12 oz |

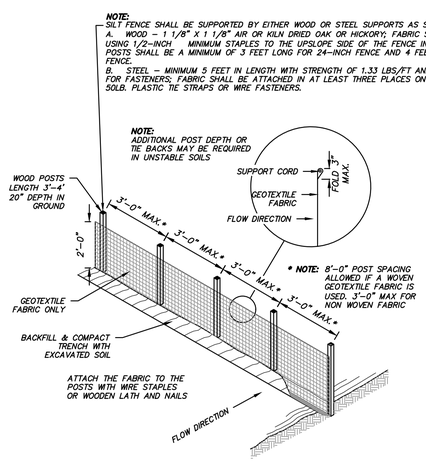
2. Geotextile bags shall be sized according to the particle size being trapped, expected flow or pumping rate (gallons per minute) per square foot of fabric and a 50% clogging factor. The footprint of the bag shall be no smaller than 100 square feet.
3. Geotextile bags shall be securely attached to the discharge pipe.
4. Polymers can be used to enhance the efficiency of geotextile bags. If polymer is used, the polymer shall be approved by the WDNR and meet the criteria stipulated in WDNR Conservation Practice Standard 1051, Sediment Control Water Application of Polymers. The polymer supplier or applicator shall provide certifications showing that products have met the performance requirements of Standard 1051. If the manufacturer has not completed the required testing, the project may be used to gain that certification provided it meets the site requirements of Standard 1051. Any such testing will be monitored by DNR or WisDOT, with testing done by a qualified third party.

**NOTES:**

1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

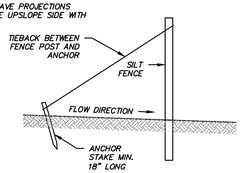
| SLOPE | FENCE SPACING |
|---|---|
| < 2% | 100 FEET |
| 2 TO 5% | 75 FEET |
| 5 TO 10% | 50 FEET |
| 10 TO 33% | 25 FEET |
| > 33% | 20 FEET |

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST180 DEGREES.
   B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



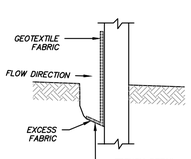

## SILT FENCE DETAIL

(NOT TO SCALE)




## SILT FENCE TIE BACK

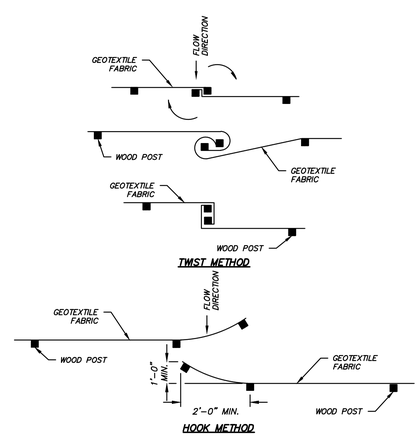
(WHEN ADDITIONAL SUPPORT IS REQUIRED)




TRENCH DETAIL

**NOTES:**

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.




## JOINING TWO LENGTHS OF SILT FENCE

Know what's **below.**
**Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

| DATE | DESCRIPTION |
|---|---|

raSmith
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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

**MORNING MEADOWS SUBDIVISION - PHASE 2**
**VILLAGE OF JACKSON, WISCONSIN**

**EROSION CONTROL DETAILS**

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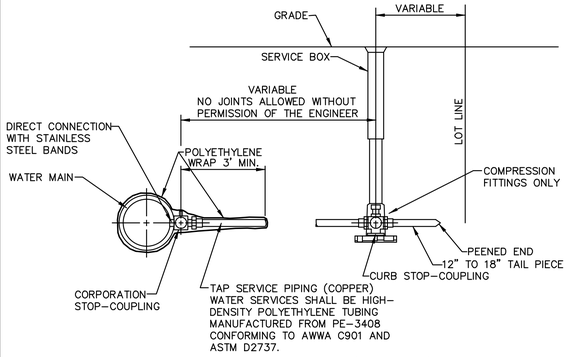
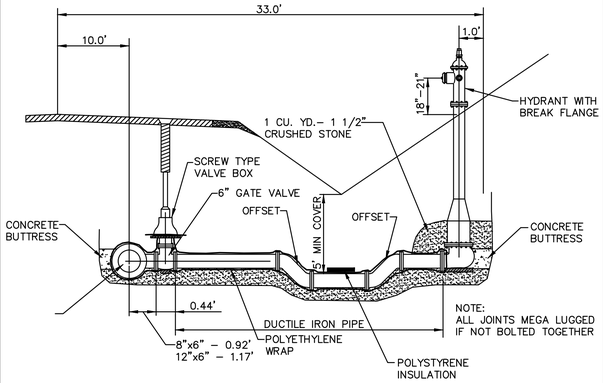
R.A. Smith, Inc.

DATE: 01/15/2021
SCALE: ########
JOB NO. 3050195.01
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

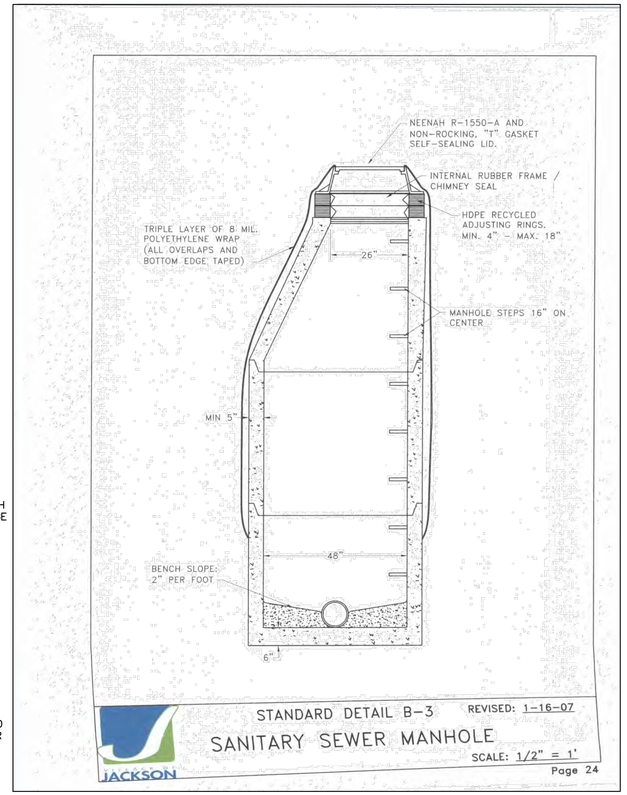
**SHEET NUMBER**
C400

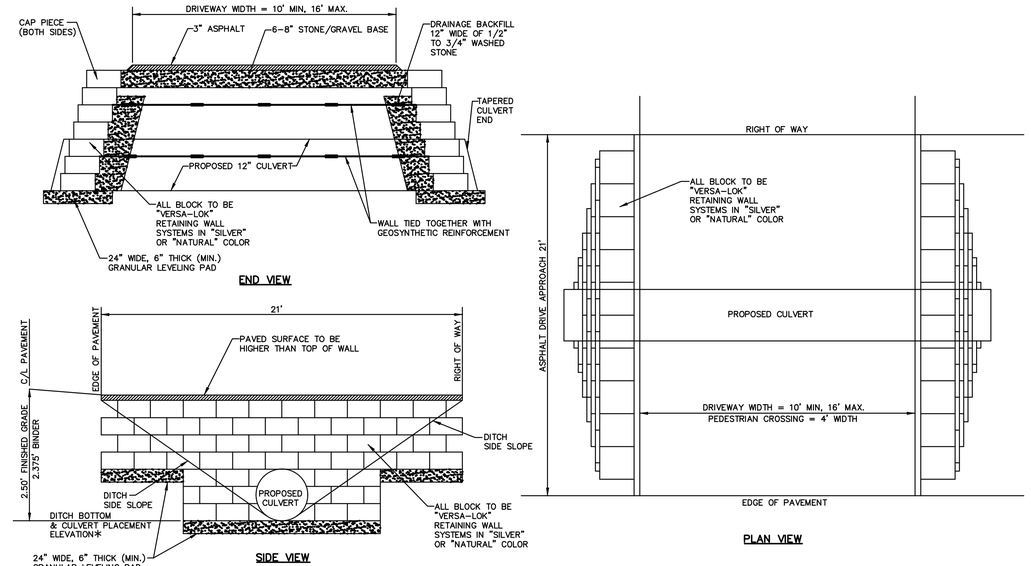



## TAP SERVICE PIPING (COPPER)
N.T.S.



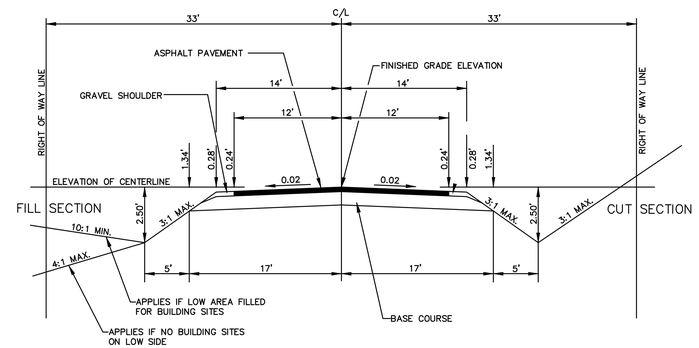

## TYPICAL HYDRANT SETTING
N.T.S.




## DRIVEWAY CULVERT DETAIL
N.T.S.

* BUILDER IS RESPONSIBLE FOR VERIFYING EXISTING PAVEMENT C/L & DITCH BOTTOM ELEVATIONS PRIOR TO CONSTRUCTION AND FOR SETTING CULVERT APPROPRIATELY.




## PROPOSED RURAL STREET SECTION
N.T.S.

**WATER MAIN NOTES:**

1. ALL WATER MAIN SHALL BE 8" DIAMETER PVC SDR-18, CLASS 150, CONFORMING TO AWWA C-900, WITH "PUSH-ON" TYPE RUBBER GASKET JOINTS.

2. ALL WATER LATERALS SHALL BE 1-1/4" DIAMETER HIGH-DENSITY POLYETHYLENE.

3. ALL HYDRANTS SHALL BE TRAFFIC MODELS WITH BREAK-AWAY FLANGE, PAINTED RED AND OPEN LEFT. A 6" RESILIENT WEDGE GATE VALVE SHALL BE PROVIDED ON EACH HYDRANT LEAD AND CONNECTED TO THE MAIN BY AN ACHORING TEE AND "MEGALUG" GLAND TO THE LEAD FROM BOTH THE GATE VALVE AND HYDRANT.

4. ALL GATE VALVES SHALL CONFORM TO AWWA-C509, RESILIENT SEATED GATE VALVES.

5. A LOCATION WIRE SHALL BE BE 10 GAUGE, TYPE UF, SOLID CORE WIRE, AND SHALL BE TAPED EVERY 4 FT TO THE WATER MAIN. A LOOP OF LOCATION WIRE SHALL BE RUN TO THE SURFACE AT ALL HYDRANTS, WITH A "VALCO" TRACER WIRE TERMINAL BOX.

6. ALL EXISTING HYDRANTS THAT ARE BEING REMOVED FOR THE CONNECTION TO EXISTING WATER MAIN SHALL BE INSPECTED AND VERIFIED FOR REUSE IN THE PROJECT.

**SANITARY SEWER NOTES:**

1. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER WITH A LOCKING, NON-ROCKING, SOLID GASKET SELF-SEALING LID, AND 2 CONCEALED PICK HOLES, NEENAH R-1550-A.

2. ALL SANITARY SEWER MAINS SHALL BE 8" DIAMETER PVC.

3. ALL SANITARY LATERALS AND RISERS SHALL BE 6" DIAMETER PVC AND LATERAL SLOPE @ 0.0208 FT/FT.

4. ALL SANITARY SEWER PIPES TO MANHOLE CONNECTIONS FOR PVC SHALL BE WITH AN APPROVED FLEXIBLE, WATERTIGHT PIPE TO MANHOLE SEAL "A-LOCK" AND "CORE SEAL" OR APPROVED EQUAL SHALL BE USED.

**STORM SEWER NOTES:**

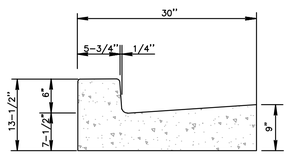
1. STORM SEWER PIPES SHALL BE AT A MINIMUM CLASS III (CLASS IV IN PAVEMENTS AREAS) ASTM C-76 REINFORCED CONCRETE PIPE. STORM SEWER PIPE SHALL HAVE RUBBER GASKETS AT ALL JOINTS.

**BACKFILL NOTE:**

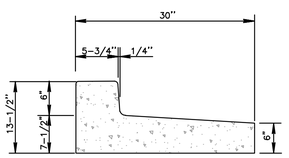
ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR BACKFILL AS SPECIFIED IN CHAPTER 8.43.4 OF STANDARD SPECIFICATIONS. WHERE SPOIL BACKFILL IS ALLOWED, MATERIAL USED SHALL BE SELECT EXCAVATED MATERIALS SUBJECT TO THE REQUIREMENTS OF CHAPTER 8.43.5 OF STANDARD SPECIFICATIONS.

**NOTE:**

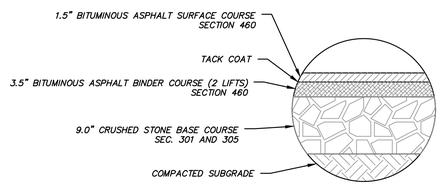
ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION, DATED DECEMBER 22, 2003, WITH LATEST ADDENDA, THE WISCONSIN STATE ADMINISTRATIVE CODE, AND VILLAGE OF JACKSON ENGINEERING DEPARTMENT.



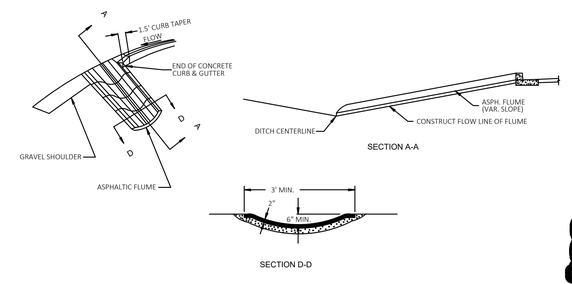

## CONCRETE CURB & GUTTER - VERTICAL FACE
N.T.S.




## CONCRETE CURB & GUTTER - VERTICAL FACE HIGH-SIDE
N.T.S.




## ASPHALT PAVEMENT SECTION




## ASPHALTIC FLUME DETAIL
N.T.S. AT RURAL INTERSECTIONS

Know what's below. Call before you dig.

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| DATE | DESCRIPTION |
|---|---|

raSmith
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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

MORNING MEADOWS SUBDIVISION - PHASE 2
VILLAGE OF JACKSON, WISCONSIN

SITE DETAILS

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R.A. Smith, Inc.

DATE: 01/15/2021
SCALE: ########
JOB NO. 3050195.01
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH

SHEET NUMBER
C401

# DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this _____day of_____, 2021, by and between Home Path Financial LP ("Developer"), and the Village of Jackson, a municipal corporation of the State of Wisconsin, located in Washington County, ("Village").

**WHEREAS**, the Developer is the owner of 92.17 acres which has been zoned and approved for single-family development in the Village of Jackson, Washington County, Wisconsin, as follows:

**MORNING MEADOWS – PHASE II**
**(CONSISTING OF TWENTY-SIX LOTS)**
**See EXHIBIT "A" Attached Hereto**
**for legal description**

**WHEREAS**, the Village Board has approved the plan for the development of the property ("Plan") on the condition that Developer enter into an Agreement with the Village relative to the manner and method by which the Plan will be developed in accordance with the Village of Jackson Municipal Code; and

**WHEREAS**, the parties agree that Developer shall be responsible for installing the public improvements on the site, as outlined below, but that all remaining improvements, including structures, private roadways, and private landscaping shall become the responsibility of the builder(s) who is developing the real property that is the subject of this Agreement;

**NOW, THEREFORE**, in consideration of the approval by the Village of the Plan prior to the completion and installation of all required improvements, it is agreed as follows:

## SECTION I. IMPROVEMENTS

**A.** **Phasing** The public improvements within the project shall be completed in three phases in accordance with the plan attached hereto as **EXHIBIT "B".**

**B.** **Streets**

1. Developer shall complete the construction of Road "B" except the final course of asphalt, including underground utilities prior to issuance of building permits within the site, other than the building permits for the model homes referred to in Section IV.D.3.

2. The second course of asphalt shall be installed no earlier than 12 months and no later than 24 months following the installation of the first course of asphalt, or as directed by the Village Engineer.

**C.** **Sanitary Sewer**

1. Developer shall furnish, construct, and install sanitary sewer system in accordance with the design plans prepared by R.A. Smith, Inc. and as approved by the Village Engineer.

2. All sanitary sewer main and lateral construction shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.

3. Developer or subsequent builders are responsible for connecting sanitary sewer laterals to the sanitary sewer system.

4. Sanitary sewer connections shall be determined to occur at the time each building permit is issued and shall be paid according to the connection fee in effect at the time each building permit is issued, by the builder requesting each permit.

D. **Water Distribution**

1. Developer shall furnish, construct and install water mains in accordance with the design plans prepared by R.A. Smith, Inc. and as approved by the Village. If a water main in excess of 12 inches is required, the Village is responsible for the cost of oversizing. Costs shall be paid within 45 days of receiving a detailed billing from Developer.

2. All water main and service lateral construction by Developer shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.

3. Water connection charges shall be determined at the time each building permit is issued and shall be paid by the builder requesting the connection according to the connection/impact fee in effect at the time each building permit issued.

E. **Storm Sewer**

1. Developer shall furnish, construct, and install surface/storm water system in accordance with the design plans prepared by R.A. Smith, Inc. and as approved by the Village Engineer.

2. All storm water system construction shall be done in accordance with Village standards and shall be completed prior to the application of the first lift of asphalt street paving.

F. **Erosion Control Plan**

Developer shall comply with the erosion control plan prepared by R.A. Smith, Inc., which conforms to the provisions of the Village of Jackson Municipal Code.

G. **Grading Plan**

The site shall be graded in conformity with Developer's grading plan as approved by the Village Engineer. Following completion of all public improvements, Developer shall provide the Village with an as-built grading plan.

**H. Landscaping**

Developer shall comply with the landscaping plan, which is to be submitted to and approved by the Village.

**I. Completion Date**

All public improvements on the site for which a completion date is not otherwise specified, other than the final lift of asphalt paving, shall be completed prior to the issuance of building permits, other than for the model homes referred to in Section IV.D.3., per the Village of Jackson Municipal Code.

**J. Installation of Improvements**

Following the completion date set forth in the preceding paragraph, the Village may replace, repair, or construct, or arrange for the replacement, repair, or construction, of any public improvements not installed by Developer, in accordance with this Agreement and the Village's standard specifications. Prior to proceeding with such replacement, repair, or construction, the Village shall give Developer notice of any deficiency in Developer's performance and allow not less than 30 days for Developer to correct such deficiency. Developer shall reimburse the Village for its costs in connection with such replacement, repair, or construction.

**K. Signs**

Developer may apply for and place its temporary promotional signs on Developer's property, if approved by the Village, until the model homes are sold.

**L. Streetlamps**

Developer agrees to pay the cost of the installation of the streetlamps and the restoration required due to the installation of underground wiring per the Village developed plan. The Village of Jackson will select and design the type and location of the streetlamps used for the Subdivision. The Village of Jackson will hire a contractor for the installation. The streetlamps will be owned and maintained by the Village of Jackson.

## SECTION II. APPROVAL AND TRANSFER OF IMPROVEMENTS

**A. Inspection**

All utility construction shall be inspected and tested by the Village Engineer or a consultant retained by him to assure that it complies with all construction and improvement requirements of the Village. Before any sureties are released to Developer, the Village Engineer shall report the satisfactory completion and recommend acceptance of all improvements to the Board of Public Works and Village Board. The Village Engineer shall review any written requests from Developer and respond in writing within 30 days of receiving said letter indicating acceptance or reasons for denial of acceptance of said improvements. Developer shall pay the actual cost of

such inspections as required by Section 38.14(f) of the Village of Jackson Municipal Code attached as **EXHIBIT "C".**

**B. As-Builts**

After completion of all public improvements within the site, and prior to final acceptance of said improvements by the Village, Developer shall prepare and present as-built documents in accordance with Section 38-209 of the Village of Jackson Municipal Code. As-builts shall be submitted on electronic media compatible with the Village's CAD system software, in addition to providing a reproducible medium to the Village Engineer.

**C. Dedication**

Subject to all of the other provisions of this Agreement and the exhibits hereto attached, Developer shall, upon completion of all of the above described public improvements, unconditionally, and without charge to the Village, grant, convey, and fully dedicate the same to the Village, its successors and assigns forever, free and clear of all encumbrances whatsoever; together with (without limitation because of enumeration) all land, structures, mains, conduits, pipes, lines, plant machinery, equipment, and appurtenances which may in any way be a part of or pertain to such improvements, together with any and all necessary easements for access thereto.

**D. Acceptance**

Following completion and dedication of the improvements and upon written request by Developer, the Village shall report inspection and completion of the improvements to the next scheduled meetings of the Board of Public Works and Village Board. The Village shall thereupon accept such improvements in accordance with Section 15.05 of the Village of Jackson Municipal Code. The Village shall thereafter have the right to connect or integrate other utility facilities with the facilities provided hereunder without payment or award to, or consent required of, Developer. The Village Clerk shall provide Developer with a certified copy of the Village Board Resolutions accepting improvements hereunder which Developer may record to evidence compliance with this Agreement.

**E. Street Grades**

Prior to construction, the Village shall establish the grade of all streets in accordance with Section 36-26 of the Village of Jackson Municipal Code, and as approved by the Village Engineer.

**F. Improvement Guarantee**

Developer agrees to guarantee all improvements installed by it against defects in materials or workmanship which appear within a period of one year from the date of acceptance by the Village as herein provided and shall pay for any damages resulting therefrom to Village property.

## G. Title Evidence

Prior to recording of the Final Plat, Developer shall provide the Village with title evidence acceptable to the Village showing that upon recording, the Village shall have good, indefeasible title to all interests in land dedicated or conveyed to the Village by the Plat, this Agreement, or other instruments required by this Agreement.

## H. As-Built Alterations or Repairs

If the public improvements as installed by Developer, even if in accordance with the approved plans, do not function or perform properly in the field as determined by the Village Engineer within the 1-year guarantee period, Developer shall, at its expense, make such repairs or alterations as required by Village Engineer. If Developer fails to make such alterations or repairs as reported during the 1-year guarantee period, the Village will make the same and charge Developer and/or draw on Developer's letter of credit.

# SECTION III. FINANCIAL GUARANTEE

## A. Letter of Credit

Prior to the commencement of any public improvements, Developer shall provide to the Village a formal letter of credit issued pursuant to Wisconsin Statutes which shall assure the faithful performance of Developer's obligations under this Agreement as itemized in attached **EXHIBIT "D"**, attached hereto and incorporated herein by reference. The amount of the letter of credit shall be 115% of the amount of the estimated total of the contracts for the installation of public improvements as approved by the Village Engineer. The amount of the letter of credit may be reduced from time to time by the Village Administrator in amounts equal to the value of improvements, which have been installed, completed, and accepted by the Village. The letter of credit shall be payable to the Village and shall be conditioned upon guarantee to the Village the performance by Developer of its obligations under this Agreement. The letter of credit shall be approved as to form by the Village Attorney.

## B. Preservation of Assessment Rights

In the event of a default by Developer under this agreement, and in addition to other remedies provided to the Village by this Agreement, the Village shall have the right without notice or hearing, to impose special assessments for any amount to which the Village is entitled by virtue of this Agreement. This provision constitutes Developer's consent to the installation by the Village of all public improvements required by this Agreement and constitutes Developer's waiver of notice and consent to all special assessment proceedings as described in Sec. 66.0701, Wis. Stats. In addition, if any of the common areas within the site are not maintained by the homeowner's association created by Developer in a manner acceptable to the Village, the Village shall have the authority to provide the maintenance and charge the proportionate costs thereof against each unit within the Development as a special assessment or special charge pursuant to Section 66.0701 Wis. Stats.

## C. Remedies Not Exclusive

The remedies provided in this section are not exclusive. The Village may use any other remedies available to it under the Agreement or in law or equity in addition to, or in lieu of, the remedies provided above.

## SECTION IV. PERMITS AND FEES

## A. Park Fees

Developer agrees the park impact fees shall be paid according to the connection/impact fee in effect at the time each building permit is issued and shall be paid at the time of building permit issuance, by the builder making the permit application.

## B. Police and Fire Impact Fees

Developer agrees the Police and Fire impact fees shall be paid according to the impact fee in effect at the time each building permit is issued and shall be paid at the time of building permit issuance, by the builder making the permit application.

## C. Water and Sewer Utility Special Assessment Calculation

Developer agrees that prior to the commencement of any public improvements, the special assessment for sewer and water shall be paid as itemized in attached **EXHIBIT "E"** for Phase II.

## D. Building Permits

1. Morning Meadows is zoned PUD-Residential with the minimum requirements of the R-5 zoning. Homes will have the minimum setback requirements:

- Road Setback = 25' on local streets
- Rear Yard = 25'
- Side Yard = 8'

2. Building permits within the site, other than building permits for model homes pursuant to subsection 3 below, will not be issued by the Village for residential construction until Developer has installed, and the Village has accepted, all improvements within the phase, except the final course of asphalt.

3. Notwithstanding anything contained herein to the contrary, Developer is authorized to receive up to **two** early issue building permits to facilitate model home construction. All such homes shall be initially planned for model home use. The model homes may not be occupied for residential living purposes until Developer has installed, and the Village has accepted, all public improvements within the phase, except the final course of asphalt. The model homes may continue as model homes until sold.

## E. Developer's Responsibility for Work

The Work within the site shall be under the charge and care of Developer until the public improvements serving the site have been accepted by the Village.

## F. Insurance Requirements

**General** Developer shall obtain insurance acceptable to the Village as required under this section. Developer shall maintain all required insurance under this section until improvements have been accepted and during any subsequent period in which Developer does work under this Agreement pursuant to the improvement guarantee or otherwise.

**Certificates of Insurance** Where the Village does not specify other limits for liability insurance, the minimum limits of liability shall be as follows:

| | |
|---|---|
| Employer's Liability (if applicable) | $100,000.00 per occurrence |
| Comprehensive Motor Vehicle Liability, Bodily Injury and Property Damage combined (if applicable) | $1,500,000.00 per accident |
| Comprehensive General Liability | |
| Bodily Injury | $1,500,000.00 per accident |
| Property Damage Combine | $1,000,000.00 aggregate |

Developer may furnish coverage for bodily injury and property damage for Comprehensive Motor Vehicle Liability and Comprehensive General Liability through the use of primary liability policies or in a combination with an umbrella excess third party liability.

# SECTION V. LEGAL REQUIREMENTS AND PUBLIC RESPONSIBILITY

## A. Laws to be Observed

Developer shall at all times observe and comply with all federal, state, and local laws, regulations, and ordinances which are in effect or which may be placed in effect, which may affect the conduct of the work to be accomplished under this Agreement ("Work"). Developer shall indemnify and save harmless, the Village and all its agents, officers, and employees, against any claims or liability arising from or based on the violation of any such law, ordinance, regulation, or order, whether by himself or his agents, employees, or contractors. Developer shall procure all permits and licenses and pay all charges and fees and give all notices necessary and incident to the lawful prosecution of the work to be completed under this Agreement.

## B. Public Protection and Safety

Developer shall be responsible for all damage, bodily injury, or death arising out of the Work, whether from maintaining an "attractive nuisance" or otherwise. Where apparent or potential hazards occur, incident to his conduct of the Work, Developer shall provide other reasonable safeguards.

Owner's Protective Liability (Independent Contractor Insurance):

The liability limits shall be the same as those of the Comprehensive General Liability Policy.

Insurance required under this Agreement shall be carried with an insurer authorized to do business in Wisconsin by the Wisconsin State Insurance Department. The Village reserves the right to disapprove any insurance company.

## C. Indemnification

Developer shall indemnify and hold harmless the Village, its officers, agents, and employees from and against all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss, or expense (a) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (b) is caused in whole or in part, by any negligent act or omission of Developer, his Contractor, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder; provided, however, that such indemnification shall not extend to directions by the Village of its employees to perform acts if the acts are performed in accordance with such direction. A claim for indemnification under this section shall be conditioned upon the Village giving to Developer, within five business days of receiving the same, written notice of any claim made against the Village which indemnification is sought, and if requested to do so by Developer's insurance carrier, the Village shall tender the defense of such claim to Developer's insurance carrier. In any and all claims against the Village, its officers, agents, and employees, by any employee of Developer, his Contractor, and Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, the Contractor, or any Subcontractor under Workers' Compensation Acts, disability benefit acts, or other employee benefits acts.

## D. Personal Liability of Public Officials

In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them thereby, there shall be no personal liability of the Village officers, agents, or employees, it being understood and agreed that in such matters they act as agents and representatives of the Village.

## SECTION VI. MISCELLANEOUS PROVISIONS

### A. Survey Monuments

Developer has certified that all survey or other monuments required by statute or ordinance will be properly placed and installed. Any monuments disturbed during construction of improvements shall be restored by Developer.

### B. Zoning

The Village does not guarantee or warrant that the lands subject to this Agreement will not at some later date be rezoned, nor does the Village agree to rezone the lands into a different zoning district. It is further understood that any rezoning that may take place shall not void this Agreement.

### C. Indemnification for Environmental Contamination

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

The Village agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The Village also agrees that following notification to Developer that contamination may exist, the Village shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

### D. Easements

All water, sanitary sewer, storm water drainage, and utility easements dedicated to the Village on the Plat grant the Village the right to construct, install, maintain, inspect, repair, and replace the designated improvements in, on, over or under the easement or permit others to do so. No use of the property shall be made which interferes with the Village rights. The Village's only obligation to restore the property after any use by the Village shall be to grade the soil, replace topsoil, and plant grass seed.

**E. Trash Container**

A standard Village trash container and recycling bin will be provided by the Village at the time the Certificate of Occupancy is issued for each residential unit contracted for trash and recycling pickup.

**F. Pond and Common Areas**

Detention ponds as approved by the Village for this development shall be transferred to a homeowner's association created by Developer. Developer shall maintain the detention pond and the common areas until they are transferred to the homeowner's association. Upon transfer to the homeowner's association, the homeowner's association shall be responsible for maintaining the pond and the common areas. The Village shall be a party entitled to enforce the obligations of all members of the homeowner's association.

**G. Exhibits**

"A" Legal Description of Property
"B" Site Plan / Phasing Plan
"C" Section 38-14 of Municipal Code
"D" Itemization of Letter of Credit
"E" Water and Sewer Utility Special Assessment Calculation

## SECTION VII. APPROVAL

The Village shall, contemporaneously, with the approval of this Agreement, approve the Plat and cause the same to be signed and endorsed by the appropriate officers. Developer shall thereupon provide the Village with a conformed mylar copy of the Plat in accordance with Section 38-85 of the Village of Jackson Municipal Code.

## SECTION VIII. AMENDMENTS

The Village and Developer may, by mutual consent, amend this Developer's Agreement.

## SECTION IX. BINDING EFFECT

Developer warrants that it is the owner of all property described in **EXHIBIT "A"** and has full right and authority to make this Agreement. This Agreement and the grants, consents, and waivers contained herein shall run with the land and be binding upon Developer and its successors and assigns including all individual lot owners within the plat.

**HOME PATH FINANCIAL, INC.**

Dated: _____ By: _____
, President

Subscribed and sworn to before me

on: _____, 2021

_____
Notary Public – State of Wisconsin (print name)

_____
Notary signature

My commission expires:_____

**VILLAGE OF JACKSON**

Dated: _____ By: _____
Michael E. Schwab, Village President

Subscribed and sworn to before me

on: _____, 2021

_____
Notary Public – State of Wisconsin (print name)

_____
Notary signature

My commission expires:_____

# EXHIBIT "A"
## MORNING MEADOWS PHASE 2

Part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence North 01° 12' 50" West along the West line of said 1/4 Section 800.19 feet to the point of beginning of lands to be described; thence continuing North 01° 12' 50" West along said West line 669.10 feet to a point in a meander line; thence South 80° 06' 40" East along said meander line 1287.85 feet to a point; thence South 01° 11' 51" East 616.72 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2717; thence North 89° 14' 43" West along the North line of said Lot 455.00 feet to the Northwest corner of said Lot; thence North 46° 04' 51" East 100.14 feet to a point; thence North 44° 21' 04" West 246.82 feet to a point; thence North 39° 11' 24" West 62.68 feet to a point; thence North 85° 52' 57" West 118.45 feet to a point; thence North 79° 49' 42" West 66.37 feet to a point; thence North 85° 52' 57" West 96.71 feet to a point; thence South 42° 05' 00" West 93.44 feet to a point; thence South 46° 11' 27" West 103.84 feet to a point; thence South 81° 53' 59" West 102.24 feet to a point; thence South 88° 47' 10" West 153.78 feet to the point of beginning.

Including those lands that fall between the meander line and the center of the creek.

Said land contains 768,250 square feet or 17.64 acres more or less.

October 15, 2020

Drawing No. 162019-RMK

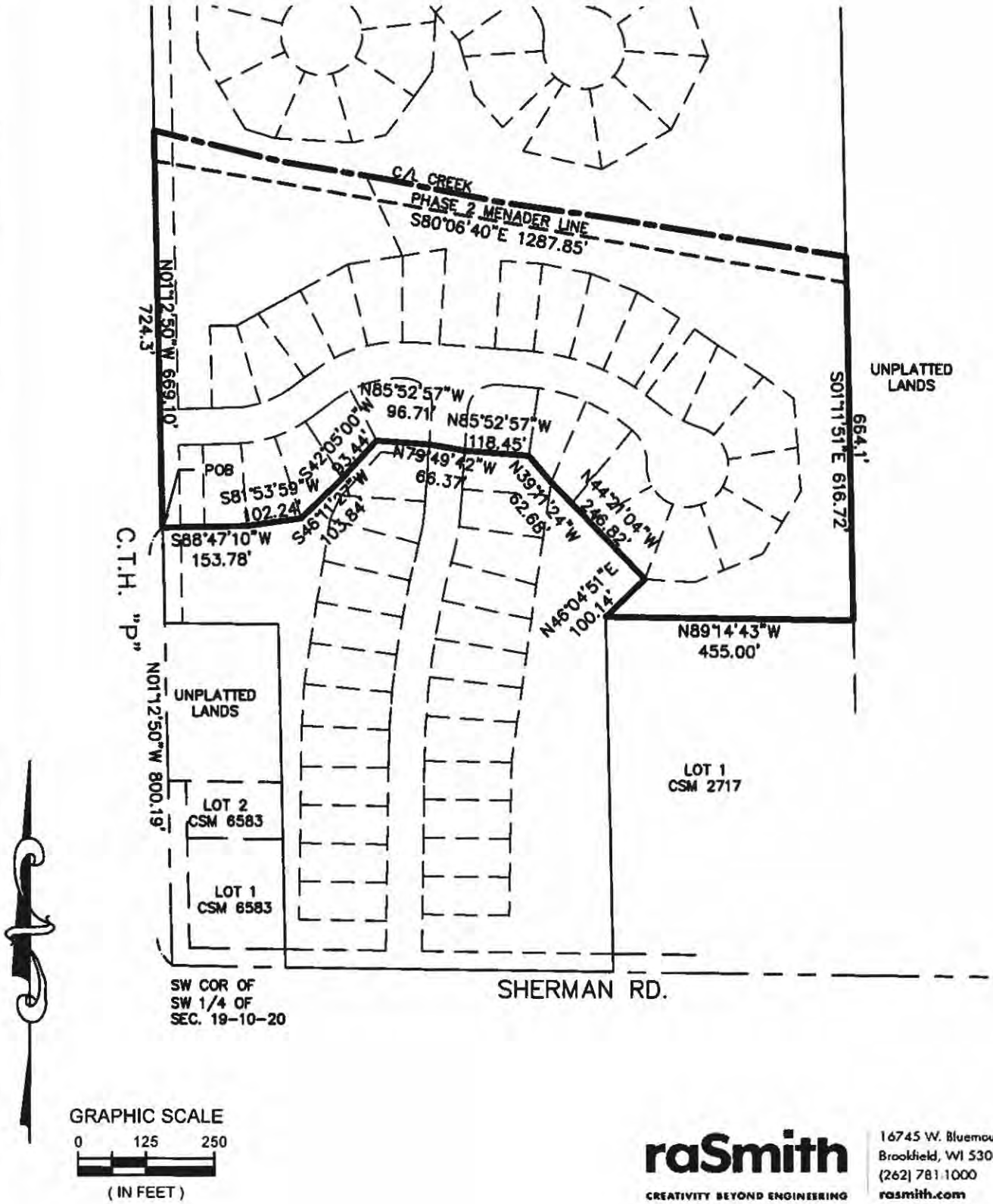
raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



S:\5162019\dwg\ SX301A250.dwg \ Phase 2 sh 1

# EXHIBIT "B"

## MORNING MEADOWS PHASE 2




GRAPHIC SCALE

0 125 250

( IN FEET )

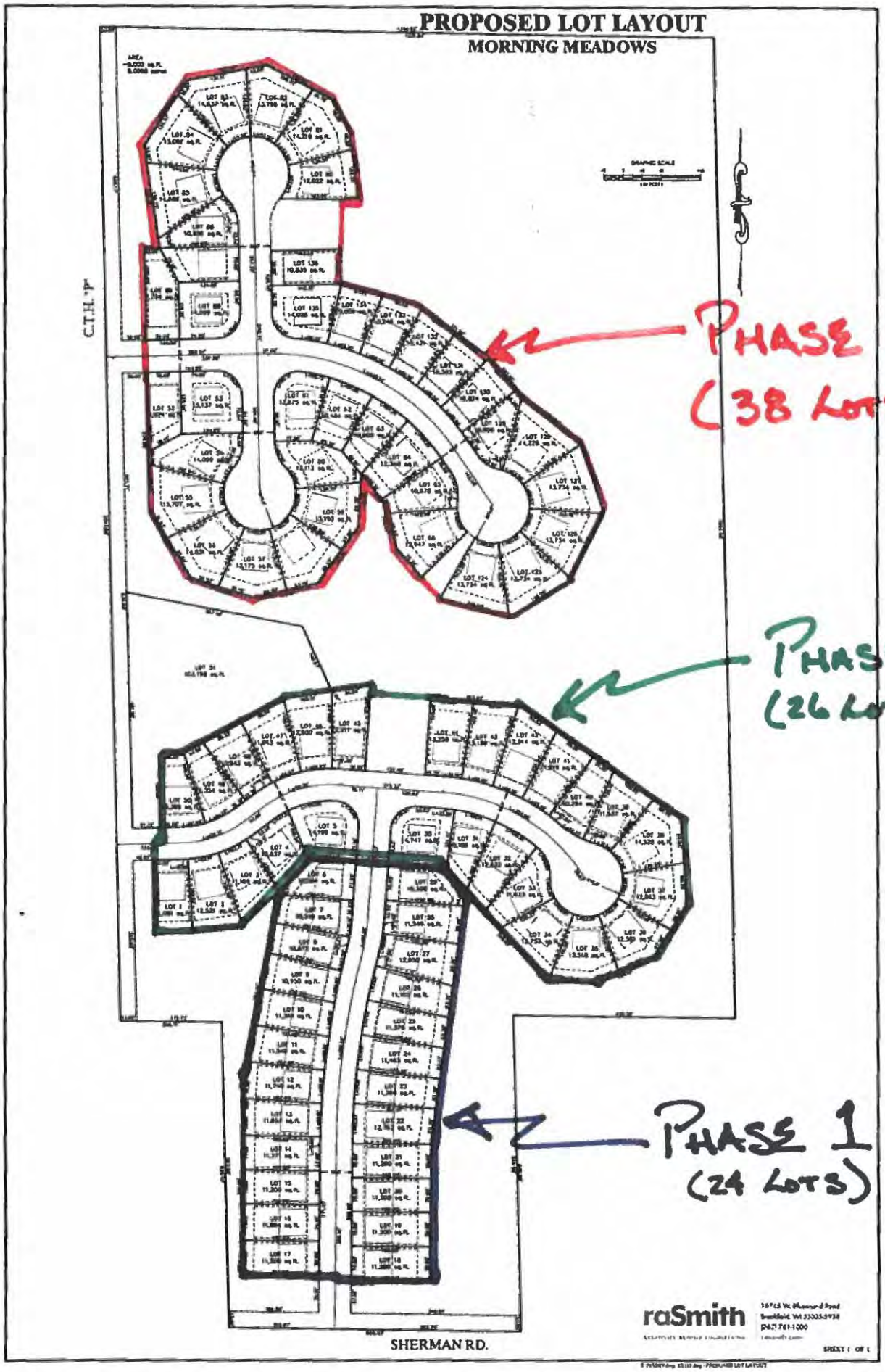
raSmith

CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5162019\dwg\ SX301A250.dwg \ Phase 2 sh 2

# PROPOSED LOT LAYOUT
## MORNING MEADOWS



# EXHIBIT "C"

Sec. 38-14. - Fees.

(a) *Generally* . The subdivider shall pay the village all fees required at the times specified. All fee and penalty amounts shall be specified by resolution of the village board.

(b) *Preliminary plat fee review fee.* The subdivider shall pay an application fee and a fee for each lot or parcel within the preliminary plat, as set forth by resolution, to the village treasurer at the time of first application for review of any preliminary plat to assist in deferring the cost of review. The application fee shall be paid to the village treasurer at the time of reapplication for approval of any preliminary plat which has been previously reviewed.

(c) *Final plat review fee.* The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for approval of the plat to assist in defraying the cost of review. A reapplication fee, as set forth by resolution, shall be paid to the village treasurer at the time of a reapplication of any plat for approval which has been previously reviewed.

(d) *Certified survey map review fee.* The subdivider shall pay a fee, as set forth by resolution, to the village treasurer at the time of application for approval of a certified survey map to assist in defraying the cost of review.

(e) *Plan review fee.* The subdivider shall pay a fee at the time of submission of improvements plans and specifications to partially cover the cost to the village of checking and reviewing such plans and specifications. This fee shall be estimated, using actual costs by staff. The fee may be recomputed upon demand of the subdivider or village engineer, after completion of improvement construction in accordance with the actual cost of such improvements, and the difference, if any, shall be paid by or remitted to the subdivider. Evidence of cost shall be in such detail and form as provided by the village engineer.

(f) *Inspection fee.* The subdivider shall pay a fee equal to the actual cost to the village for such inspection as the village engineer deems necessary to assure that the construction of the required improvements is in compliance with the plans, specifications and ordinances of the village or any other governmental authority. Inspection fees shall be paid as they are accrued.

(g) *Engineering fee.* The subdivider shall pay a fee equal to the actual cost to the village for all engineering work incurred by the village in connection with the plat and such fees shall be paid as they accrue. Engineering work may include the preparation of construction plans and standard specifications. The village engineer may permit the subdivider to furnish all, some or part of the required construction plans and specifications, in which case no engineering fees shall be levied for the preparation of such plans and specifications,

except that fees shall be leviable for the review of plans submitted in accordance with this chapter.

(h) *Administrative fee.* The subdivider shall pay a fee equal to the cost of any legal, administrative or fiscal work which may be undertaken by the village in connection with the plat and such fees shall be paid as they accrue. Legal work shall include the drafting of contracts between the village and the subdivider.

(i) *Erosion control fee.* The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for construction of said plat to assist in defraying the cost of review.

(Prior Code, § 15.07)

# EXHIBIT "D"

| Public Improvement Costs | Total Costs | Phase II Allocated Costs | 115% of Allocated Costs |
|---|---|---|---|
| Sanitary Sewer | $808,600 | $236,220.22 | $271,653.26 |
| Water Main | $638,550 | $186,542.70 | $214,524.10 |
| Storm Sewer | $140,530 | $41,053.71 | $47,211.76 |
| Roadway Construction | $416,895 | $121,789.55 | $140,057.98 |
| Total | $2,004,575 | $585,606.18 | $673,447.11 |

DFTOMASINI, INC.
CONTRACTORS
262/820-8300

N70 W25176 INDIAN GRASS LANE, SUSSEX, WI 53089
FAX 262/820-8400
dft@dftomasini.com

June 1, 2020

Home Path Financial
19435 W. Capitol Drive #102
Brookfield, WI 53045

**Attn: Ed Woodland**

**Re: Morning Meadows**
**Jackson, WI**

The following is our **budget proposal** to install sanitary sewer, water main and storm sewer on the above referenced project per the plans prepared by RaSmith dated 2/27/2020 and per the following:

**SANITARY SEWER**

| | | | |
|---|---|---|---|
| 1 | EA | Connect to Existing Sanitary Sewer | |
| 25 | EA | 48" Precast Concrete Manhole W/ Frame & Lid | |
| 3392 | LF | 8" SDR-35 PVC Sanitary Sewer | |
| 1116 | LF | 8" SDR-26 PVC Sanitary Sewer | |
| 3713 | LF | 6" PVC Sanitary Laterals (88 EA) | |
| 239 | VF | 6" PVC Sanitary Riser (27 EA) | |
| | | **SANITARY BUDGET** | **$808,600.00** |

**WATER MAIN**

| | | | |
|---|---|---|---|
| 1 | EA | Connect to Existing Water Main | |
| 10 | EA | Hydrant Assemblies W/ 6" Gate Valve & Box | |
| 4521 | LF | 8" C-900 PVC Watermain | |
| 218 | LF | 6" CL -52 Ductile Iron Hydrant Lead | |
| 12 | EA | 8" Gate Valve | |
| 3640 | LF | 1" Water Lateral (88) | |
| 88 | EA | Tapping Saddle, 1" Corporation, Curb Stop & Box | |
| | | **WATER MAIN BUDGET** | **$638,550.00** |

**STORM SEWER**

| | | |
|---|---|---|
| 1 | EA | 48" Precast Concrete Manhole W/Frame & Lid |

| | | | |
|---|---|---|---|
| 322 | LF | 30" RCP Storm Sewer | |
| 277 | LF | 18" RCP Storm Sewer | |
| 194 | LF | 15" RCP Storm Sewer | |
| 260 | LF | 12" RCP Storm Sewer | |
| 4 | EA | 30" RCP End Section W/ Trash Guard | |
| 10 | EA | 18" RCP End Section W/ Trash Guard | |
| 12 | EA | 15" RCP End Section | |
| 6 | EA | 12" RCP End Section | |
| 30 | EA | Rip Rap @ Outfall End Section | |
| | | **STORM SEWER BUDGET** | **$140,530.00** |
| | | **TOTAL UTILITIES BUDGET** | **$1,587,680.00** |

**SITE GRADING**

Adjust Grades to Balance Site - Import or export of material is not included
Tree Clearing and Grubbing as needed
Install Silt Fence
Strip Topsoil
Use Excess Topsoil for Respread
Rough Grading
Use Site Cut as Site Fills
Compaction of Site Fills
Finish Grade to Subgrade
* Building Pad +/- .10'
* Paved Areas +/- .10'
* Landscape Areas +/- .25'

Respread 4-8" of Salvage Topsoil +/- .20
Seed, Fertilizer, and Mulch
Seed and Erosion Mat of Ponds and Ditches
On-site Clay to be used for Ponds

**SITE GRADING BUDGET** **$1,558,000.00**

**ROADWAY CONSTRUCTION**

| | | |
|---|---|---|
| 15800 | SY | 9" Stone Base Course |
| 805 | LF | 30" Concrete Curb & Gutter (4 island centers) |
| 13400 | SY | 3.5" Asphalt Binder Course 3 LT 58-28S |

| | | |
|---|---|---|
| 13400 SY | 1.5" Asphalt Surface Course 5 LT 58-28S | |
| 9735 LF | 2' Aggregate Shoulder | |
| | **ROADWAY CONSTRUCTION BUDGET** | **$416,895.00** |
| | **TOTAL PROJECT BUDGET** | **3,562,575.00** |

**CONDITIONS:**

1. Compaction and soil testing by others.
2. Inspection by others.
3. Rock removal, if needed, to be negotiated.
4. Heavy dewatering, if required to be negotiated on a time and material basis.
5. Staking, layout and as-builts by others.
6. Spoil backfill in landscaped areas.
7. Granular backfill under paved areas.
8. All plan approvals and permits by others.
9. DNR permits by others.
10. Excavation for unsuitable subgrade or contaminated soil by others.
11. We do not include a payment and performance bond.
12. Final pricing is based on D.F. Tomasini digging test holes to verify soil conditions.
13. Restoration or clean up after utility company installation (gas, cable, electric, etc.) is not included.
14. Relocation of existing utilities and poles to be done by others.
15. Water main assumed to be a 7' depth and Storm Sewer assumed 5' depth.
16. Cold weather conditions are not included.
17. Above prices are for budgetary purposes only. Final Grading, Water Main and Storm Sewer Plan will need to be designed prior to final pricing.

Please let me know if you have any questions regarding the information provided above.

Sincerely,
**D. F. TOMASINI CONTRACTORS, INC.**

Mike Benish
Project Manager

# EXHIBIT "E"

## Morning Meadows Special Assessment and Impact Fee Calculation

per Proposed Plat of August 5, 2020

**Sherman Road Utilities**

| | |
|---|---|
| Proposed Total Number of Lots | 88 |
| Phase One Lots | 24 |
| Phase Two Lots | 26 |
| Phase Three Lots | 38 |
| Total # of Residential Units | 88 |

| | |
|---|---|
| $1,621 | Sherman Rd. Sewer Charge per REU |
| $391 | Sherman Rd. Water Charge per REU |
| $2,013 | Total Charge per REU |
| **$48,312** | REU Assessment for Phase 1 |
| **$52,338** | REU Assessment for Phase 2 |
| **$76,494** | REU Assessment for Phase 3 |
| **$177,144** | Total REU for Development |
| 600 | Benefiting Frontage |
| $59.04 | Sherman Rd. Sewer Charge per foot |
| $34.04 | Sherman Rd. Water Charge per foot |
| $93.08 | |
| **$55,846** | Frontage Assessment for Development Property |
| **$232,990** | Total Assessment for Morning Meadows Development |

**Connection and Impact Fees to be paid separately**

| | |
|---|---|
| WWTF Charge per REU (**2019 fee**) | $4,000 |
| SW Int. Charge per REU | $129 |
| Water Impact Fee per REU | $820 |
| Park Impact Fee | $850 |
| Police and Fire Impact Fee | $1,430 |
| Total | $7,229 |

**Connection and Impact Fees are payable during Building Application time.**

The frontage assessment is getting the utility to the property.

The REU Assessment cost is the use of the utility by the property

Please note the REU Assessment will increase or decrease depending the number of lots in the subdivision.

**The assessment and REU costs have not changed from 2004. The Jackson Sewer and Water Utilities are requesting only the money spent to install the mains, and with no interest.**

Sherman Road Area Utilities cost to be based on:

(1) anticipated water & sewer demand based on acreage and use, and

(2) benefiting frontage

ELECTRIC WORK REQUEST

**4606872**

☐ C ☐ T ☒ V: JACKSON

CUST/PROJ NAME: MORNING MEADOWS PH 2

PROJECT LOCATION: NE CORNER OF CTY P & SHERMAN RD

PREPARED BY: JENNIFER BIEL

E-MAIL: JENNIFER.BIEL@WE-ENERGIES.COM

OFFICE #: _____ CELL #: 618-407-8185

PROJECT ID: WB4606872 IO #: 13010

OPERATING MAPS: 4032-7952-04

EXISTING FEEDER: _____

PROPOSED FEEDER: _____

T-R-S - ¼Q: 10N20E19SW CGS#: _____

DEVELOPER:

COMPANY NAME: HOME PATH FINANCIAL LP

ADDRESS: 19435 WEST CAPITOL DR SUITE 102

CITY, STATE: BROOKFIELD WI 53045

CONTACT NAME: SAM JAGODZINSKI ED WOODLAND

PHONE: 262-282-1721 262-336-3862

EMAIL: SJAGODZINSKI@MYHOMEPATH.COM

EWOODLAND@MYHOMEPATH.COM

ENGINEERING:

COMPANY NAME: RASMITH

CONTACT NAME: CHRIS HITCH

PHONE: 262-317-3627

EMAIL: CHRIS.HITCH@RASMITH.COM

TOTAL TRENCH LENGTH: _____

TOTAL BORE LENGTH: _____

TOTAL NUMBER OF TRANSFORMERS: _____

TOTAL NUMBER OF PEDESTALS: _____

DIMENSIONING NOTES:
ALL CABLES TO BE INSTALLED 3' OFF P/L UNLESS OTHERWISE NOTED

NOTES:
* WE ENERGIES WILL NOT RESTORE OR HAUL SPOIL UNLESS OTHERWISE NOTED ON SKETCH
* CUSTOMER/DEVELOPER IS RESPONSIBLE FOR LOCATING ANY/ALL PRIVATE UNDERGROUND FACILITIES AND/OR OBSTRUCTIONS INCLUDING THOSE THAT HAVE NOT YET BEEN TURNED OVER TO THE MUNICIPALITY
* WE ENERGIES AND/OR ITS CONTRACTORS ARE NOT RESPONSIBLE FOR DAMAGE TO UNMARKED FACILITIES
* CUSTOMER/DEVELOPER AND THEIR CONTRACTORS/SUB–CONTRACTORS MUST KEEP WE ENERGIES EASEMENT AREAS FREE AND CLEAR OF OBSTURCTIONS AND ENSURE ACCESS TO EASEMENT AREAS IS PROVIDED INCLUDING, BUT NOT LIMITED TO: DUMPSTERS, SPOIL, BACKFILL MATERIAL, ETC.
* CUSTOMER/DEVELOPER AND THEIR CONTRACTORS/SUB–CONTRACTORS MUST ENSURE THAT GRADE AT TIME OF WE ENERGIES INSTALLATION IS WITHIN 4" OF FINAL GRADE INCLUDING ANY PLANS FOR FUTURE LANDSCAPING
* ANY FIELD ADJUSTMENTS TO SIGNED/APPROVED SKETCH MAY RESULT IN ADDITIONAL COSTS INCURRED BY THE DEVELOPER
* WE ENERGIES IS NOT RESPONSIBLE FOR DAMAGE TO TREES AND/OR ROOTS LOCATED ALONG TRENCH ROUTE
* WE ENERGIES AND/OR ITS CONTRACTORS WILL CLEAN ANY MUD/DEBRIS THAT IS TRACKED ONTO EXISTING ROADS AS A RESULT OF THEIR CONSTRUCTION DAILY
* WE ENERGIES AND ITS CONTRACTORS ARE NOT RESPONSIBLE FOR COMPACTION ISSUES OR DAMAGES TO GRAVELED ROADS
* ANY ADDITIONAL SPECIAL NOTES OR PROVISIONS

CUSTOMER'S SIGNATURE OF APPROVAL _____ DATE _____

N

**TYPE OF WORK:**

☒ SUBDIVISION-UNDERGROUND FACILITIES
☐ SUBDIVISION-OVERHEAD FACILITIES
☐ SUBDIVISION STREET LIGHT - UNDERGROUND FACILITIES
☐ SUBDIVISION STREET LIGHT - OVERHEAD FACILITIES
☐ SUBDIVISION - RELOCATE FACILITIES
☐ OTHER: _____

# PRELIMINARY

## NOT FOR CONSTRUCTION!

**STAKING REQUIREMENTS:**

☒ SURVEYOR ☐ STAKED
☐ DESIGNER ☐ NOT NEEDED

**RESTORE PRIVATE PROPERTY:**

☐ YES ☐ NO

**JU COMPANY:** _____ **JOB #** _____

ENGINEERING CONTACT: _____ CONSTRUCTION CONTACT: _____

PHONE # _____ PHONE # _____

CONSTRUCTION EMAIL: _____

EXCEPTIONS/ JU SIGNATURES: _____

**JU COMPANY:** _____ **JOB #** _____

ENGINEERING CONTACT: _____ CONSTRUCTION CONTACT: _____

PHONE # _____ PHONE # _____

CONSTRUCTION EMAIL: _____

EXCEPTIONS/ JU SIGNATURES: _____

**CONTACT JU PARTNERS 3-5 DAYS PRIOR TO CONSTRUCTION.**

JOINT USE KEY:
____ = _____
____ = _____
____ = _____
____ = _____

RELATED WORK REQUESTS:
OH: _____
DB: _____
SLDB _____
SLOH: _____

☐ ROW TO OBTAIN EASEMENT / ADD EASEMENT. SURVEYOR TO STAKE C/L AND MARK WIDTH OF EASEMENT ON STAKE.
☒ ROW TO CONTACT CST/DESIGNER FOR EASEMENT REQ'S.
☐ NO NEW EASEMENTS REQUIRED

**EROSION CONTROL NOTES**

☐ IF DISTURBANCE OCCURS IN SUMMER, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED. IF DISTURBANCE OCCURS IN WINTER, TEMPORARY STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. FINAL STABILIZATION IS REQUIRED IN SPRING.
☐ IF DISTURBANCE OCCURS WITHIN THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. IF DISTURBANCE OCCURS OUTSIDE THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED.
☐ IF DISTURBANCE OCCURS IN AGRICULTURAL FIELDS, SOIL SEGREGATION WILL NEED TO TAKE PLACE TO RETURN FIELDS TO PRE-CONSTRUCTION SOIL STRATIFICATION AND TO PRE-CONSTRUCTION ELEVATIONS.
☐ DEPENDING ON THE TIME OF YEAR AND WEATHER CONDITIONS, CONSIDER USING PLATES/MATS IN WETLANDS OR CROSSING DITCHES.
☐ STOCKPILE MATERIALS SHALL BE PLACED UPSLOPE FROM EXCAVATION. IF STOCKPILE MATERIALS MUST BE PLACED DOWNSLOPE OF EXCAVATION, PROTECT STOCKPILES WITH 12" WATTLES.
☐ PROJECT SPECIFIC EROSION CONTROL NOTES:

**WR 4606872**

| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | DESIGN APPROVED FOR CONSTRUCTION | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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U:\Data\@Work Management\Northern\WBSC\@WBSC 4600000 – 4619999\4606872\4606872 (11-12-20) NM.dgn

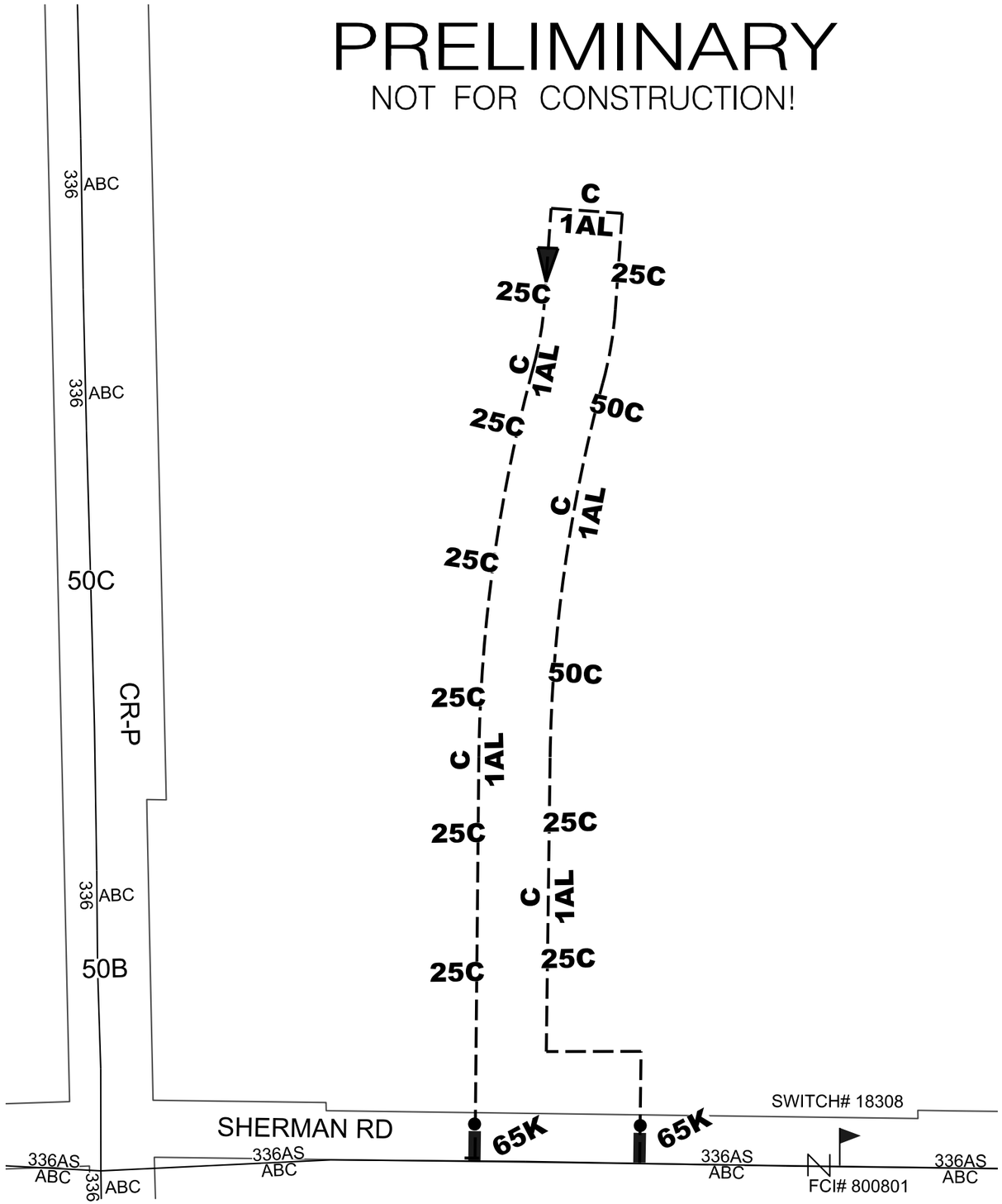
ELECTRIC WORK REQUEST

**4606872**

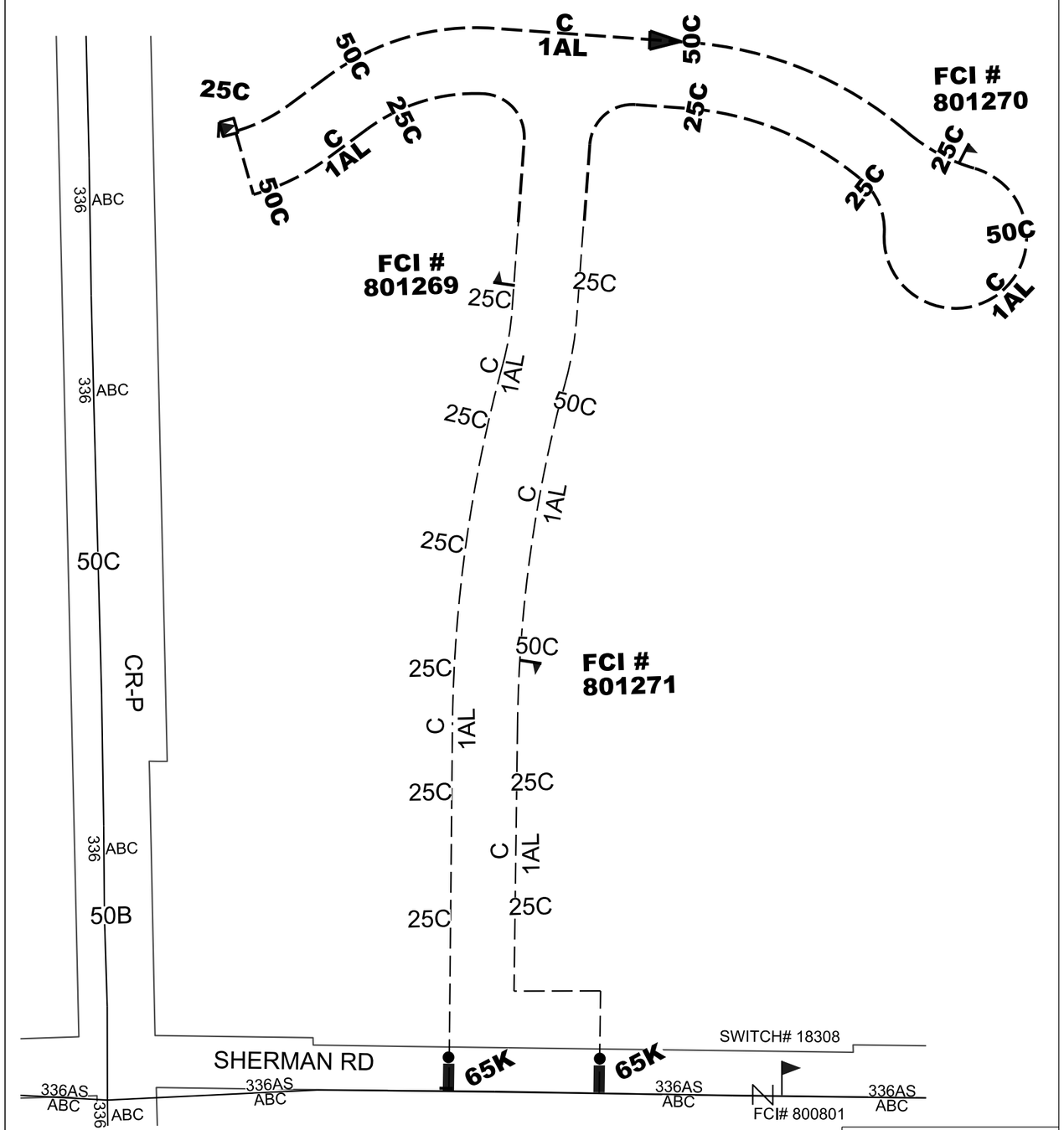
## EXISTING FEEDER Z33882

# PRELIMINARY

NOT FOR CONSTRUCTION!




## PROPOSED FEEDER Z33882



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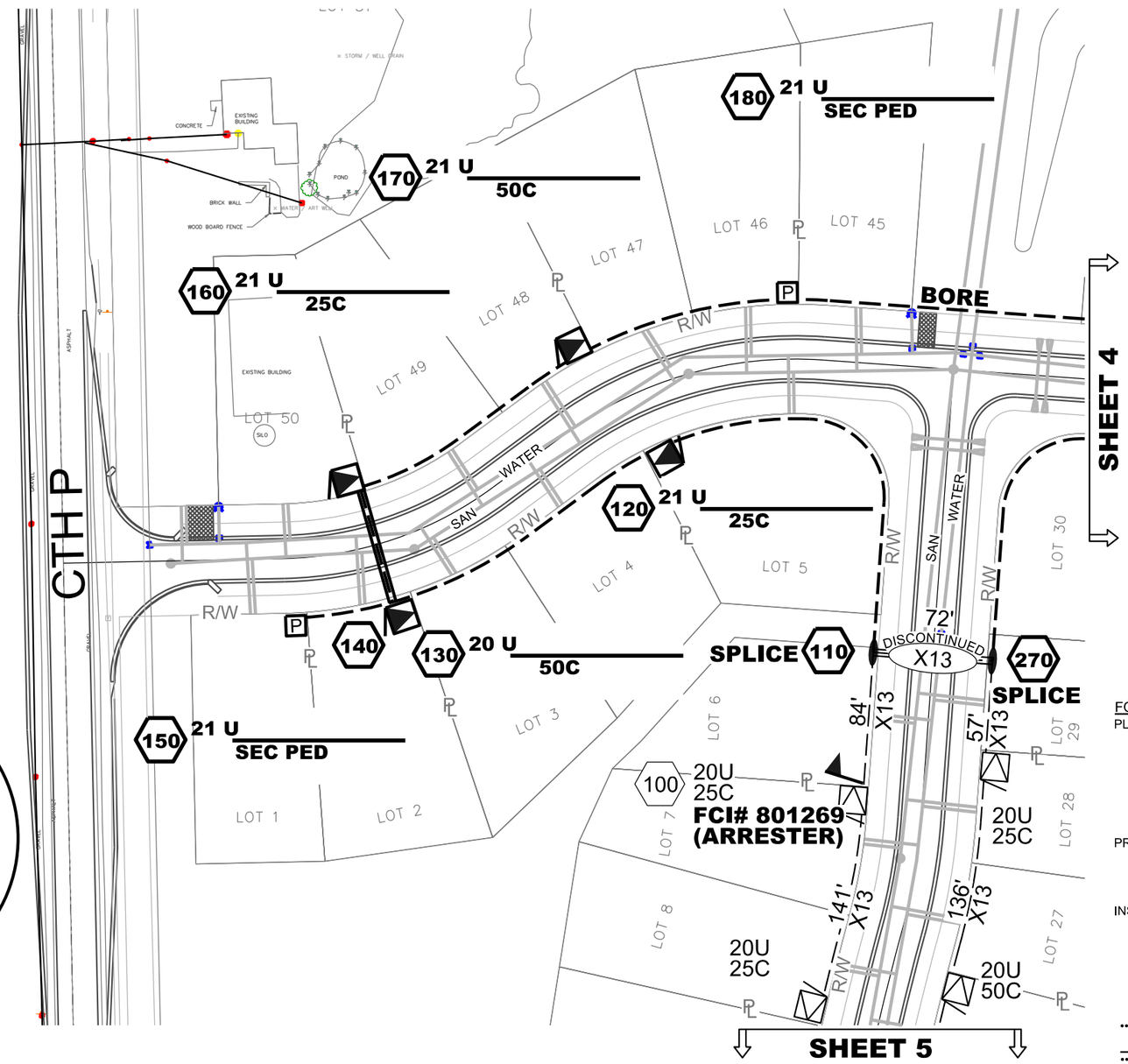
ELECTRIC WORK REQUEST

**4606872**

# PRELIMINARY

NOT FOR CONSTRUCTION!




FCI ATTRIBUTE

PLANNING
- Feeder Z33882
- Mount# 20U
- Direction NORTH
- Pole Ht
- Phase C
- Type (OH/UG) UG

PROTECTION
- Size 200A
- Const. Units
- FCI # 801269

INSTALLATION
- Manufacturer
- Date Manufactured
- Installation Date
- AØ Serial #
- BØ Serial #
- CØ Serial #

•• IF LOCATION IS ADJUSTED, CALL PLANNING ENG.

•• CALL EDCC WHEN INSTALLATION COMPLETE

SCALE 1" = 80'

SHEET 3 OF 6

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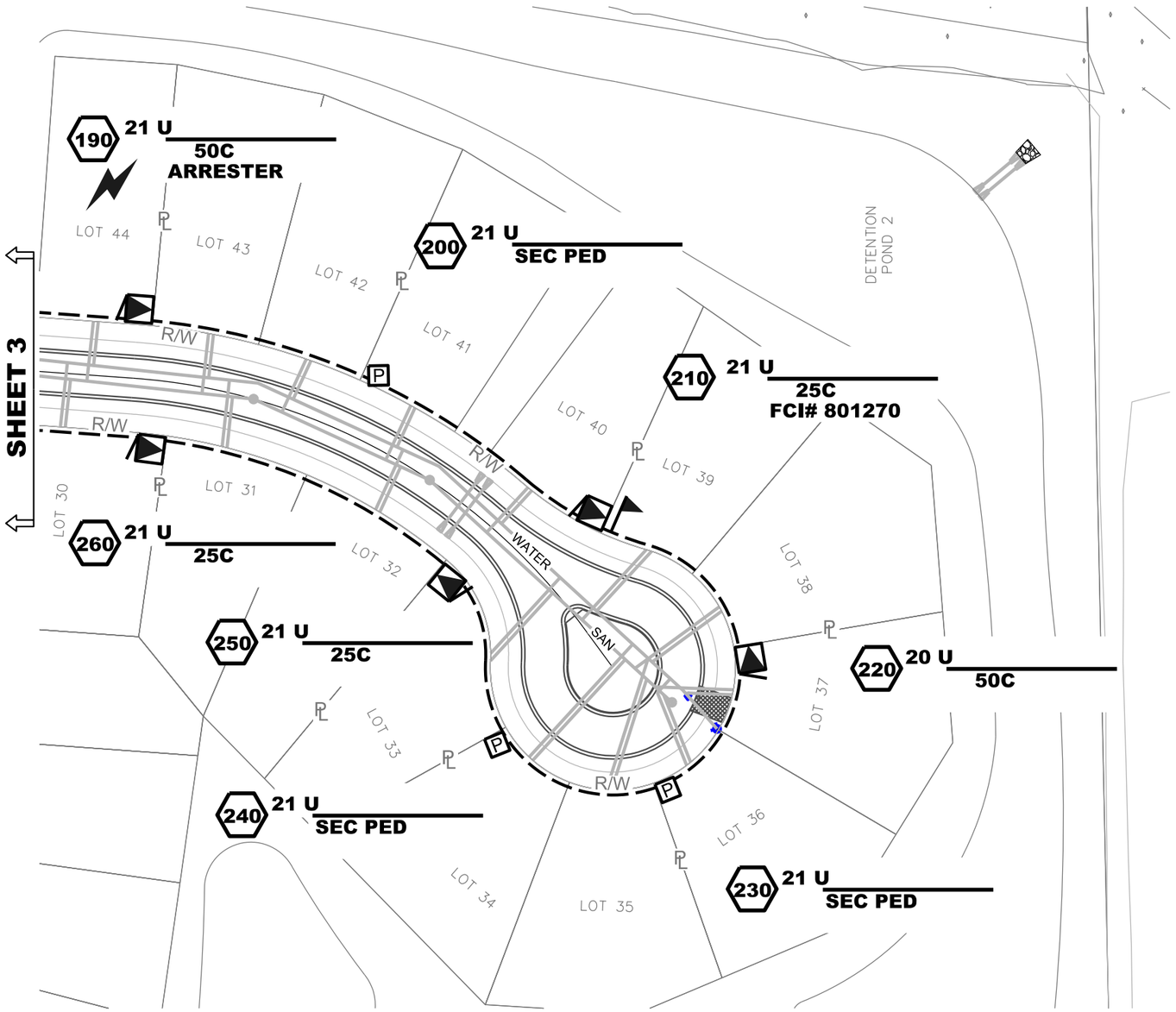
ELECTRIC WORK REQUEST

**4606872**

# PRELIMINARY

NOT FOR CONSTRUCTION!




FCI ATTRIBUTE

PLANNING
- Feeder Z33882
- Mount# 20U
- Direction NORTH
- Pole Ht
- Phase C
- Type (OH/UG) UG

PROTECTION
- Size 200A
- Const. Units
- FCI # 801270

INSTALLATION
- Manufacturer
- Date Manufactured
- Installation Date
- AØ Serial #
- BØ Serial #
- CØ Serial #

•• IF LOCATION IS ADJUSTED, CALL PLANNING ENG.

•• CALL EDCC WHEN INSTALLATION COMPLETE

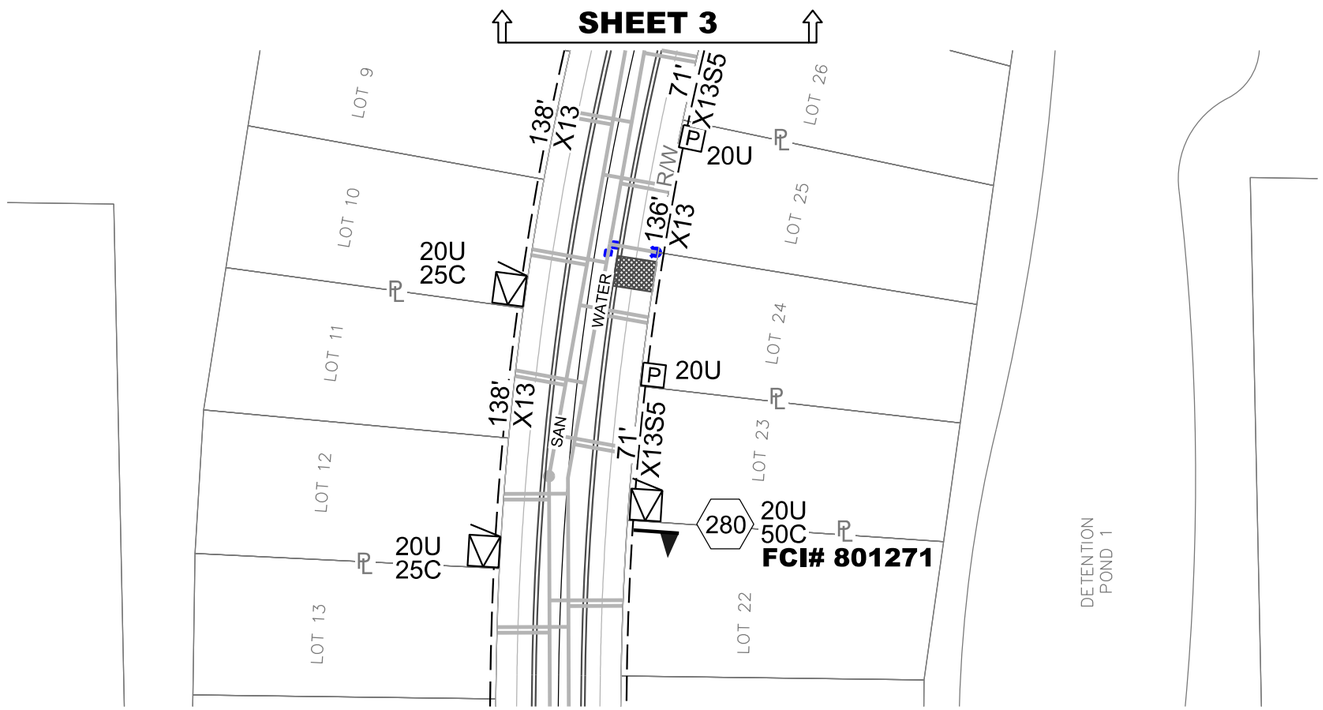
SCALE 1" = 80'

ELECTRIC WORK REQUEST

**4606872**

# PRELIMINARY

NOT FOR CONSTRUCTION!




FCI ATTRIBUTE

PLANNING
- Feeder Z33882
- Mount# 20U
- Direction NORTH
- Pole Ht
- Phase C
- Type (OH/UG) UG

PROTECTION
- Size 200A
- Const. Units
- FCI # 801271

INSTALLATION
- Manufacturer
- Date Manufactured
- Installation Date
- AØ Serial #
- BØ Serial #
- CØ Serial #

•• IF LOCATION IS ADJUSTED, CALL PLANNING ENG.

•• CALL EDCC WHEN INSTALLATION COMPLETE

SCALE 1" = 80'

**4606872**

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY
WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY
WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY
WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY
WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY
WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY
WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____

MANUFACTURER: _____
KVA: _____
VOLTAGE: _____
LOCATION ID: _____
PHASE: _____
FLUID TYPE: _____ DESIGN IZ: _____
SERIAL: _____
MATERIAL #: _____
ASSET ID #: _____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC USE ONLY
WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: _____
SWITCHED BY: _____ DATE/TIME: _____



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## WE ENERGIES - ELECTRIC OPERATIONS

**CLEARANCE NOTES:**

**-LOCATION OF OBSTRUCTIONS ARE FROM RECORDS AND MUST BE VERIFIED IN THE FIELD.**
**-MAINTAIN 2' MIN. CLEARANCE BETWEEN OUTSIDE FACE OF MANHOLE & BELL OF PIPE.**
**-THIS APPLIES TO GAS AND WATER MAINS.**
**-MAINTAIN 2' MIN. VERTICAL CLEARANCE AT CROSSINGS OF SEWER OR WATER MAINS.**
**-MAINTAIN 5' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND SEWER.**
**-MAINTAIN 3' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND WATER MAINS.**

**NOTE - CLEARANCES SHOWN ARE MINIMUM DISTANCES - REFERENCE PERMITS FOR SPECIFIC CLEARANCE REQUIREMENTS. ADDITIONAL UNDERGROUND INFORMATION ON EXCAVATION, BACKFILLING AND CLEARANCES CAN BE FOUND IN STD. 281-02.**

## STANDARD WIRE KEY

OVERHEAD PRIMARY
E, F, H, Q, R, W, X or Z

| | |
|---|---|
| Z | 1 #2 ACSR |
| Z1 | 1 #1/0 ACSR |
| Z2 | 1 #3/0 ACSR |
| Z3 | 3 #2 ACSR |
| Z4 | 3 #1/0 ACSR |
| Z5 | 3 #3/0 ACSR |
| Z7 | 3 #336 ACSR |
| Z9 | SPECIAL LIST ON SKETCH |
| Z10 | 1 WIRE REMOVAL |
| Z11 | 2 WIRE REMOVAL |
| Z12 | 3WIRE REMOVAL |

DIRECT BURY PRIMARY - E, F, H, Q, R, W, X or Z

| | | | |
|---|---|---|---|
| Z13 | 1 #1 AL 25KV | X22 | 1 #2 Cu 15kV |
| Z14 | 3 #1 AL 25KV | X23 | 3 #2 Cu 15kV |
| Z15 | 3 #500 AL 28KV | Z24 | 1 #2 Cu 25kV |
| X16 | 1 #2 AL 15KV | Z25 | 3 #2 Cu 25kV |
| X17 | 3 #2 AL 15KV | X26 | 3 #500 Cu 15kV |
| X18 | 3 #500 AL 15KV | Z27 | 3 #500 Cu 28kV |
| R19 | 3 #1/0 AL 35KV | Z28 | 3 #750 Cu 28kV |
| R20 | 3 #750 AL 35KV | Z29 | SPECIAL - LIST ON SKETCH |
| Z21 | 3 #750 AL 28KV | | |

NEUTRAL

| | |
|---|---|
| N | 1-#2 ACSR |
| N1 | 1-#1/0 ACSR |
| N2 | 1-#3/0 ACSR |
| N3 | 1-#4/0 AL |
| N4 | 1-#336 ACSR |
| N5 | REMOVAL |

GUYING

| | |
|---|---|
| G | 1/4" ARM GUY |
| G1 | 5/16" ARM GUY |
| G2 | 3/8" ARM GUY |
| G3 | 5/16" POLE GUY |
| G4 | 3/8" POLE GUY |
| G5 | 7/16" POLE GUY |

SECONDARY - 1PHASE

| | |
|---|---|
| S | 6DX |
| S1 | 4 TX |
| S2 | 2 TX |
| S3 | 1/0 TXR |
| S4 | 3/0 TXR |
| S5 | 350 TXR |
| S6 | 750 TXR |
| S7 | 1/0 TXF |
| S8 | 4/0 TXF |
| S9 | 336 TXR |
| S10 | 750 TXF |
| S11 | 3 WIRE REMOVAL |
| S12 | 3 WIRE MAIN |
| S14 | 6DX CIC |
| S15 | 1/0TX CIC |

SECONDARY - 3PHASE

| | |
|---|---|
| $ | 1/0 TXF |
| $1 | 4/0 TXF |
| $2 | 336 TXF |
| $3 | 3/0 TX |
| $4 | 350 TX |
| $5 | 750 TX |
| $6 | 1/0 QXF |
| $7 | 3/0 QXF |
| $8 | 350 QXR |
| $9 | 750 QXR |
| $10 | 3 WIRE REMOVAL |
| $11 | 3/0 QXR |
| $12 | 4 WIRE REMOVAL |

## EROSION CONTROL LEGEND

| | |
|---|---|
| ENV 8, 27 | APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION |
| A/B/C/D | INLET PROTECTION, TYPE |
| | 12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL |
| | STONE DITCH CHECK |
| | SAND or ROCK BAG |
| | MULCH |
| | SOIL STABILIZER, TYPE B |
| | EROSION MAT CLASS I, TYPE A |
| | EROSION MAT CLASS I, TYPE B |
| | EROSION MAT CLASS I, TYPE A URBAN |
| | EROSION MAT CLASS I, TYPE B URBAN |
| | EROSION MAT CLASS II |
| | EROSION MAT CLASS III |
| | VEGETATIVE BUFFER |
| | TRACKING PAD |
| | TIMBER MAT |
| | SILT FENCE |
| DW | APPROXIMATE DEWATERING BASIN LOCATION |
| | SURFACE WATER FLOW |

# WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

### General

1. If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

### Erosion Control

2. If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.
3. Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
4. Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.
5. When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

### Contaminated Soils

6. Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

### Spills

7. If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
   a. Any quantity of oil is spilled into surface water;
   b. Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
   c. Any oil spill containing greater than 500 ppm PCB;
   d. Five gallons or more of oil spilled to the ground;
   e. Any oil spill involving a police department, fire department, DNR, or concerned property owner.

### Notes 8 through 27 apply as noted at specific points within each work request:

### Dewatering

8. Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

### Wetlands

9. As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
10. All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.
11. If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
12. Excavated soils cannot be stockpiled in wetlands.

### Waterways

13. All excess spoils shall be removed from wetlands and placed in a suitable upland location.
14. Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
15. Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.
16. No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
17. No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
18. Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

### Threatened and Endangered Species

19. Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
20. In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
21. Exclusion fencing must be installed at the work area prior to March 15.
22. A qualified biologist must be present when conducting work at this location.

### Invasive Species

23. State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of Way Best Management Practices should be followed: (http://council.wisconsinforestry.org/invasives/transportation/).

### Cultural and Historical Resources, cont.

24. The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
25. If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
26. A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

### Frac-out Contingency Plan

27. A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
    a. Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
    b. Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
    c. A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.

# VILLAGE OF JACKSON

N168W20733 MAIN ST.
P O BOX 637
JACKSON, WI 53037-0147

**Receipt Nbr:** 248583
**Date:** 9/17/2021
**Check**

**RECEIVED FROM** HOME PATH FINANCIAL LP $100.00

| Type of Payment | Description | Amount |
|---|---|---|
| Accounting | Account Nbr: 100-00-45730-000-000<br>PLANNING / ZONING FEES<br>FINAL PLAT-MORNING MEADOWS / CK #1273 | 100.00 |

**TOTAL RECEIVED** 100.00

Receipt Memo: SEPT PC SUBMITTAL-FINAL PLAT / CK #1273

# VILLAGE OF JACKSON

N168W20733 MAIN ST.
P O BOX 637
JACKSON, WI 53037-0147

**Receipt Nbr:** 248313
**Date:** 8/30/2021
**Check**

**RECEIVED FROM** HOME PATH FINANCIAL LP $25.00

| Type of Payment | Description | Amount |
|---|---|---|
| Accounting | Account Nbr: 100-00-45730-000-000<br>PLANNING / ZONING FEES<br>MAILING LABELS-MORNING MEADOWS / CK#1281 | 25.00 |

**TOTAL RECEIVED** 25.00

Receipt Memo: MAILING LABEL FEE SEPT PLAN COMM/CK#1281

Village of Jackson

# PLAN COMMISSION APPLICATION

**Application/Permit #:** _____

## PROPERTY INFORMATION

☐ COMMERCIAL ■ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

■ CONDITIONAL USE
- ■ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing Cond. Use ONLY)*

☐ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing PUD ONLY)*

CERTIFIED SURVEY MAP
- ☐ CONCEPT PLAN
- ☐ OTHER _____

**Property Address:** Caymus Way **Unit:** _____ **Jackson, WI**

**Parcel #:** _____ **Lot Size:** 108,057 **sq. ft.** **Building Area:** 16,800 **sq. ft.**

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

## APPLICANT INFORMATION

**Name(s):** Mark Hertzfeldt - Design 2 Construct

**Mailing Address:** N173W21010 Northwest Passage **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** ( 262 ) 224-1342 **Fax:** ( 262 ) 677-9934

**Email:** mhertzfeldt@design2construct.com

## BUSINESS INFORMATION *(If New Business)*

**Legal Business Name:** Genoa Health Care - Bethany Mitricska

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

**Mailing Address:** W209 N17321 Industrial Drive **State** WI **Zip** 53037

**Office:** ( 262 ) 677-1401 **Cell:** (_____) _____ **Fax:** (_____) _____

**Email:** BMitricska@genoahealthcare.com

**Website:** Genoahealthcare.com

## PROPERTY OWNER INFORMATION

**Name(s):** Abacus 3 LLC, James Blise

**Address:** N173W21010 Northwest Passage **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** (_____) _____ **Fax:** ( 262-677-9934

**Email:** jblise@design2construct.com

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

**Firm Name:** Mark Hertzfeldt - Design 2 Construct

**Primary Contact:** _____

**Address:** N173W21010 Northwest Passage **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** ( 262 ) 224-1342 **Fax:** ( 262 ) 677-9934

**Email:** mhertzfeldt@design2construct.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: New free standing industrial building and associated site construction

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

Hours of Operation: M-F 8am-6pm, Sat 8am-12pm, Sun closed

Provide a brief overview of proposed daily on-site operations: Pharmacy operations to support off site healthcare facilities

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: Commercially zoned property to the north and west, Multifamily / Residential to the east and south

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Construction of a new 16,800 sf industrial building, parking lots and other related improvments. Loading docks are not included as a part of this development

Describe any proposed grading, and/or stormwater management plan: Grading for the proposed development as necesary for the building and parking lot. Stormwater will drain to a common swale easement to regional ponds.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Landscape improvements will follow the attached landscape plan. Please see this document for reference

Describe any proposed on-site security measures including site lighting: None at this time

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Building will be fully sprinkled

Describe the projected traffic circulation and impacts:
traffic will be confined to Camus Way. Typical deliveries for a industrial facility

List all setbacks from rights-of-way and property lines and height limitations:
ROW setback - 40'-0", side setback 10'-0", Rear setback 20'-0",.
Building height is 20'-0"

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any:
No new licensing required beyond what is already in place to operate at the current facility in the Jackson Business Park

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:
Signage will be addressed at a later date with an additional submittal to Plan Commission. The site currently shows a potential location for a monument sign

If construction is proposed, describe proposed exterior building materials (type, color, etc.):
Precast concrete wall panels (painted), aluminum storefront entry and windows, hollow metal doors (painted), Prefinished metal coping and canopy elements. Please refer to the building rendering for color

Describe any site specific features/constraints, etc.:
Site has drainage easements on multiple sides

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking:
Site plan shows 60 parking stalls with 3 provided for ADA

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering:
Trash will be collected in commercial trash bins which will be contained within the trash enclosure shown here

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD 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.*

**Applicant Name (Print):** Mark Hertzfeldt

**Applicant Signature:** _____

**Co-Applicant Name (Print):** _____

**C0-Applicant Signature:** _____

**Date of Application:** 09.07.2021

## ***You MUST sign and date this Application!***

**SUBMIT TO:** Village of Jackson – Village Hall *(Checks shall be made payable to Village of Jackson)*
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

**QUESTIONS?**

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

**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.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

## 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:** 9-10-21
**Amount: $** 150.00
**Payment Type:** CH / CC / CASH
**Check/Rcpt. #:** 111414
**Received By:** [illegible]

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Village of Jackson
N168W20733 Main Street
PO Box 637
Jackson, WI 53037

September 7, 2021

Re: Project Narrative for Genoa Healthcare

**Introduction:**

Included with this project narrative you will find the graphical information regarding the proposed business development located on Caymus Way in the Village of Jackson. The proposed development will be a relocation of the current Genoa facility currently located on Industrial Drive. The new development will include a new free-standing 16,800 square foot building and the requisite site development needed to support the new building.

**Existing Site:**

The existing site is approximately 2.48 acres and is currently vacant. The site frontage is Commercially zoned property to the West, Residential and storm pond to the South, a Residential to the east, and a vacant parcel to the North. Vehicular access to the site is limited to Caymus Way.

**Plan of Operation:**

Genoa Healthcare operates their main pharmacy out of the existing tenant space in a multi-tenant facility on Industrial Drive. This facility is a pharmaceutical fulfillment center for their off site Healthcare facilities. They fill prescribed orders here and deliver them to the offsite locations.

The office hours are Monday-Friday from 8:00 AM – 6:pm PM, Sat 8am – 12pm, Sun Closed

- Office: 50-60 Employees

**Proposed Building/Site:**

The proposed building is approximately 16,800 square feet. The site design provides 60 total parking spaces (including 3 accessible spaces). The site plan indicates future expansion for building east.

The building will be constructed using a combination of decorative precast concrete wall panels with accent paint, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.

HVAC units are intended to be located on the roof. Physical screening is not proposed, we plan on locating the units as central as possible.

Storm-water management is addressed by utilizing the existing regional stormwater pond (adjacent to the property) which was designed to account for impervious areas on this property.

Landscaping for the site will be provided in a manner consistent with other buildings in the business park. Plans are included as part of this submittal package for consideration by the Plan Commission.

Our site lighting design includes light bollards and wall packs. The provided photometric illustrates the lighting coverage on site.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a semi-vacant business/industrial park and multifamily residential.
The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

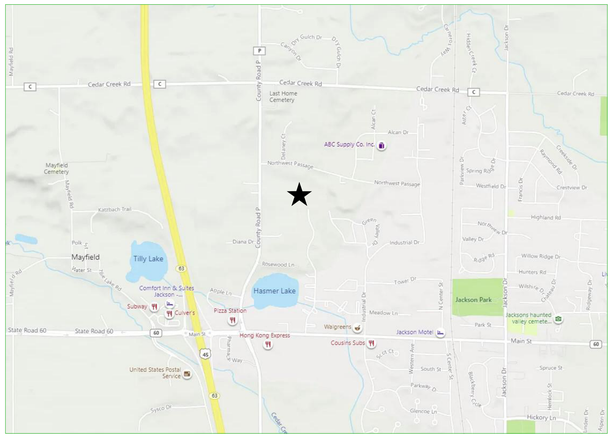
Sincerely,
Mark Hertzfeldt

Design 2 Construct Development Corporation

# BUILDING DESIGN FOR:

## GENOA

CAYMUS WAY
JACKSON, WI 53037




DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

## PROJECT DATA:

## SHEET INDEX:

REV DATE

## PROJECT CONTACTS

STRUCTURAL CONSULTANT

ARCHITECT — ROBERT P. KOEHLER
SUPERVISING PROFESSIONAL — ROBERT P. KOEHLER

PROJECT MANAGER — TERRY KOTH

PROJECT NO. — 20-00140

DATE — 09.07.2021

SEAL

CIVIL CONSULTANT

**QUAM ENGINEERING, LLC**
4604 SIGGLEKOW RD, SUITE A
MCFARLAND, WI 53558

608-838-7750

LANDSCAPE CONSULTANT

PREV. TRANS. NO.: 0000000
NEW TRANS. NO.: 0000000
REVIEWER: REVIEWER

**DESIGN**
•
**CONSTRUCTION**

**PHONE (262) 677-9933**
**FAX (262) 677-9934**
•
**N173 W21010**
**NORTHWEST PASSAGE WAY**
**JACKSON, WI 53037**


DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
•
PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com


BUILDING DESIGN FOR:
GENOA
CAYMUS WAY
JACKSON, WI 53037
SEPTEMBER 7TH, 2021

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE 09.07.2021
JOB NO. 20-00140
SET USE FOR CONSTRUCTION
DRAWN BY RPK
SHEET NO.
TS


This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

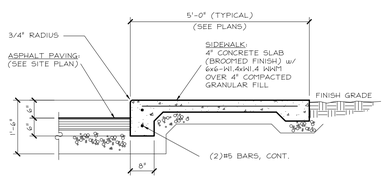
## GENERAL NOTES:

1. APPROXIMATE ELECTRICAL METER LOCATION
2. 8" CONCRETE APRON
3. CONCRETE STOOP
4. LIGHT BOLLARD (LB) ON CONCRETE BASE FLUSH TO GRADE
5. CONCRETE FILLED 6" STEEL BOLLARD W/ POLYCARBONATE COVER
6. PROPOSED MONUMENT SIGN. PROVIDE POWER
7. APPROXIMATE LOCATION OF WATER ENTRY TO BUILDING
8. APPROXIMATE LOCATION OF SANITARY ENTRY TO BUILDING
9. TRASH ENCLOSURE AND CONCRETE PAD
10. ACCESSIBLE PARKING SIGN
11. APPROXIMATE LOCATION OF GAS ENTRY TO BUILDING
12. ELECTRICAL TRANSFORMER – CONFIRM LOCATION WITH WE ENERGIES
13. WALL MOUNTED ACCESSIBLE PARKING SIGN
14. LED WALL PAK / FULL CUT-OFF FIXTURE DUAL LIGHT ENGINE MOUNTED 14' A.F.F.

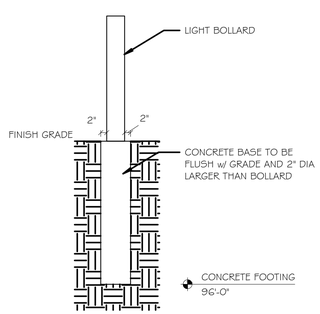
## SITE DATA:

| | |
|---|---|
| SITE AREA: | 108,057 S.F. |
| | 2.48 ACRES |
| AREA OF BUILDING | 16,800 S.F. |
| AREA OF PROPOSED ADDITION | 16,800 S.F. |
| TOTAL BUILDING FOOTPRINT: | 33,600 S.F. |
| TOTAL HARD SURFACE AREA: | 26,409 S.F. (24% OF SITE) |
| CONCRETE AREA: | 2,656 S.F. |
| HEAVY DUTY PAVING: | 11,212 S.F. |
| LIGHT DUTY PAVING: | 12,541 S.F. |
| CONCRETE CURB: | 229 S.F. |
| TOTAL GREENSPACE AREA: | 64,848 S.F. (60% OF SITE) |
| ZONING DISTRICT: | PUD |
| FRONT YARD SETBACK: | 40'-0" |
| SIDE YARD SETBACK: | 20'-0" |
| REAR YARD SETBACK: | 40'-0" |
| PARKING STALL REQUIREMENTS: | |
| TOTAL PARKING PROVIDED: | 60 (INCL. H.C. STALLS) |
| HANDICAP PARKING REQUIRED: | 3 |
| HANDICAP PARKING PROVIDED: | 3 |
| FUTURE PARKING STALLS: | 0 |

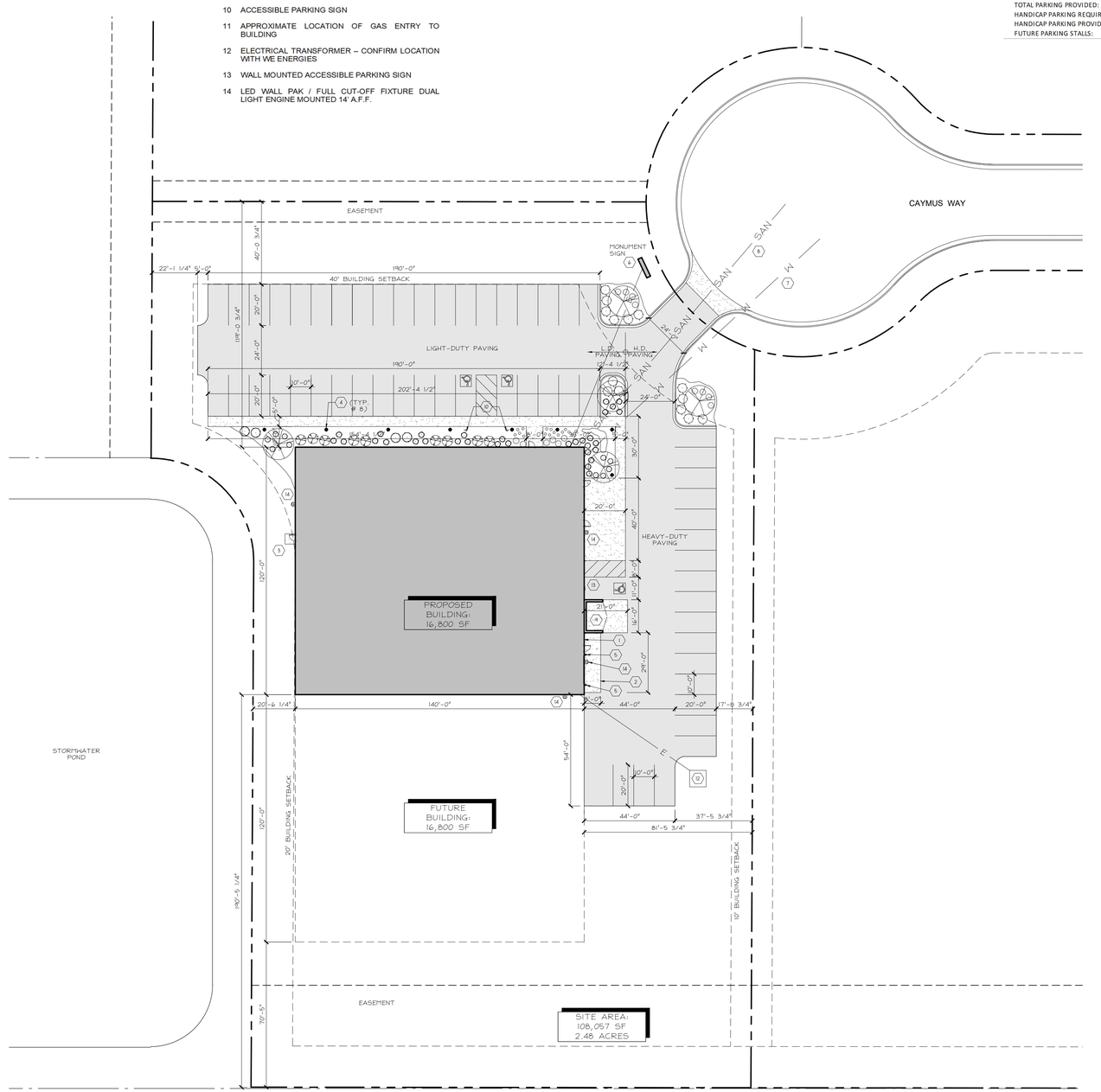
4 HANDICAP SIGN
SCALE: 1/2" = 1'-0"




3 SIDEWALK CURB
SCALE: 1/2" = 1'-0"




2 LIGHT BOLLARD BASE
SCALE: 1/2" = 1'-0"




1 SITE PLAN
SCALE: 1" = 30'-0"


DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

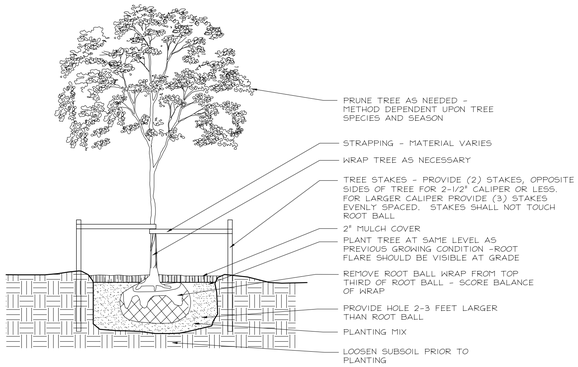

BUILDING DESIGN FOR:
GENOA
CAYMUS WAY
JACKSON, WI 53037

SHEET TITLE
SITE PLAN

REVISIONS

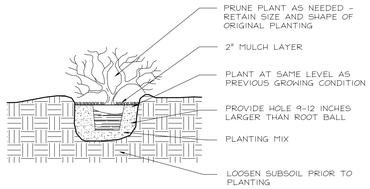
PROJECT DATA

| | |
|---|---|
| DATE | 09.07.2021 |
| JOB NO. | 21-00177 |
| SET USE | FOR CONSTRUCTION |
| FILE NAME | C1-A1.0 |
| DRAWN BY | DLH |
| SHEET NO. | A1.0 |




## 4 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

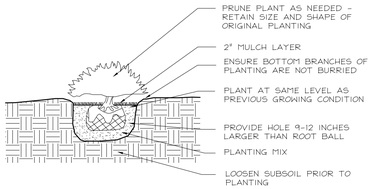



FIBROUS POT:
REMOVE ENTIRE FIBROUS POT. SCORE SIDES IF POT CANNOT BE REMOVED

CONTAINER:
REMOVE FROM PLASTIC CONTAINER- SCORE ROOTS

## 5 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NTS

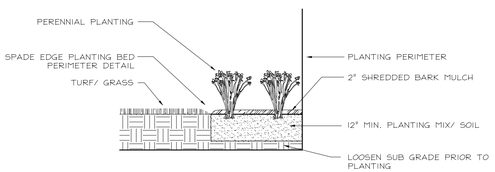



BALLED AND BURLAPPED:
REMOVE ROOT BALL WRAP FROM TOP THIRD OF ROOT BALL - SCORE BALANCE OF WRAP

CONTAINER:
REMOVE FROM PLASTIC CONTAINER- SCORE ROOTS

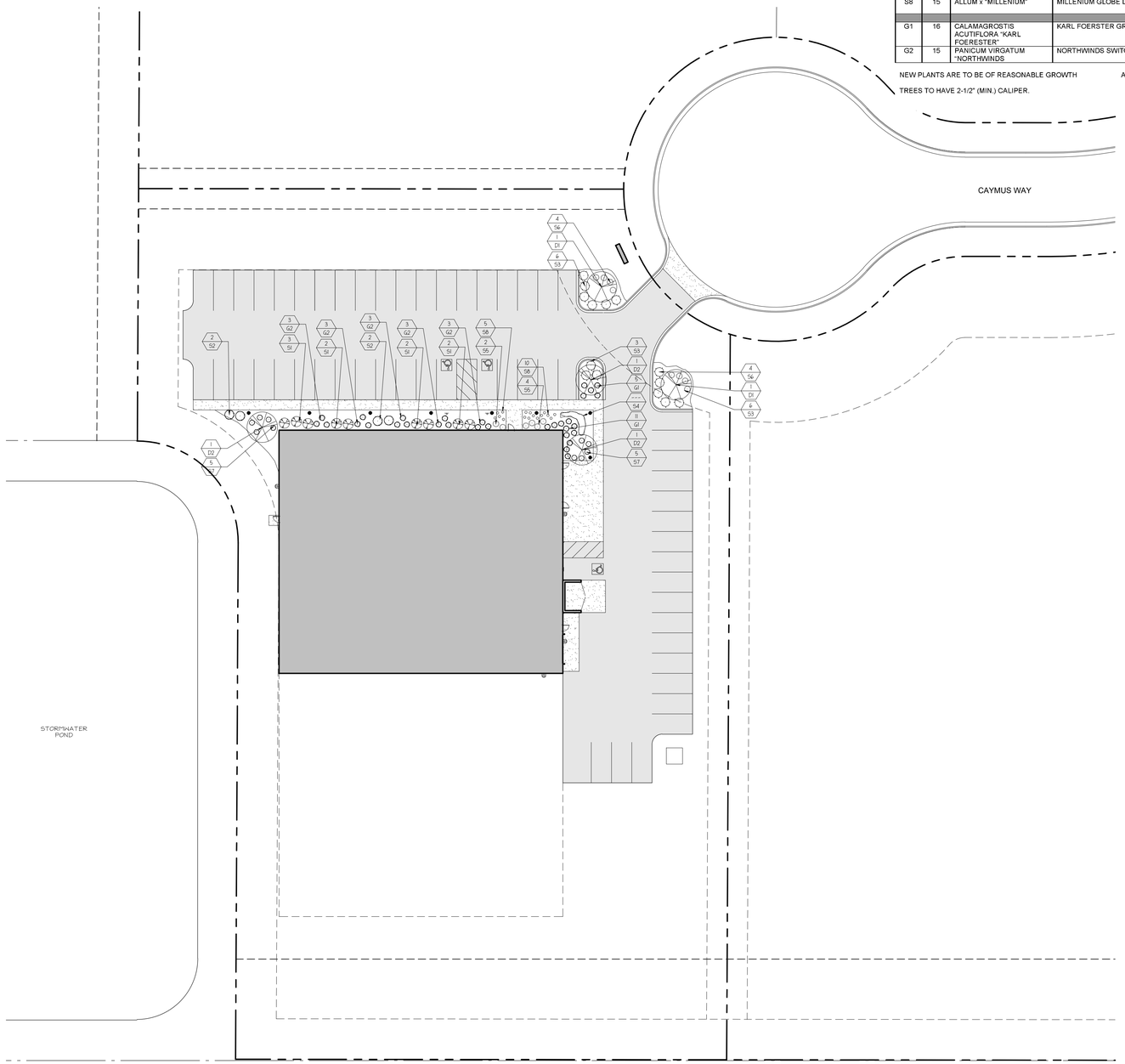
## 6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NTS




## 2 PERENNIAL BED PLANTING DETAIL

SCALE: NTS




## 1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

N

## PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANT SIZE MATURE | PLANT SIZE AT PLANTING | ROOTS |
|---|---|---|---|---|---|---|
| D1 | 3 | CRATAEGUS CRUSGALLI | HAWTHORN, THORNLESS COCKSPUR | 15' | 2-1/2" CAL. | B & B |
| D2 | 2 | SYRINGA RETICULATA – IVORY SILK | IVORY SILK JAPANESE LILAC TREE | 25' | 2-1/2" CAL. | B & B |
| S1 | 9 | COTONEASTER ACUTIFOLIA | COTONEASTER, PEKING HEDGE | 4 – 8' | 12 – 18" HIGH | POT |
| S2 | 4 | EUONYMUS ALATA "COMPACTUS" | DWARF BURNING BUSH | 4 – 6' | 24" HIGH | B&B |
| S3 | 15 | RHUS AROMATICA 'GRO-LOW | SUMAC, GRO-LOW FRAGRANT | 2' HIGH 5' WIDE | 12 – 18" HIGH | POT |
| S4 | 150 SF | ---- | BLACKEYED SUSAN | --- | 18" O.C. | --- |
| S5 | 6 | SPIRAEA JAPONICA GOLD MOUND | GOLDMOUND SPIREA | 12" | 30" HIGH | POT |
| S6 | 8 | SPIRAEA BETULIFOLIA "TOR" | TOR BIRCHLEAF SPIREA | 3' | 12 – 18" HIGH | POT |
| S7 | 10 | HYDRANGEA PANICULATA "SMHPLQF" | LITTLE QUICK FIRE HYDRANGEA | 4' | 12 – 18" HIGH | POT |
| S8 | 15 | ALLUM x "MILLENIUM" | MILLENIUM GLOBE LILLY | --- | 12 – 18" HIGH | POT |
| G1 | 16 | CALAMAGROSTIS ACUTIFLORA "KARL FOERESTER" | KARL FOERSTER GRASSES | 3 – 5' | 12 – 18" HIGH | POT |
| G2 | 15 | PANICUM VIRGATUM "NORTHWINDS | NORTHWINDS SWITCH GRASS | 2' | 12 – 18" HIGH | POT |

NEW PLANTS ARE TO BE OF REASONABLE GROWTH

TREES TO HAVE 2-1/2" (MIN.) CALIPER.

ALL PLANTINGS TO BE IN MULCH BED w/ EDGEING


DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com


BUILDING DESIGN FOR:
GENOA
CAYMUS WAY
JACKSON, WI 53037

SHEET TITLE
LANDSCAPE PLAN

REVISIONS

PROJECT DATA

| | |
|---|---|
| DATE | 09.07.2021 |
| JOB NO. | 21-00177 |
| SET USE | FOR CONSTRUCTION |
| FILE NAME | C1-A1.1 |
| DRAWN BY | DLH |
| SHEET NO. | A1.1 |

1 1ST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"

N

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
GENOA
CAYMUS WAY
JACKSON, WI 53037

SHEET TITLE
FIRST FLOOR PLAN - OVERALL

REVISIONS

PROJECT DATA

| | |
|---|---|
| DATE | 06.11.2021 |
| JOB NO. | 20-00140 |
| SET USE | PRELIMINARY |
| DRAWN BY | Author |
| SHEET NO. | A2.1 |

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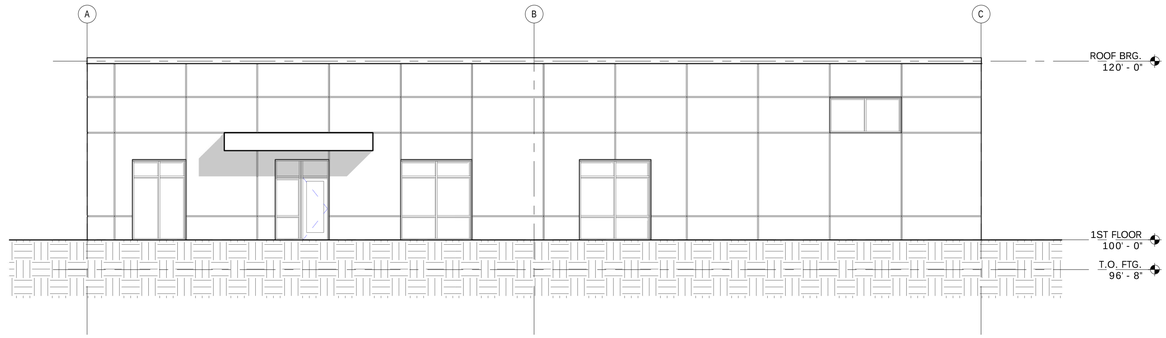
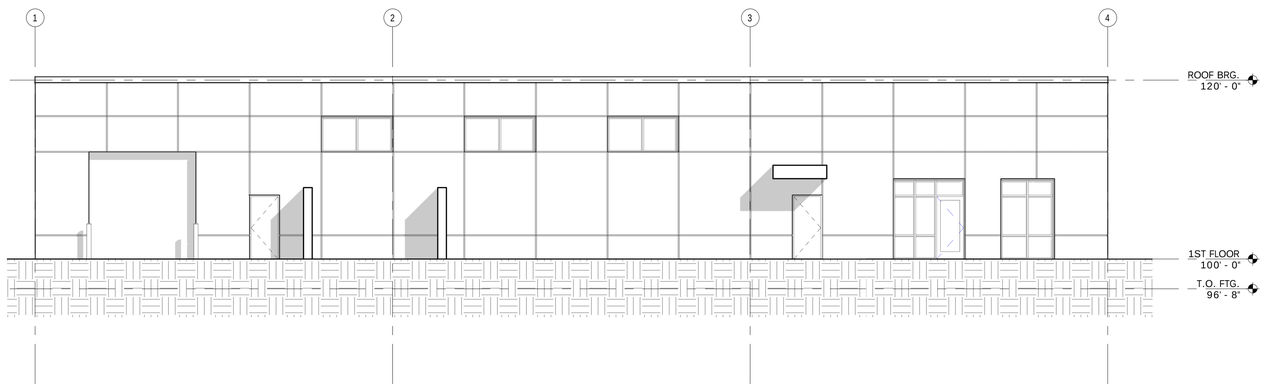



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
GENOA
CAYMUS WAY
JACKSON, WI 53037

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

| | |
|---|---|
| DATE | 06.11.2021 |
| JOB NO. | 20-00140 |
| SET USE | PRELIMINARY |
| DRAWN BY | Author |
| SHEET NO. | A4.1 |

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1 BUILDING PERSPECTIVE

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
GENOA
CAYMUS WAY
JACKSON, WI 53037

SHEET TITLE
BUILDING PERSPECTIVE

REVISIONS

PROJECT DATA

| | |
|---|---|
| DATE | 06.11.2021 |
| JOB NO. | 20-00140 |
| SET USE | PLAN COMMISSION |
| DRAWN BY | GROTH |
| SHEET NO. | A10.1 |

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Village of Jackson

# PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

**PROPERTY INFORMATION**

☐ COMMERCIAL ☐ INDUSTRIAL ☑ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE
- ☐ *New*
- ☐ *Special Use* *(For existing CU ONLY)*

☑ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Special Use* *(For existing PUD ONLY)*

☐ CERTIFIED SURVEY MAP
- ☑ CONCEPT PLAN
- ☐ OTHER _____

Property Address: Glen Brooke Drive Unit: _____ Jackson, WI

Parcel #: To be Determined Lot Size: TBD sq. ft. Building Area: TBD sq. ft.

Current Zoning: ☐B-1 ☐B-2 ☐M-1 ☐M-2 ☐I-1 ☐PUD ☑ Other MINOR SUBDIVISION ☐ Floodplain

**APPLICANT INFORMATION**

Name(s): John Lamm

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: jlamm@lammscape.com

**BUSINESS INFORMATION** *(If New Business)*

Legal Business Name: John Lamm of Jackson, Inc.

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

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: _____

Website: www.lammscape.com

**PROPERTY OWNER INFORMATION**

Name(s): John Lamm

Address: 2708 Sherman Rd. Jackson State _____ Zip _____

Office: (262) 677-3010 Cell: (____) same Fax: (____) same

Email: jlamm@lammscape.com

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

Firm Name: M Squared Engineering, LLC

Primary Contact: Matthew Hahm

Address: N19W6719 Commerce Ct. Cedarburg State WI Zip 53012

Office: (262) 376-4246 Cell: (262) 385-6031 Fax: (____) _____

Email: matt@msquaredengineering.com



JL's

**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 Beautiful Development of a 2.9 Acre Triangle of land in the Village of Jackson

Provide a brief overview of proposed use(s) of entire property and/or lease space:
Residential lots for fine houses and living spaces "Little Lambs Corner"

Hours of Operation: 24 hour living

Provide a brief overview of proposed daily on-site operations:
A quiet Residential area of homes

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.:
A quiet living area, as homes North and East with little impact

Describe all businesses, properties and other entities located adjacent to the proposed use:
All residential homes North and homes and lots East.

Proposed, development, on-site improvements or other construction/remodeling activities:
Future quality homes to be built
Landscape Improvements to Common Areas by us of LANDSCAPES!

Proposed grading and/or stormwater management plan:
Area all left graded and cleaned up.

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:
Landscape Plantings to Beautify Entrance area and center Island - A shade tree for every lot a 'little lambs' Hydrangea for every home

Proposed on-site security measures including site lighting:
None expected

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems):
Fire hydrants & water in place

Projected traffic circulation and impacts: Normal traffic on Glen Brooke Dr. Each home drive to central circle & Entrance roadway with 2 lots entered on Glen Brooke

Setbacks from rights-of-way and property lines and height limitations: to be determined on engineered plan

Status of State/Federal License(s) or Certificate(s)s required for operation: None required or applicable

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

☑ No ☐ Yes If yes, explain: Not to my Knowledge

Describe any proposed signage including type and location: A Nice Entry Sign, or in the Landscaped Circle Island

Exterior Building Materials (type, color, etc.): unknown but tasteful

Site Specific Features/Constraints: Existing Tree lines North & East borders with added shade trees, front areas

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): Adequate for each home drive & street

Proposed screening/buffering from adjacent properties: Evergreens planted in Northwest & Southeast corners. Big existing tree buffer existing.

Proposed provisions for refuse and recycling collection/storage: up to private property owners for disposal.

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.*

**Applicant Name (Print):** John Lamm

**Applicant Signature:** John Lamm

**Co-Applicant Name (Print):** _____

**C0-Applicant Signature:** _____

**Date of Application:** September 9, 2021

***You MUST sign and date this Application!***

**SUBMIT TO:** Village of Jackson – Village Hall *(Checks shall be made payable to Village of Jackson)*
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

**QUESTIONS?**

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

**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.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

## 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:** 9-9-21
**Amount: $** 175.00
**Payment Type:** CH / CC / CASH
**Check/Rcpt. #:** 25428
**Received By:** [illegible]

# LITTLE LAMB'S CORNER DEVELOPMENT

PROJECT NO. 21-716-233

JACKSON, WI

SOURCE: WASHINGTON COUNTY GIS

VICINITY MAP

1"=2,000'

## PREPARED FOR:

MR. JOHN LAMM
2708 SHERMAN ROAD
JACKSON, WI 53037
(262) 677-3010
JLAMM@LAMMSCAPE.COM

## INDEX:


1: TITLE SHEET
2: GENERAL NOTES & LEGEND
3: EXISTING CONDITIONS MAP
4: OVERALL LAYOUT PLAN
5: SITE PREP & EROSION CONTROL PLAN
6: GRADING/PAVING PLAN
7: UTILITY PLAN
8: ROADWAY & UTILITY PLAN & PROFILE
9-11: DETAILS
12: CROSS SECTIONS


## SITE INFORMATION:

**TAX KEY ID: 052600Z**

**LOCATION:** PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

## PROJECT CONTACTS:

CONSULTING ENGINEER
M SQUARED ENGINEERING, LLC.
N19 W6719 COMMERCE COURT
CEDARBURG, WI 53012
CONTACT: MR. MATT HAHM
(262) 376-4246
MATT@MSQUAREDENGINEERING.COM

APPROVAL AGENCY
VILLAGE OF JACKSON'S PUBLIC WORKS
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
CONTACT: MR. BRIAN KOBER
(262) 677-7609
BRIAN.KOBER@VILLAGEOFJACKSON.COM


M Squared Engineering, LLC
...where engineering solutions meet water quality...
N19 W6719 COMMERCE CT
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274


LITTLE LAMB'S CORNER
JACKSON, WI

TITLE SHEET

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
| | |

# LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- 860 — EXISTING CONTOURS (MAJOR)
- 861 — EXISTING CONTOURS (MINOR)
- EXISTING PAVEMENT LINE
- EXISTING EDGE OF GRAVEL
- T — EXISTING TELEPHONE LINE
- OH — EXISTING OVERHEAD LINE
- ST — EXISTING STORM SEWER LINE
- SAN — EXISTING SANITARY SEWER LINE
- GAS — EXISTING GAS LINE
- X — EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- IP — EXISTING PROPERTY IRON PIPE
- SIGN — EXISTING SIGN
- PROPOSED PAVEMENT EDGE
- PROPOSED 2' GRAVEL SHOULDER EDGE
- ST — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- PROPOSED BUILDING SETBACK
- 835 — PROPOSED CONTOURS (MAJOR)
- 834 — PROPOSED CONTOURS (MINOR)
- PROPOSED GRADE BREAKLINE
- PROPOSED GRADE BREAKLINE
- SF — PROPOSED SILT FENCE
- PROPOSED RIP RAP
- PROPOSED TRACKING PAD
- PROPOSED EROSION CONTROL MAT
- PROPOSED DITCH CHECK
- ST — PROPOSED INLET
- PROPOSED SANITARY MANHOLE
- ST — PROPOSED STORM MANHOLE
- PROPOSED CULVERT ENDWALL
- PROPOSED HYDRANT
- PROPOSED VALVE

SURVEY INFORMATION:

1. M SQUARED ENGINEERING, LLC. PERFORMED THE SITE SURVEY IN JUNE/JULY 2021
2. VERTICAL DATUM IS BASED OF NGVD "29".
3. BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATES NAD 83 SOUTH ZONE, NORTH LINE OF SE $\frac{1}{4}$ 19-10-20, MEASURED AS N89°16'53"W.
4. BENCHMARKS:
   BENCHMARK 1 - NORTHWEST FLANGE BOLT ON HYDRANT EAST SIDE OF GLEN BROOKE DRIVE, 290 FEET NORTH OF VICTOR LANE (EL=863.85)
   BENCHMARK 2 - NORTHWEST FLANGE BOLT ON HYDRANT, EAST SIDE OF GLEN BROOKE DRIVE, 140 FEET SOUTH OF GLEN HILL DRIVE (EL=864.51)
5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY DIGGERS HOTLINE (TICKET NO. 20212305361). THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATION OF THESE UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 19; THENCE N89°16'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1315.63 TO THE POINT OF BEGINNING; THENCE S01°12'28"E ALONG THE WEST LINE OF COBBLESTONE MEADOWS BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS MAP BOOK 53 PAGE DOCUMENT NUMBER 1468252 OF SUBDIVISION MAPS, 480.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE AND BEING THE POINT OF THE CURVE TO THE LEFT AND HAVING A RADIUS OF 136.00 FEET CHORD OF 8.10 FEET BEARING N45°34'37"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 8.10 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N47°17'35"W 505.93 FEET TO A POINT OF ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 183.24 FEET CHORD OF 149.11 FEET BEARING N23°17'06"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 153.57 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST; THENCE S89°16'53"E ALONG SAID NORTH LINE 426.41 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 2.74 AC.

GENERAL DESIGN INFORMATION:

1. YARD SETBACKS (MINIMUMS):
   STREET/REAR: 20 FEET
   SIDE: 10 FEET

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET STANDARDS IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER", "VILLAGE OF JACKSON" STANDARD SPECIFICATIONS", AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITIONS AND AMENDMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS.
2. SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTAINING/REMOVAL OF EROSION CONTROLS, GRADING, INSTALL STORM/WATER/SANITARY SYSTEM, PAVEMENT (WITH ASSOCIATED PAVEMENT STRIPING) AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET.
3. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
5. M SQUARED ENGINEERING AND ITS AGENTS ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC.
7. CIVIL PROJECT DRAWING VERIFICATION: THE INFORMATION IN THE PLAN SET REPRESENTS THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD. CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE M SQUARED IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
8. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGER'S HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
9. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
10. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ENGINEER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT STANDARDS.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
13. THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
14. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
15. EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD AND THEN SILT FENCE.
2. ROUGH GRADE STORMWATER MANAGEMENT PONDS FOR USE AS SETTLING PONDS DURING CONSTRUCTION. THE ROUGH GRADING SHALL BE PERFORMED PRIOR TO BEGINNING OTHER SITE GRADING AND UTILITY CONSTRUCTION. UPON GRADING COMPLETION AND BEFORE VEGETATING POND, REMOVE AND DISPOSE OF SILT BUILDUP.
3. GRADING/PAVING/UTILITY CONSTRUCTION.
4. ALL DISTURBED AREAS OUTSIDE PAVEMENT AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS.

GENERAL EROSION CONTROL REQUIREMENTS:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
3. EROSION CONTROLS
   A. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
   B. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED. CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND/OR DUST.
   C. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.
   D. INSTALL EROSION MAT ON ALL SLOPES EQUAL TO OR GREATER THAN 4:1.
   E. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMPS.
   F. INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
   G. MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
   H. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
   I. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
   J. NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
   K. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
   M. ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
   N. ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
   O. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
   P. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
   Q. ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
   R. PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
   S. ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A STRAW BALE, FILTER FABRIC OR EQUIVALENT BARRIER.
3. STORM POND SHALL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO OWNER ACCEPTANCE OF SITEWORK.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com


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...where engineering solutions meet water quality...
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Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274

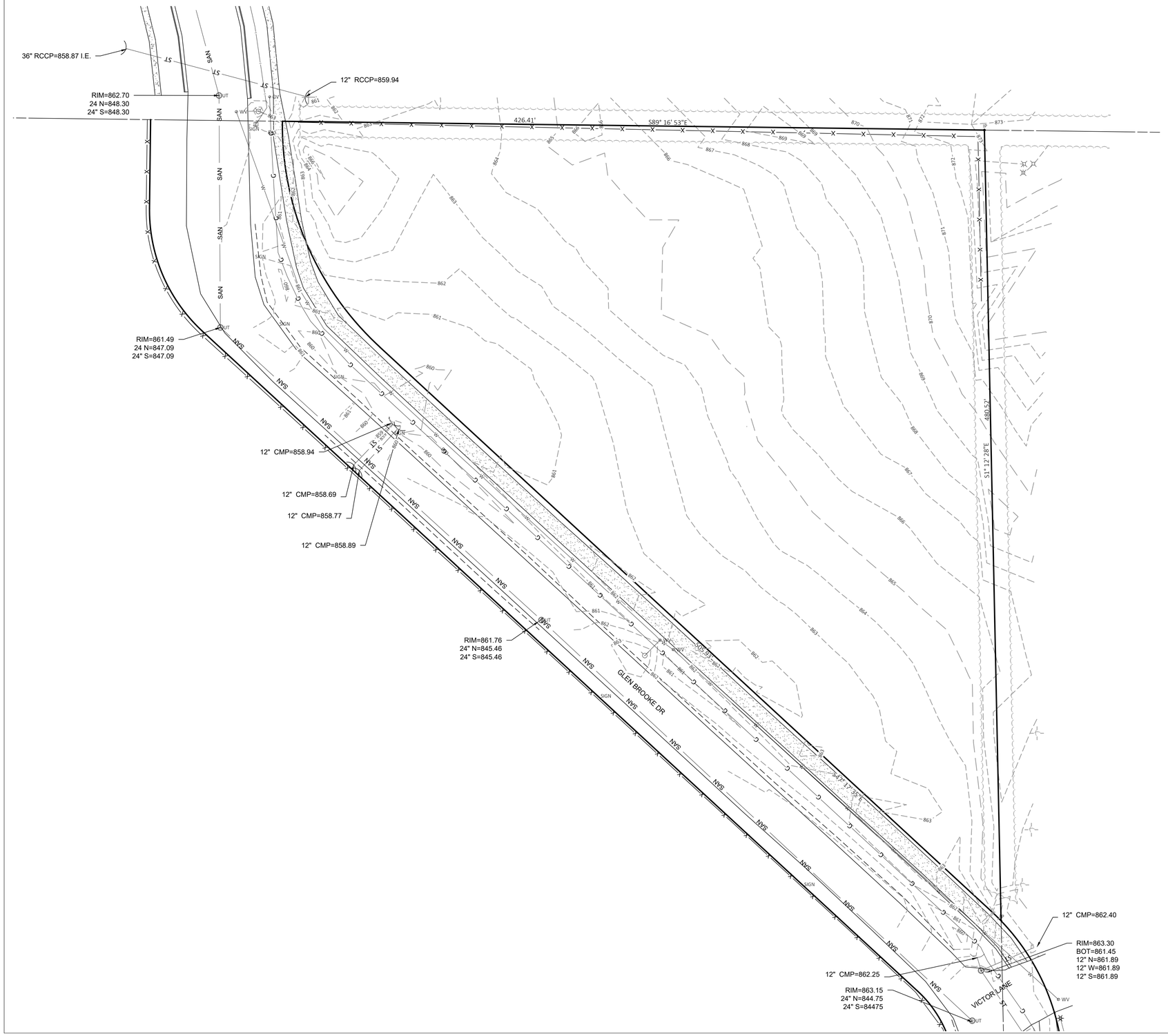

LITTLE LAMB'S CORNER
JACKSON, WI

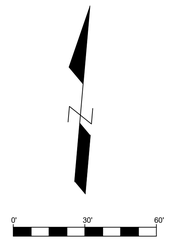
GENERAL NOTES & LEGEND SHEET

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
| | |




GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

DIGGERS HOTLINE
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LITTLE LAMB'S CORNER
JACKSON,WI

EXISTING CONDITIONS MAP

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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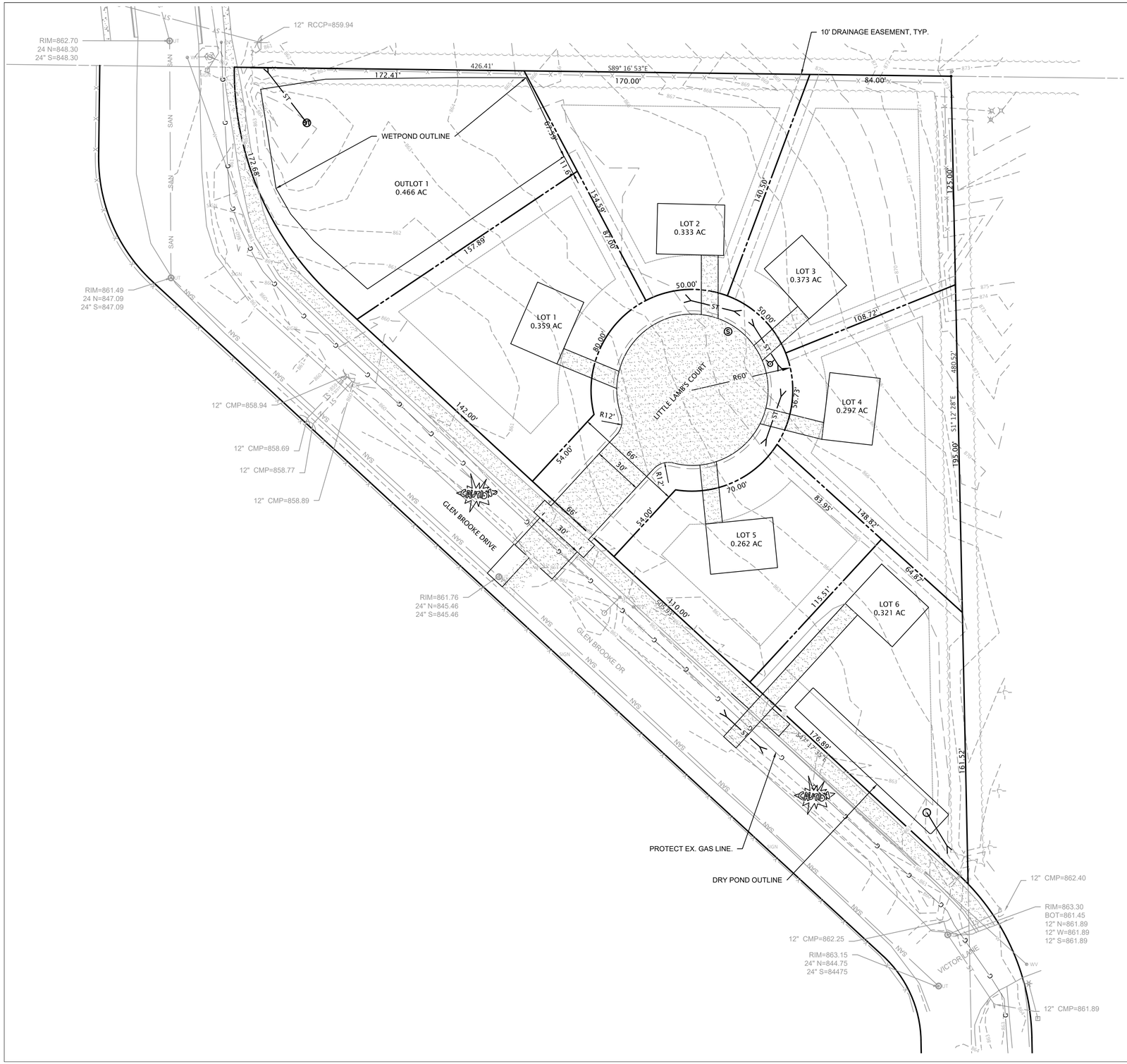


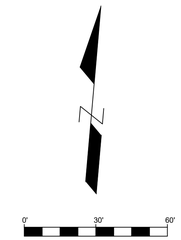


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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LITTLE LAMB'S CORNER
JACKSON, WI

OVERALL LAYOUT PLAN

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|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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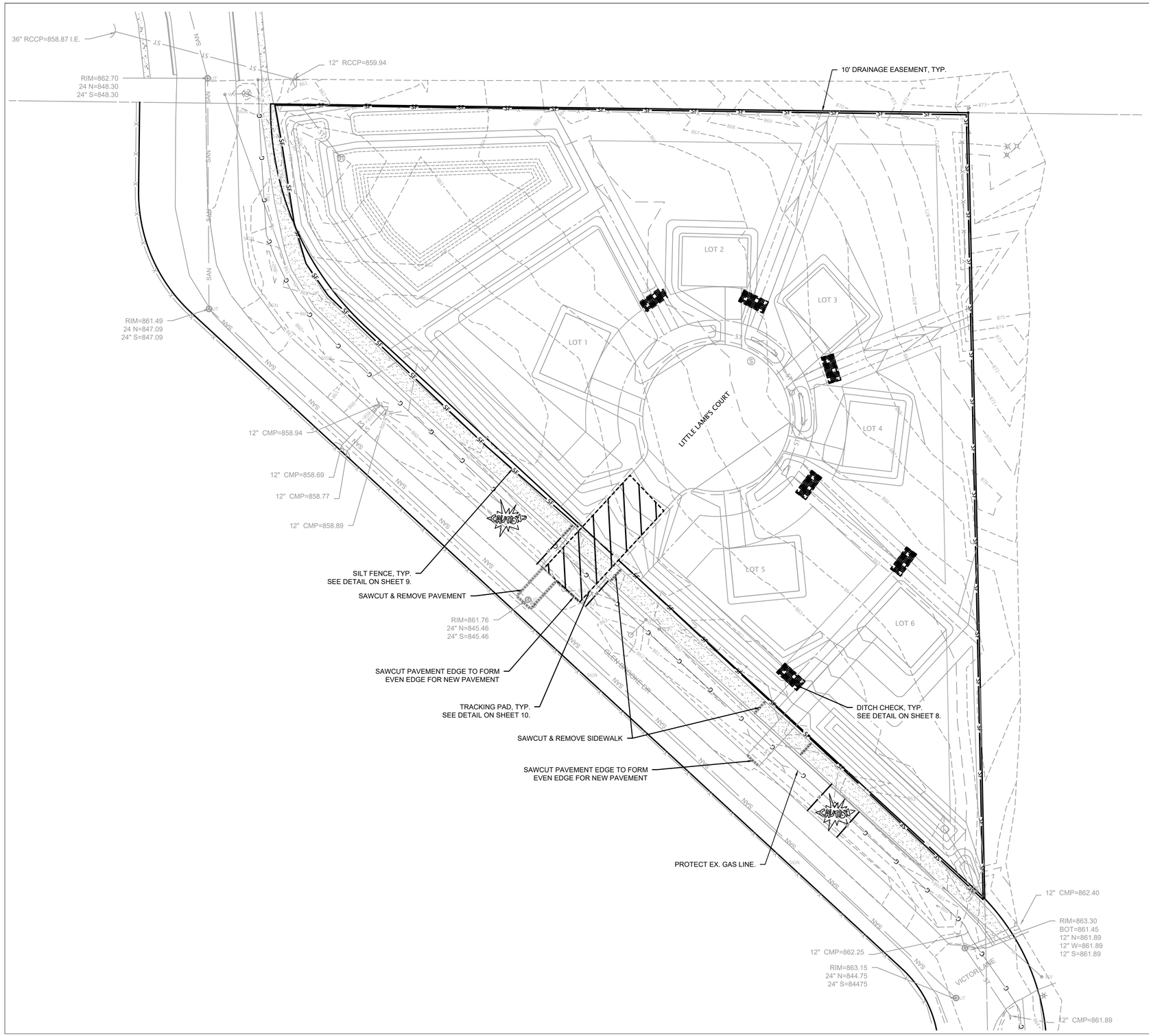


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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0' 30' 60'

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# LITTLE LAMB'S CORNER
# JACKSON, WI

## SITE PREPARATION & EROSION CONTROL PLAN

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| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
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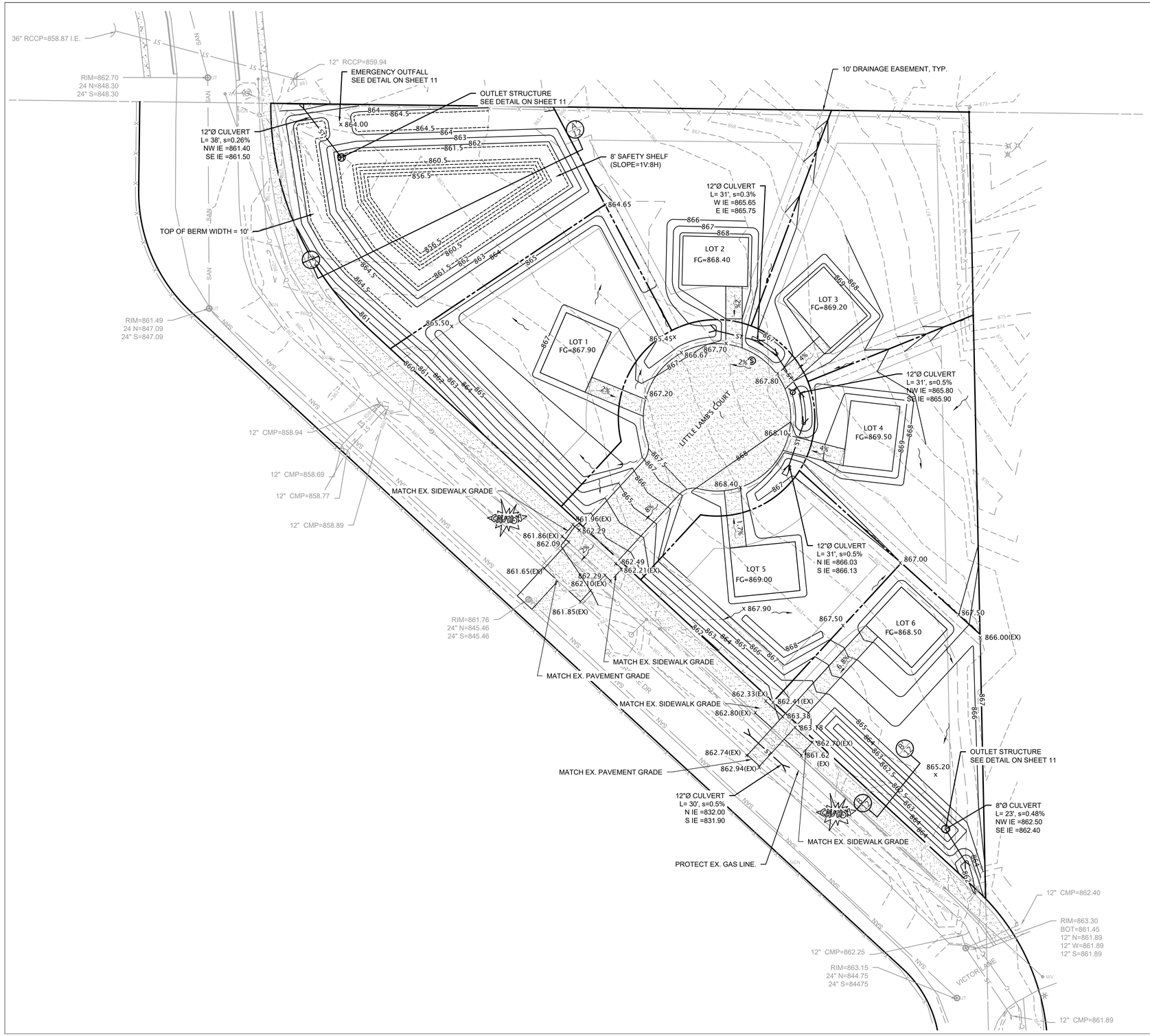


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

GENERAL GRADING/PAVING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ROADWAY AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
3. SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY PROOFROLLING AREAS TO BE FILLED/PAVED IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED IN ACCORDANCE WITH WISDOT STANDARDS AND AS APPROVED BY ENGINEER.
4. GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL AND WISDOT SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
7. SIDEWALKS:

   SIDEWALK SHALL BE CONSTRUCTED WITH ALL PORTLAND CEMENT CONCRETE. SIDEWALKS SHALL BE A MINIMUM OF 5" IN THICKNESS, EXCEPT IN AREAS OF DRIVE APPROACHES WHERE THE SIDEWALKS SHALL BE A MINIMUM OF 6" IN THICKNESS.

   CONSTRUCT 1/2" EXPANSION JOINTS EVERY 50' AND AT EACH END OF ANY NEW SIDEWALK CONSTRUCTED BETWEEN TWO EXISTING WALKS; AND IF SUCH NEW SIDEWALK EXCEEDS 50' IN LENGTH.

SITE RESTORATION

1. RESTORATION: 4" THICK MIN. TOPSOIL (NOTE: ALL STRIPPED TOPSOIL SHALL BE USED TO TOPSOIL THE SITE - THICKNESS LAYER SHALL BE INCREASED AS NECESSARY), SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN UNTIL AFTER 80% COVER ESTABLISHED.


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# LITTLE LAMB'S CORNER JACKSON,WI

# GRADING/PAVING PLAN

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| VERT. SCALE: | |
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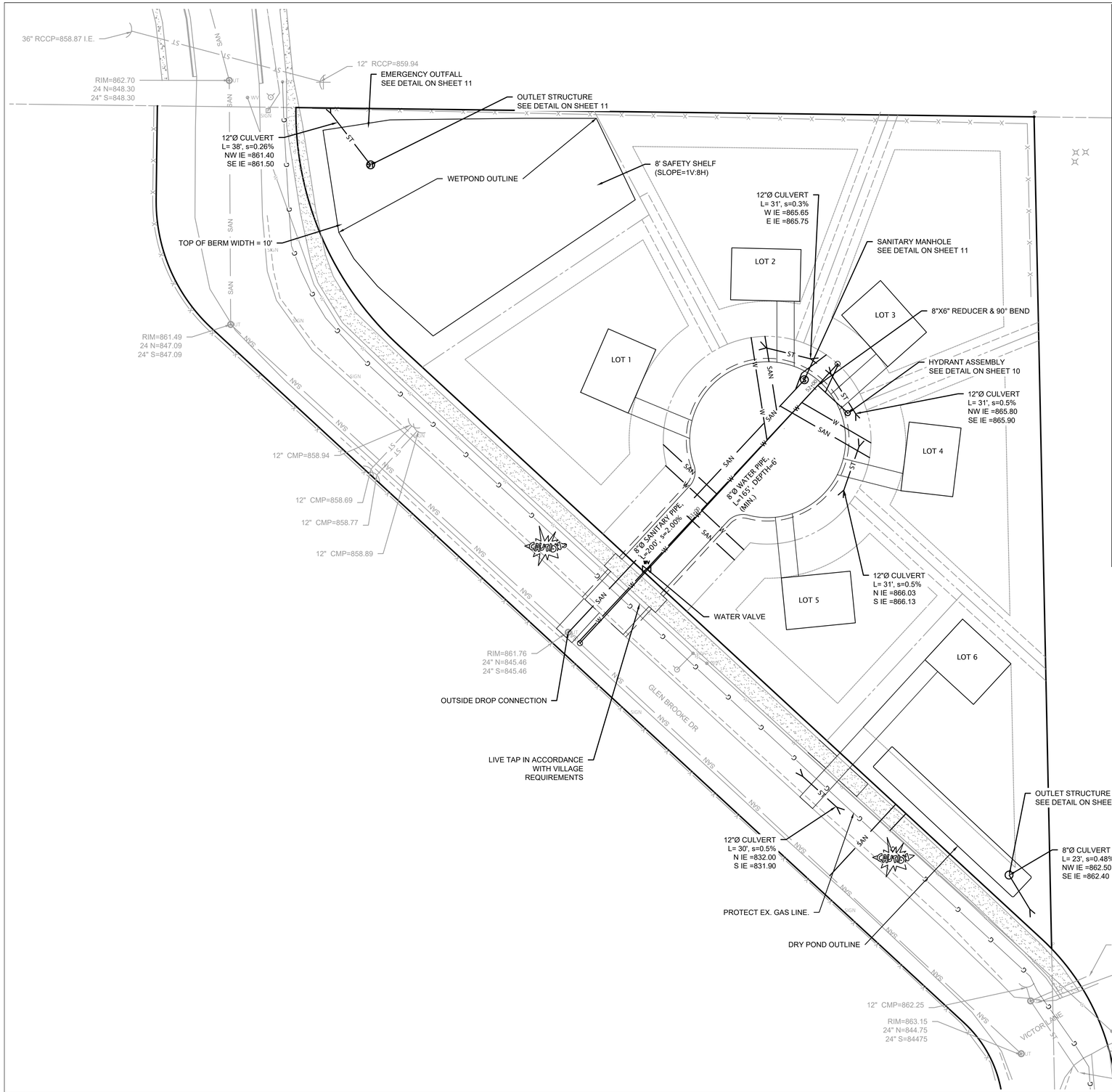


GENERAL

1. CONTRACTOR TO CONFIRM EXISTING UTILITY ELEVATIONS/INLETS/SIZES FOR ACCURACY AND CONFLICTS PRIOR TO CONSTRUCTION COMMENCEMENT. ANY DISCREPANCIES SHALL BE NOTIFIED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT COMMENCE UTILITY WORK UNTIL RECEIVE ENGINEERS WRITTEN DESIGN MODIFICATIONS.
2. SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.
3. SEE SHEET 3 FOR EXISTING CONDITIONS.
4. SEE SHEET 5 FOR PROPOSED GRADING AND SHEET 2 FOR PROPOSED LEGEND.
5. WATER, STORM AND SANITARY SHALL NOT EXTEND BELOW MANHOLE OR CATCH BASIN STRUCTURES.

WATER MAIN

1. ALL WATER MAIN VALVES SHALL BE RESILIENT SEATED GATE VALVES FOLLOWING AWWA C509 FOLLOWING THE MUNICIPAL STANDARD SPECIFICATIONS
2. ALL WATER MAIN MATERIALS SHALL BE AWWA C900 PRESSURE RATED PVC PIPE, SIZES AS SHOWN ON PLANS. PIPE MUST MEET THE FOLLOWING STANDARDS: ASTM D1784, DR18 235 PSI, ANSI/NSF 61/14, UL 1285 GASKET: ASTM F477, JOINT: ASTM D313
3. HYDRANT ASSEMBLY WILL FOLLOW AWWA C502, THE MUNICIPAL SPECIFICATIONS, AND WISCONSIN SEWER AND WATER SPECIFICATION 8.26.0.
4. WATER LATERALS SHALL BE 1-1/4-INCH DIAMETER.
5. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA 153. BENDS AND TEES SHALL BE RESTRAINED WITH MEGALUG 2000 PV JOINT RESTRAINTS AND CORE BLUE MJ T-BOLT AND NUT.
6. TRACER WIRE IS REQUIRED ON WATERMAIN, SANITARY AND STORM SEWER MAIN AND LATERALS. WIRE WILL BE BROUGHT UP TO THE SURFACE AT HYDRANTS AND CURB STOPS, AND WHERE THE WIRE SURFACES AT LATERAL ENDS, A WIRE LOCATION BOX SHALL BE USED.
7. TRACER WIRE SHALL BE A MINIMUM 10-GAUGE SOLID WIRE WITH SOLID PVC INSULATION RATED FOR UNDERGROUND AND WET CONDITIONS.
8. TRACER WIRE CONTINUITY TESTING SHALL BE COMPLETED AFTER PIPE INSTALLATION AND BEFORE ACCEPTANCE.
9. CURB STOPS AND CORPORATION VALVES SHALL BE INSTALLED FOR EACH LATERAL.

SANITARY AND STORM SEWER

1. SANITARY SEWER PIPE SHALL BE ASTM 3034 SDR 35 PVC SEWER PIPE FOR MAINS AND LATERALS.
2. SANITARY RISERS SHALL BE INCLUDED WHERE THE LATERAL DEPTH IS 12' OR GREATER AT THE PROPERTY LINE.
3. STORM SEWER CONCRETE PIPE CLASSES:
   - PIPE CLASS SHALL BE BASED ON PIPE COVER AND MANUFACTURER' RECOMMENDATIONS.
4. SANITARY SEWER LATERALS SHALL BE 6-INCH DIAMETER WITH 2% SLOPE (MIN).
   SANITARY SEWER LATERALS SHALL CONNECT TO THE MAIN WITH "WYE" OR "TEE" FITTINGS.
5. INSULATION IS REQUIRED WHEN THE DEPTH OF COVER IS LESS THAN 5-FEET OVER SANITARY SEWER, WATER MAIN OR WHERE STORM SEWERS CROSS OVER WATERMAIN OR LATERALS.
6. COMPLETED SANITARY SEWER MAIN MUST PASS AIR TEST AND NO-GO TEST.
7. SANITARY MAINS SHALL BE TELEVISED BEFORE ACCEPTANCE BY THE MUNICIPALITY.
8. SANITARY AND STORM SEWER SPACING
   - HORIZONTAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 8'.
   - VERTICAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 18" ABOVE AND 6" BELOW WATER.
9. CRETEX PRO RING ADJUSTING RINGS SHALL BE USED ON ALL STORM AND SANITARY STRUCTURES.

GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

0' 30' 60'

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LITTLE LAMB'S CORNER
JACKSON,WI

UTILIYT PLAN

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| DATE: | 09/07/2021 |
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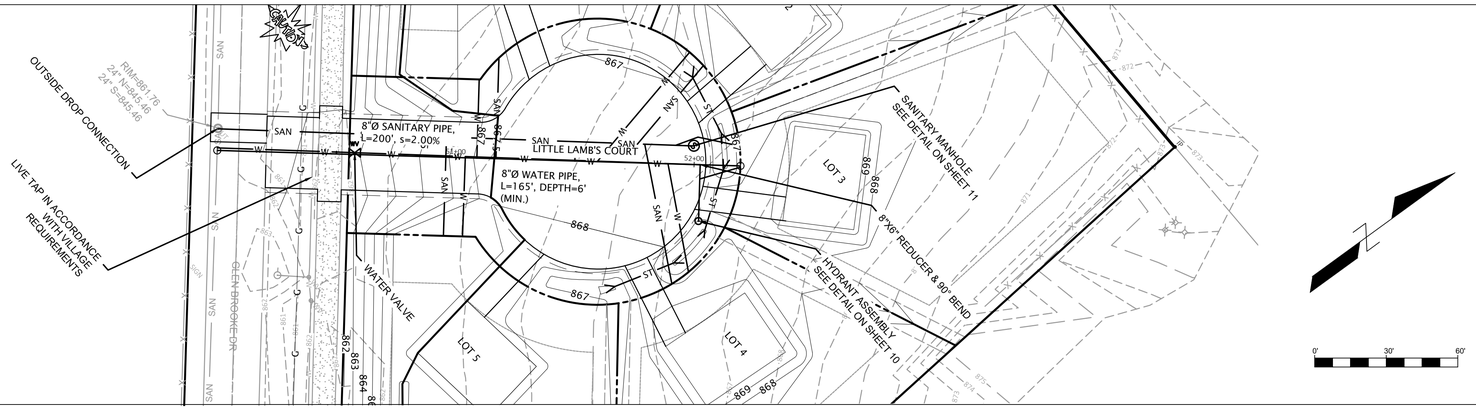


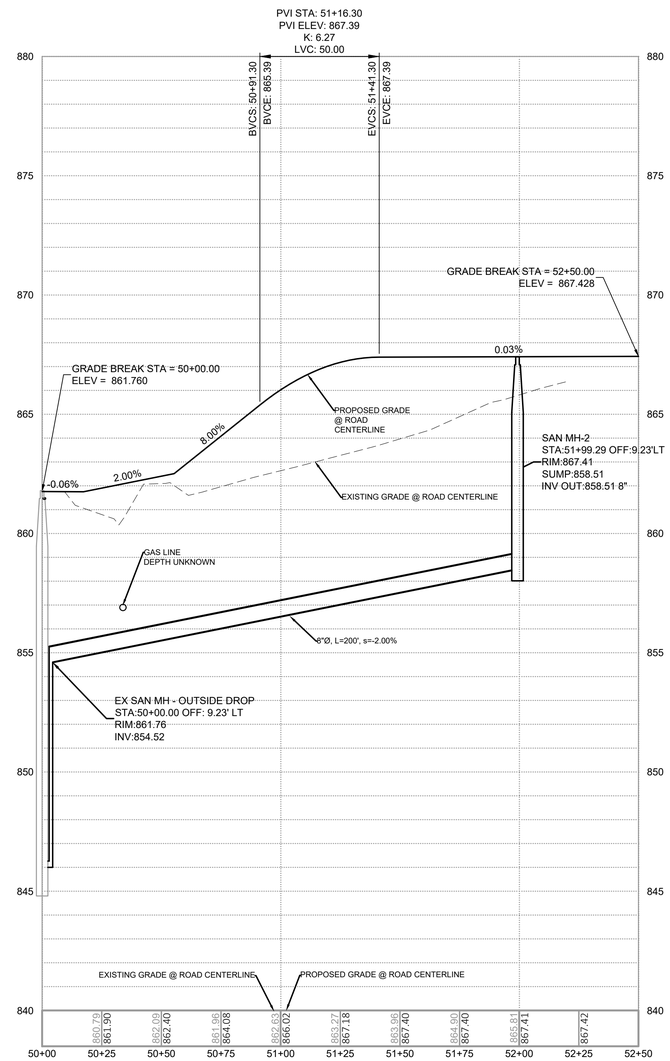


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# LITTLE LAMB'S CORNER
## JACKSON, WI
## ROADWAY/UTILITY PLAN & PROFILE

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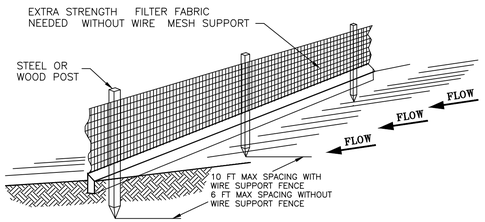
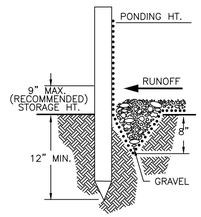
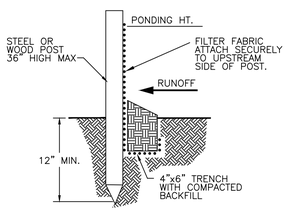
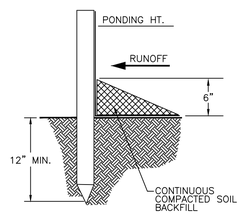



ALTERNATE DETAIL
TRENCH WITH GRAVEL




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL




ALTERNATE DETAIL
SOIL BACKFILL

## SILT FENCE

N.T.S.

SILT FENCE:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
3. IF POSSIBLE, THE GEOTEXTILE FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS, WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. THE ENDS OF THE FENCE SHALL BE TURNED UP HILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
7. WHEN STANDARD-STRENGTH GEOTEXTILE FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. THE STANDARD-STRENGTH GEOTEXTILE FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
9. THE TRENCH SHALL BE BACKFILLED AND/OR T ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

INSPECTION AND MAINTENANCE:

10. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL 0.5-INCHES OR GREATER. REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
12. THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.
13. REMOVE SILT FENCE AFTER THE SITE HAS BEEN STABILIZED.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

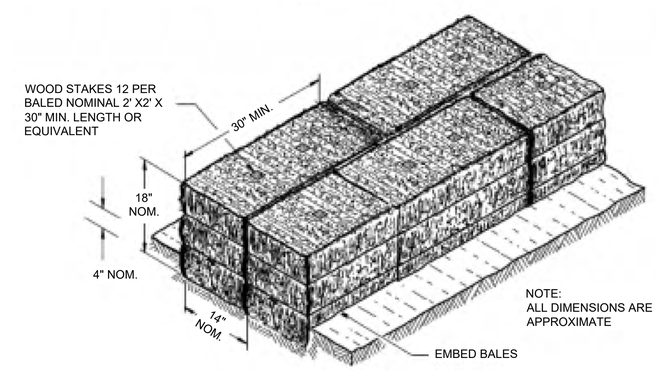
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. PROTECT INLETS, CULVERTS, AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORKDAY.
4. INSPECT EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH SIGNIFICANT RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST.
7. APPLY WATER TO DRY AREAS TO MAINTAIN DUST CONTROL DURING CONTRUCTION. IF WATER APPLICATION IS INSUFFICIENT APPLY SOIL STABILIZING CONTROLS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. CONTRACTOR SHALL PERMANENTLY STABILIZE SITE, INSTALLING TOPSOIL, SEED, FERTILIZER AND MULCH IMMEDIATELY UPON COMPLETION OF CONSTRUCTION TO ESTABLISH VEGETATIVE COVER.

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

10. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
11. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
12. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. CONTRACTOR TO SUPPLY AND MAINTAIN ALL PUMPS USED FOR DEWATERING AND BY-PASS PUMPING. CONTRACTOR IS REQUIRED TO HAVE EXTRA PUMPS ON SITE AND DUAL PUMPS ARE TO BE USED FOR OVERNIGHT PUMPING.
14. ALL CONCRETE WASH WATER SHOULD BE CONTAINED IN A DESIGNATED WASHOUT AREA DETERMINED BY THE FIELD ENGINEER.
15. ALL CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE VIA SHASTA AVE TO THE SOUTH THROUGH PHASE I OF THE DEVELOPMENT AND VIA PORT WASHINGTON ROAD, UNLESS OTHERWISE SPECIFIED BY THE FIELD ENGINEER.
16. ALL PROPOSED WORK SHALL BE CONSTRUCTED WITH THE RIVER BEND MEADOWS- PHASE II DEVELOPMENT. WORK DONE BY OTHERS WILL BE CONSTRUCTED UNDER A SEPARATE CONTRACT.

FIGURE 3:

STRAW BALE DITCH CHECK

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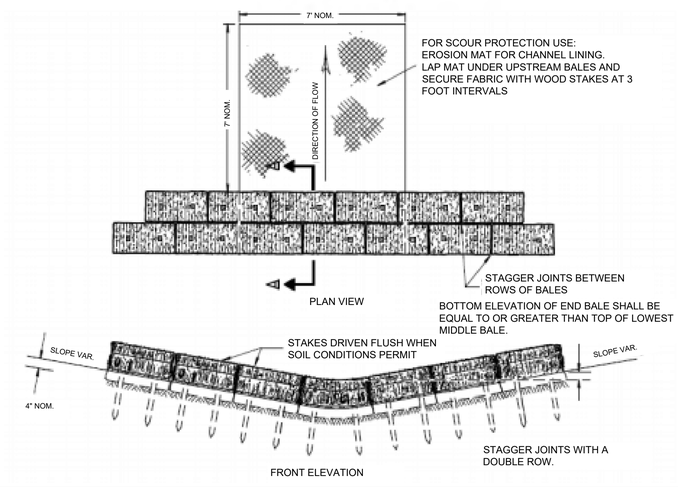


PLAN VIEW

FRONT ELEVATION


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LITTLE LAMB'S CORNER
JACKSON,WI

CONSTRUCTION DETAILS

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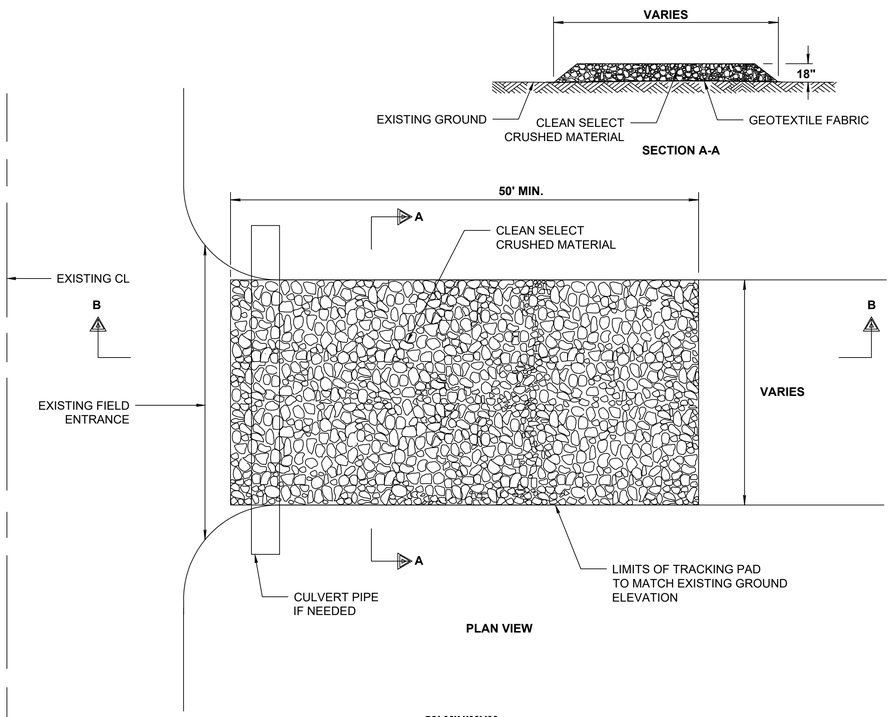
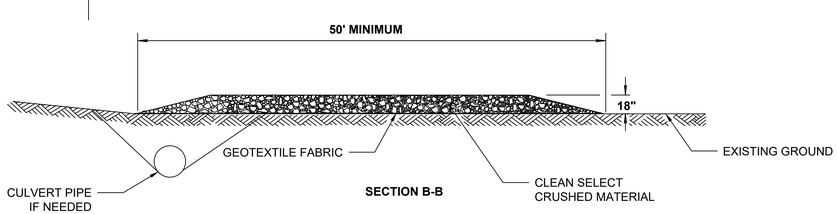
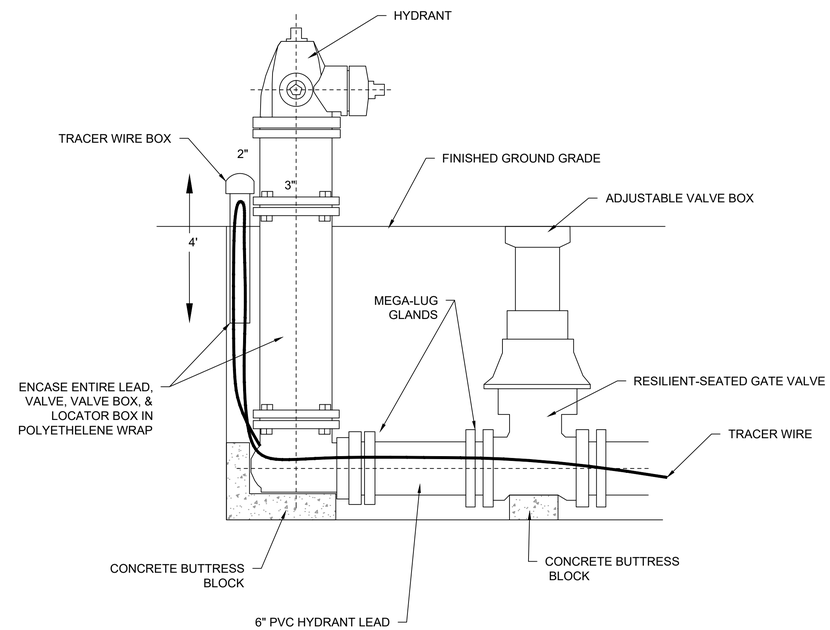
TRACKING PAD SPECIFICATIONS:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
3. TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
4. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOW SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
5. CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
6. THE COST OF ADDITIONAL BMP'S TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.
7. TRACKING PAD SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.




**TRACKING PAD**
N.T.S.




HYDRANT ASSEMBLY DETAIL
N.T.S.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*LITTLE LAMB'S CORNER*
*JACKSON,WI*

**CONSTRUCTION DETAILS**

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| *DRAWN BY:* | *LKJ* |
| *DATE:* | *09/07/2021* |
| *CHECKED BY:* | |
| *HORIZ. SCALE:* | |
| *VERT. SCALE:* | |
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*REVISIONS*

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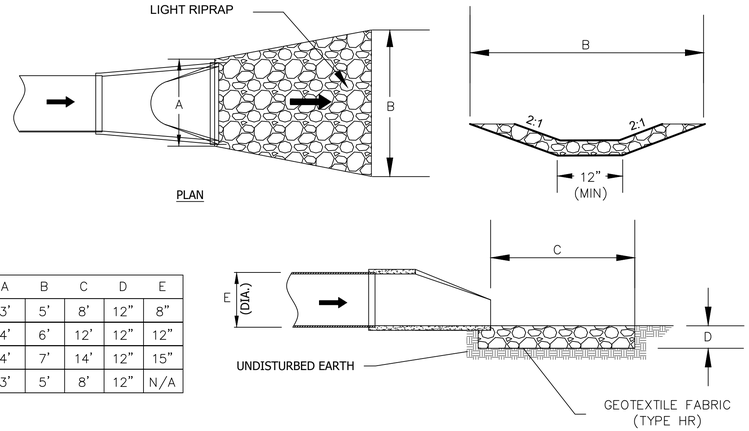
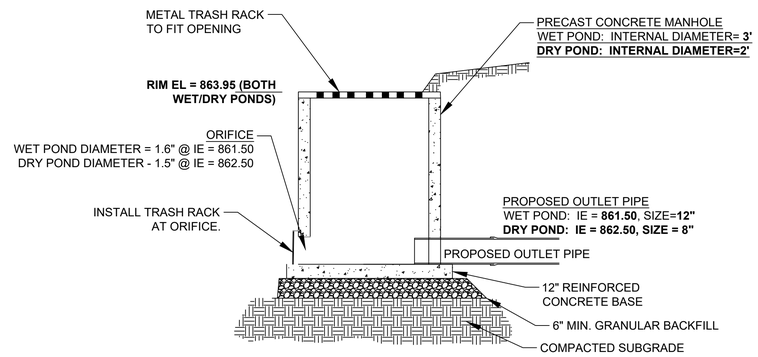
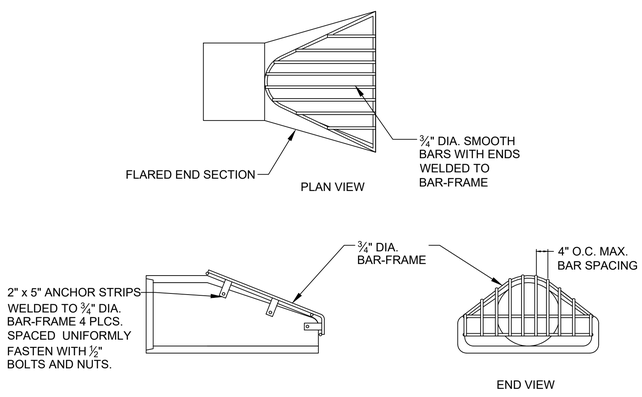



| OUTLET | A | B | C | D | E |
|---|---|---|---|---|---|
| 8" DIA. | 3' | 5' | 8' | 12" | 8" |
| 12" DIA. | 4' | 6' | 12' | 12" | 12" |
| 15" DIA. | 4' | 7' | 14' | 12" | 15" |
| CURB CUT | 3' | 5' | 8' | 12" | N/A |

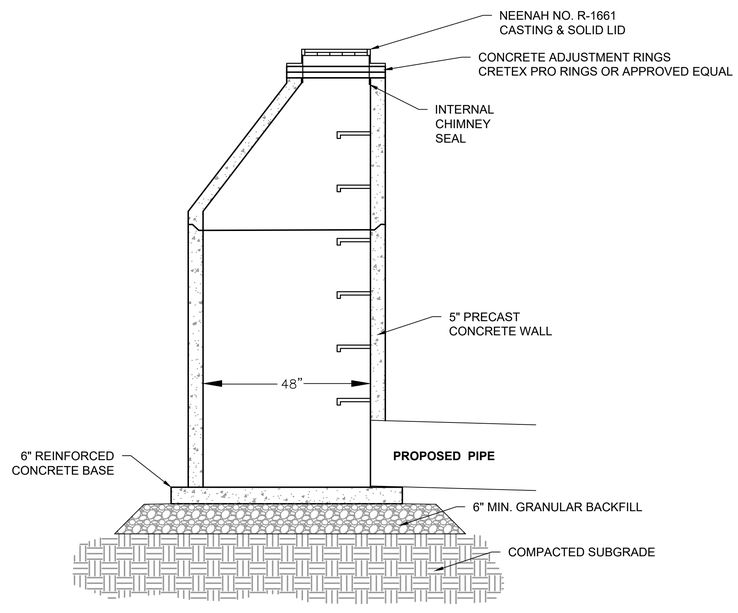
RIP-RAP DETAIL FOR STORM SEWER INLET/OUTLET
N.T.S.



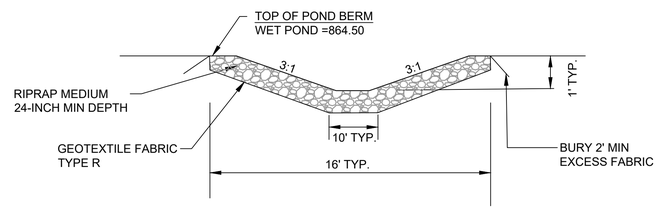

POND / OUTLET STRUCTURE DETAIL
N.T.S.




TRASH RACK DETAIL FOR FLARED END SECTION
N.T.S.




SANITARY MANHOLE STRUCTURE DETAIL
N.T.S.




EMERGENCY SPILLWAY
N.T.S.


M Squared Engineering, LLC
...where engineering solutions meet water quality...
N19 W6719 COMMERCE CT
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274


LITTLE LAMB'S CORNER
JACKSON,WI

CONSTRUCTION DETAILS

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
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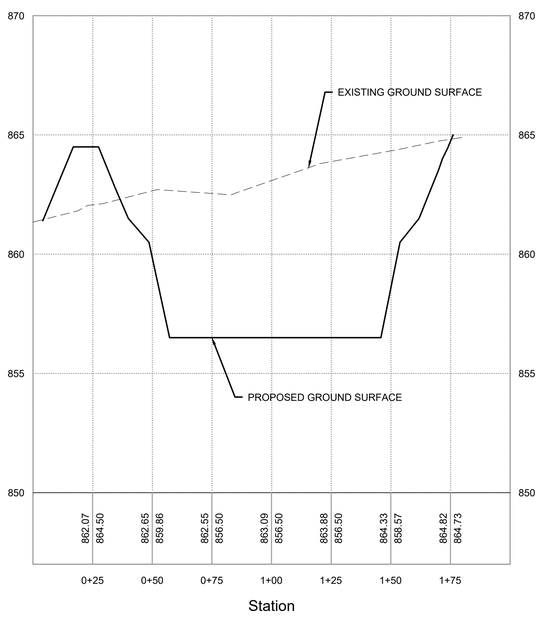
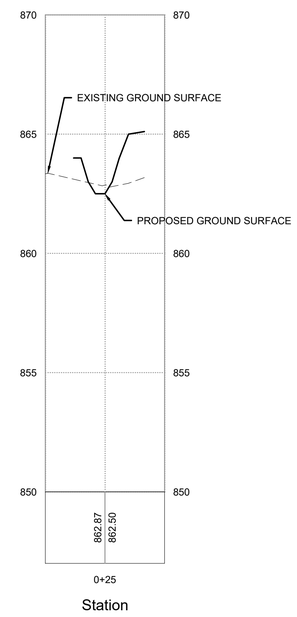
| | |




SECTION A-A'
H: 1"=30'
V: 1"=5'




SECTION B-B'
H: 1"=30'
V: 1'=5'

0' 30' 60'

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
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Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274


LITTLE LAMB'S CORNER
JACKSON,WI

ROADWAY/UTILITY
PLAN & PROFILE

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
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# STORMWATER REPORT
# PROPOSED LITTLE LAMB'S CORNER DEVELOPMENT
# Glen Brooke Drive
# VILLAGE OF JACKSON, WI

Project I.D. 21-716-233
Washington County, Wisconsin

September 8, 2021

Prepared by:

**M Squared Engineering, LLC**

W19 N6719 Commerce Ct
Cedarburg, Wisconsin 53012
**P:** (262) 376-4246 / **F:** (262) 375-2274
msquared@msquaredengineering.com

**TABLE OF CONTENTS**

INTRODUCTION ..... 3
SITE CONTACT INFORMATION ..... 3
SITE INFORMATION ..... 4
APPLICABLE REGULATIONS ..... 4
METHODOLOGY ..... 5
HYDROLOGIC ANALYSIS ..... 6
WATER QUALITY TREATMENT ANALYSIS ..... 7
LONG TERM MAINTENANCE PLAN ..... 7
CONCLUSIONS ..... 8

# LIST OF APPENDICES

Appendix 1 – Design Plans
Appendix 2 – NRCS Soils Map
Appendix 3 - WDNR Wetland Viewer Map
Appendix 4 – Hydrology Exhibits (Existing Conditions and Proposed Conditions)
Appendix 5 - NOAA ATLAS 14 Precipitation Table
Appendix 6 – HydroCad Calculations - Existing Site (1-year, 2-year, 5-year and 100-year storm events);
Appendix 7 - HydroCad Calculations - Proposed Site (1year, 2-year, 5-year, 10-year, and 100-year storm event )
Appendix 8 – WinSLAMM Report – Input and Output
Appendix 9 – Stormwater Maintenance Plan Checklist

# INTRODUCTION

M Squared Engineering LLC. has been retained by Mr. John Lamm to develop a site plan and stormwater report for the proposed construction of the Little Lamb's Corner development located on Glen Brooke Drive in the Village of Jackson, Washington County, Wisconsin. The site location is shown on the Title Sheet of the design plans included in **Appendix 1**.

The site currently a green space with 250 square feet of sidewalk in the upper northwest corner where the municipal sidewalk clips the property. There is a drainage easement located immediately to the north of the subject property. This drainage easement collects water and conveys the water below Glen Brooke Drive to an existing pond. The Existing Conditions Map is included in the design plans in **Appendix 1**.

The proposed project will be a PUD with six residential lots and an out lot for the stormwater pond. Five of the residential lots will have driveways off a cul-de-sac (Little Lamb's Court). Lot 6 is located in the southeast corner of the development and will have its driveway off of Glen Brook Drive.

# SITE CONTACT INFORMATION

The site contact information for this Stormwater Management Plan is as follows:

<u>Land Owner & Developer:</u>

Mr. John Lamm
2708 Sherman Road
Jackson, WI 53037
(262)677-3010
jlamm@lammscape.com

<u>Consulting Engineer:</u>
M Squared Engineering, LLC.
N19 W6719 Commerce Court
Cedarburg, WI 53012
Contact: Matt Hahm
(262) 376-4246
MATT@MSQUAREDENGINEERING.COM

# SITE INFORMATION

The site is owned by Mr. John Lamm. The subject parcel is located on Glen Brooke Drive (Tax Key No. 052600Z) in the Village of Jackson, Washington County, Wisconsin. The legal description for the subject property is presented on Sheet 2 of the design plans included in Attachment A.

Based on the NRCS Soils Map (attached in **Appendix 2**). the site soils range from Mequon silt loam (the majority of the subject site) to Ashkum silty clay loam and Fabius loam (in the northwest corner of the subject site). Based on the WDNR Wetland Viewer, there are no wetlands (attached in **Appendix 3**).

The existing topography slopes from the northeast corner of the site southwest to Glen Brooke Drive. The Existing Conditions Hydrology Exhibit is attached in A**ppendix 4**.

The proposed topography slopes the majority of the site to the upper northeast corner where the stormwater management pond is located. The remainder of the site slopes to the perimeter of the subject property. The Proposed Conditions Hydrology Exhibit is attached in **Appendix 4**.

# APPLICABLE REGULATIONS

The subject site's stormwater management is regulated by the Village of Jackson's Ordinance Chapter 35 and Wisconsin Department of Natural Resources (WDNR) Chapter NR151, Subchapter III.

<u>Stormwater Quality</u> - On site management practices shall be used to meet the minimum performance standards:

- Per WDNR NR151, for new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls.
- Per the Village's Chapter 35-62(d)(1), total suspended solids shall be reduced by 80% for new development sites or to the maximum extent practicable.

<u>Stormwater Quantity</u> – On site management practices shall be used to meet the minimum performance standards:

- Per NR151, by design, BMPs shall be employed to maintain or reduce the 1-year, 24-hour and the 2-year, 24-hour post-construction peak runoff discharge rates to the 1-year, 24-hour and the 2-year, 24-hour pre-development peak runoff

discharge rates respectively, or to the maximum extent practicable.

- Per the Village's Chapter 35-62(d)(2), "BMPs shall be employed to maintain or reduce the one-year, 24-hour, five-year, 24-hour; and the 100-year, 24-hour post-construction peak runoff discharge rates to the one-year, 24-hour, two-year, 24-hour; and the five-year, 24-hour pre-development peak runoff discharge rates respectively, or to the maximum extent practicable".

Stormwater Infiltration - The subject site is exempt from the stormwater infiltration requirement because of the silty clay soils.

Piping Capacity Requirements - The Wisconsin State Statute requires that the storm sewer piping be able to handle the 10 year, 24 hour event.

# METHODOLOGY

The methodology used in developing this stormwater management plan is as follows:

1. Define existing outfall locations for the project corridor.
2. Delineate/confirm drainage and watershed boundaries.
3. Identify requirements to comply with the Village of Jackson and Wisconsin Department of Natural Resources standards.
4. Perform stormwater quantity/peak flow calculations.
5. Perform stormwater quality calculations
6. Summarize the calculations for approval from the Village of Jackson and the Wisconsin Department of Natural Resources.

Data utilized in this project are noted below.

1. Field survey data provided by M Squared Engineering.
2. NRCS Soil Survey for Ozaukee County.
3. HydroCad Software (Version 10).
4. WINSLAMM Water Quality Analysis Software

The hydrologic analysis was performed in HydroCad software using SCS TR-55 methodology (curve number and time of concentration). This was done for each individual drainage basin within the project limits for both the existing and proposed conditions

The rainfall was determined using NOAA Atlas 14 precipitation depths with MSE3 precipitation distribution (attached in **Appendix** 5). The depths for the rainfall events are

as follows: 1-yr, 24-hr = 2.35 inches; 2-yr, 24-hr = 2.67 inches; 5-yr, 24-hr = 3.26 inches; 10-yr, 24-hr = 3.83 inches; and the 100-year, 24-hour = 6.43 inches.

The hydrologic soil group is typically C throughout the project corridor based on the NRCS Web Soil Survey. In accordance with Village's Chapter 35-62(d)(2), the runoff curve number for grassland (71) was utilized for pre-existing conditions.

## HYDROLOGIC ANALYSIS

A Hydrologic Analysis was performed to model both the existing and proposed conditions. The limits of the individual subcatchments are shown on the figures attached in **Appendix 4**. The limit of the disturbed area is 119,232 square feet (2.74 acres). In the existing condition, there are 0% impervious surfaces. In the proposed conditions, there will be 22% impervious surfaces.

HydroCad was utilized to calculate the 1-, 2-, 5-and 100-year flows for each subbasin for existing and proposed conditions. These calculations are included in **Appendices 6 and 7.**

**Table 1** below shows the peak flows that were calculated for both the existing and proposed conditions, along with the percent change from existing to proposed. There is a net increase in peak flows for this project, which is a result of the added impervious area.

**Table 1 – Summary of Pre and Post Construction Flows**

| Storm Event (24-hour) | Pre Development Conditions Runoff (cfs) | Proposed Post Development Conditions Runoff (cfs) | WDNR Requirements (cfs) | Village Requirements (cfs) | Does the proposed Stormwater Plan achieve WDNR & Village Requirements? |
|---|---|---|---|---|---|
| 1-year | 1.00 | 0.33 | 1.00 | 1.00 | Yes |
| 2-year | 1.50 | 0.46 | 1.50 | 1.00 | Yes |
| 5-year | 2.55 | 0.74 | -- | 1.50 | Yes |
| 100-year | 9.78 | 2.49 | -- | 2.55 | Yes |

In addition, in accordance with State Statutes, the post development model was run at the 10-year, 24-hour event to ensure that the piping for the storm systems is adequate. These calculations are also shown in **Appendix 7**.

**Table 2** below shows the stormwater elevations within the stormwater management ponds for the 100-year storm event.

**Table 2 – Summary of Pond Elevations**

| Storm Event (24 hr) | Wet Pond (Emergency spillway = 864.00) | Pond 2 (Emergency spillway = 864.00) |
|---|---|---|
| 100-yr | 863.98 | 863.94 |

# WATER QUALITY TREATMENT ANALYSIS

In order to meet the post construction performance standards for total suspended solids load, the stormwater ponds are designed to be shallow settling basins with spillways.

To perform the water quality analysis, WinSLAMM Version 10.2.1 was utilized. This program is designed to evaluate the water quality impacts of developments for a series of rainfall events. The following input was utilized:

- Rainfall file = WisReg-Milwaukee WI Dec 1969.RAN
- Type of Rainfall data = Series
- Pollution Probability Distribution File: WI_GEO03.ppd
- Runoff Coefficient File: WI_SL06 Dec06.rsv
- Particulate Solids Concentration File: WI_AVG01.psc
- Particulate Residual Delivery File: WI_DLV01.prr
- Street Delivery File: WI_Res and Other Urban Dec06.std

The total suspended solids load is expected to be reduced by 80.7% by our proposed stormwater quality measures. The detailed water quality inputs and results can be found in **Appendix 8.**

# LONG TERM MAINTENANCE PLAN

To ensure the proper function of the storm water management facilities described above, the following activities must be completed:

Ponds:

1. Emergency spillways and outlet pipes shall be kept clear of debris. All grassed areas, embankments and flowcontrol devices showing signs of erosion shall be repaired to the original plan requirements.
2. The pond inlets and outlets shall be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas shall be repaired immediately.
3. When sediment has accumulated to one foot, the pond(s) shall be dredged and disposed of offsite in accordance with NR 347.
4. The ponds shall be mowed a minimum of twice per year. Mowing shall maintain a minimum grass height of 6 to 8 inches. All undesirable vegetation and volunteer tree growth shall be removed
5. Any other repair or maintenance needed to ensure the continued function of the storm water practices areas ordered by the Village.

An inspection form is provided in **Appendix 9**. Completed forms shall be stored onsite in a secure location and be available upon request of the WDNR.

# CONCLUSIONS

This report presents the Stormwater Management Plan for the proposed improvements planned in the Village of Jackson. This report is prepared in accordance with local, state, and federal engineering guidelines. This project meets or exceeds the requirements of the Village of Jackson with respect to stormwater management and the Wisconsin State Legislature requirements to the maximum extent practical. ***At this time, we are seeking approval of the Stormwater Management Plan, as presented in this report.***

# APPENDIX 1
Construction Plans

# LITTLE LAMB'S CORNER DEVELOPMENT

PROJECT NO. 21-716-233

JACKSON, WI

SOURCE: WASHINGTON COUNTY GIS

VICINITY MAP

1"=2,000'

## PREPARED FOR:

MR. JOHN LAMM
2708 SHERMAN ROAD
JACKSON, WI 53037
(262) 677-3010
JLAMM@LAMMSCAPE.COM

## INDEX:


1: TITLE SHEET
2: GENERAL NOTES & LEGEND
3: EXISTING CONDITIONS MAP
4: OVERALL LAYOUT PLAN
5: SITE PREP & EROSION CONTROL PLAN
6: GRADING/PAVING PLAN
7: UTILITY PLAN
8: ROADWAY & UTILITY PLAN & PROFILE
9-11: DETAILS
12: CROSS SECTIONS


## SITE INFORMATION:

**TAX KEY ID: 052600Z**

**LOCATION:** PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

## PROJECT CONTACTS:

CONSULTING ENGINEER
M SQUARED ENGINEERING, LLC.
N19 W6719 COMMERCE COURT
CEDARBURG, WI 53012
CONTACT: MR. MATT HAHM
(262) 376-4246
MATT@MSQUAREDENGINEERING.COM

APPROVAL AGENCY
VILLAGE OF JACKSON'S PUBLIC WORKS
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
CONTACT: MR. BRIAN KOBER
(262) 677-7609
BRIAN.KOBER@VILLAGEOFJACKSON.COM


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N19 W6719 COMMERCE CT
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274


LITTLE LAMB'S CORNER
JACKSON, WI

TITLE SHEET

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
| | |

# LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- 860 — EXISTING CONTOURS (MAJOR)
- 861 — EXISTING CONTOURS (MINOR)
- EXISTING PAVEMENT LINE
- EXISTING EDGE OF GRAVEL
- T — EXISTING TELEPHONE LINE
- OH — EXISTING OVERHEAD LINE
- ST — EXISTING STORM SEWER LINE
- SAN — EXISTING SANITARY SEWER LINE
- GAS — EXISTING GAS LINE
- X — EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- IP — EXISTING PROPERTY IRON PIPE
- SIGN — EXISTING SIGN
- PROPOSED PAVEMENT EDGE
- PROPOSED 2' GRAVEL SHOULDER EDGE
- ST — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- PROPOSED BUILDING SETBACK
- 835 — PROPOSED CONTOURS (MAJOR)
- 834 — PROPOSED CONTOURS (MINOR)
- PROPOSED GRADE BREAKLINE
- PROPOSED GRADE BREAKLINE
- SF — PROPOSED SILT FENCE
- PROPOSED RIP RAP
- PROPOSED TRACKING PAD
- PROPOSED EROSION CONTROL MAT
- PROPOSED DITCH CHECK
- ST — PROPOSED INLET
- PROPOSED SANITARY MANHOLE
- ST — PROPOSED STORM MANHOLE
- PROPOSED CULVERT ENDWALL
- PROPOSED HYDRANT
- PROPOSED VALVE

SURVEY INFORMATION:

1. M SQUARED ENGINEERING, LLC. PERFORMED THE SITE SURVEY IN JUNE/JULY 2021
2. VERTICAL DATUM IS BASED OF NGVD "29".
3. BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATES NAD 83 SOUTH ZONE, NORTH LINE OF SE $\frac{1}{4}$ 19-10-20, MEASURED AS N89°16'53"W.
4. BENCHMARKS:
   BENCHMARK 1 - NORTHWEST FLANGE BOLT ON HYDRANT EAST SIDE OF GLEN BROOKE DRIVE, 290 FEET NORTH OF VICTOR LANE (EL=863.85)
   BENCHMARK 2 - NORTHWEST FLANGE BOLT ON HYDRANT, EAST SIDE OF GLEN BROOKE DRIVE, 140 FEET SOUTH OF GLEN HILL DRIVE (EL=864.51)
5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY DIGGERS HOTLINE (TICKET NO. 20212305361). THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATION OF THESE UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 19; THENCE N89°16'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1315.63 TO THE POINT OF BEGINNING; THENCE S01°12'28"E ALONG THE WEST LINE OF COBBLESTONE MEADOWS BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS MAP BOOK 53 PAGE DOCUMENT NUMBER 1468252 OF SUBDIVISION MAPS, 480.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE AND BEING THE POINT OF THE CURVE TO THE LEFT AND HAVING A RADIUS OF 136.00 FEET CHORD OF 8.10 FEET BEARING N45°34'37"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 8.10 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N47°17'35"W 505.93 FEET TO A POINT OF ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 183.24 FEET CHORD OF 149.11 FEET BEARING N23°17'06"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 153.57 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST; THENCE S89°16'53"E ALONG SAID NORTH LINE 426.41 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 2.74 AC.

GENERAL DESIGN INFORMATION:

1. YARD SETBACKS (MINIMUMS):
   STREET/REAR: 20 FEET
   SIDE: 10 FEET

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET STANDARDS IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER", "VILLAGE OF JACKSON" STANDARD SPECIFICATIONS", AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITIONS AND AMENDMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS.
2. SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTAINING/REMOVAL OF EROSION CONTROLS, GRADING, INSTALL STORM/WATER/SANITARY SYSTEM, PAVEMENT (WITH ASSOCIATED PAVEMENT STRIPING) AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET.
3. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
5. M SQUARED ENGINEERING AND ITS AGENTS ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC.
7. CIVIL PROJECT DRAWING VERIFICATION: THE INFORMATION IN THE PLAN SET REPRESENTS THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD. CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE M SQUARED IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
8. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGER'S HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
9. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
10. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ENGINEER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT STANDARDS.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
13. THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
14. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
15. EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD AND THEN SILT FENCE.
2. ROUGH GRADE STORMWATER MANAGEMENT PONDS FOR USE AS SETTLING PONDS DURING CONSTRUCTION. THE ROUGH GRADING SHALL BE PERFORMED PRIOR TO BEGINNING OTHER SITE GRADING AND UTILITY CONSTRUCTION. UPON GRADING COMPLETION AND BEFORE VEGETATING POND, REMOVE AND DISPOSE OF SILT BUILDUP.
3. GRADING/PAVING/UTILITY CONSTRUCTION.
4. ALL DISTURBED AREAS OUTSIDE PAVEMENT AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS.

GENERAL EROSION CONTROL REQUIREMENTS:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
3. EROSION CONTROLS
   A. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
   B. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED. CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND/OR DUST.
   C. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.
   D. INSTALL EROSION MAT ON ALL SLOPES EQUAL TO OR GREATER THAN 4:1.
   E. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMPS.
   F. INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
   G. MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
   H. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
   I. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
   J. NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
   K. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
   M. ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
   N. ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
   O. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
   P. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
   Q. ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
   R. PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
   S. ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A STRAW BALE, FILTER FABRIC OR EQUIVALENT BARRIER.
3. STORM POND SHALL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO OWNER ACCEPTANCE OF SITEWORK.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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LITTLE LAMB'S CORNER
JACKSON, WI

GENERAL NOTES & LEGEND SHEET

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| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

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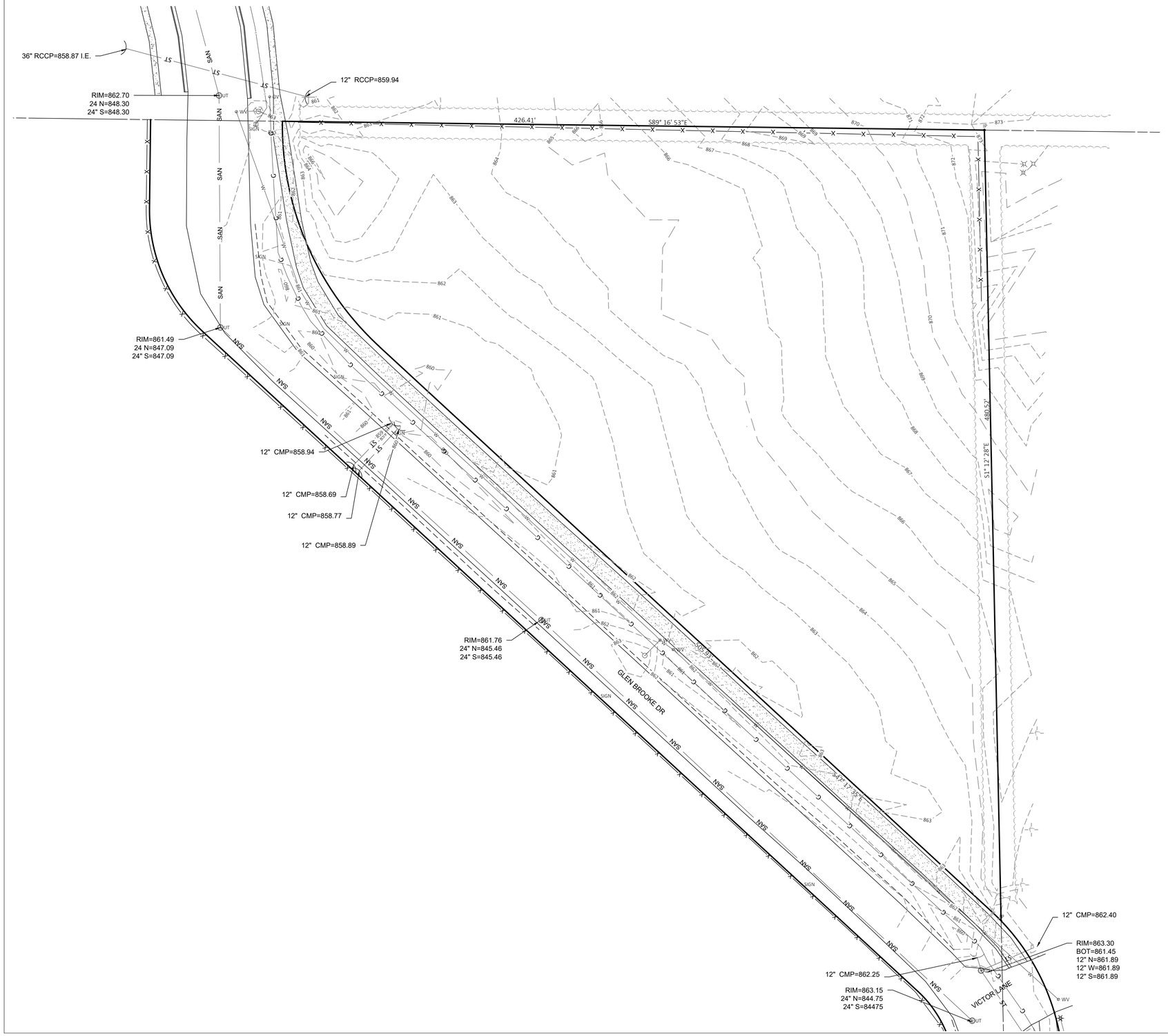


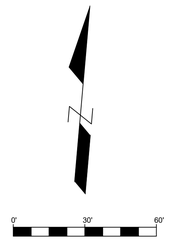


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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LITTLE LAMB'S CORNER
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EXISTING CONDITIONS MAP

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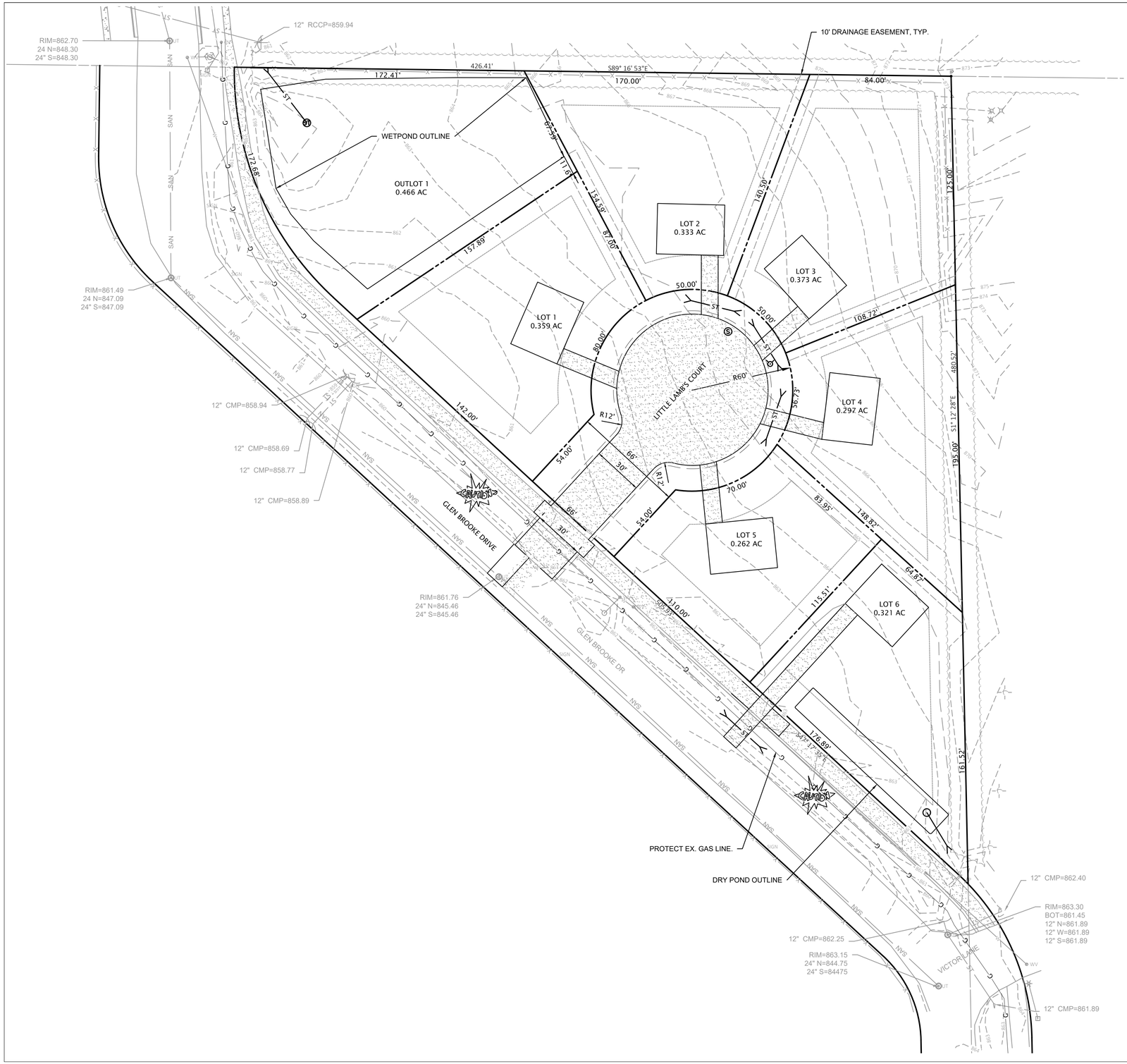


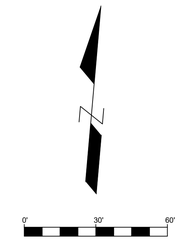


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LITTLE LAMB'S CORNER
JACKSON, WI

OVERALL LAYOUT PLAN

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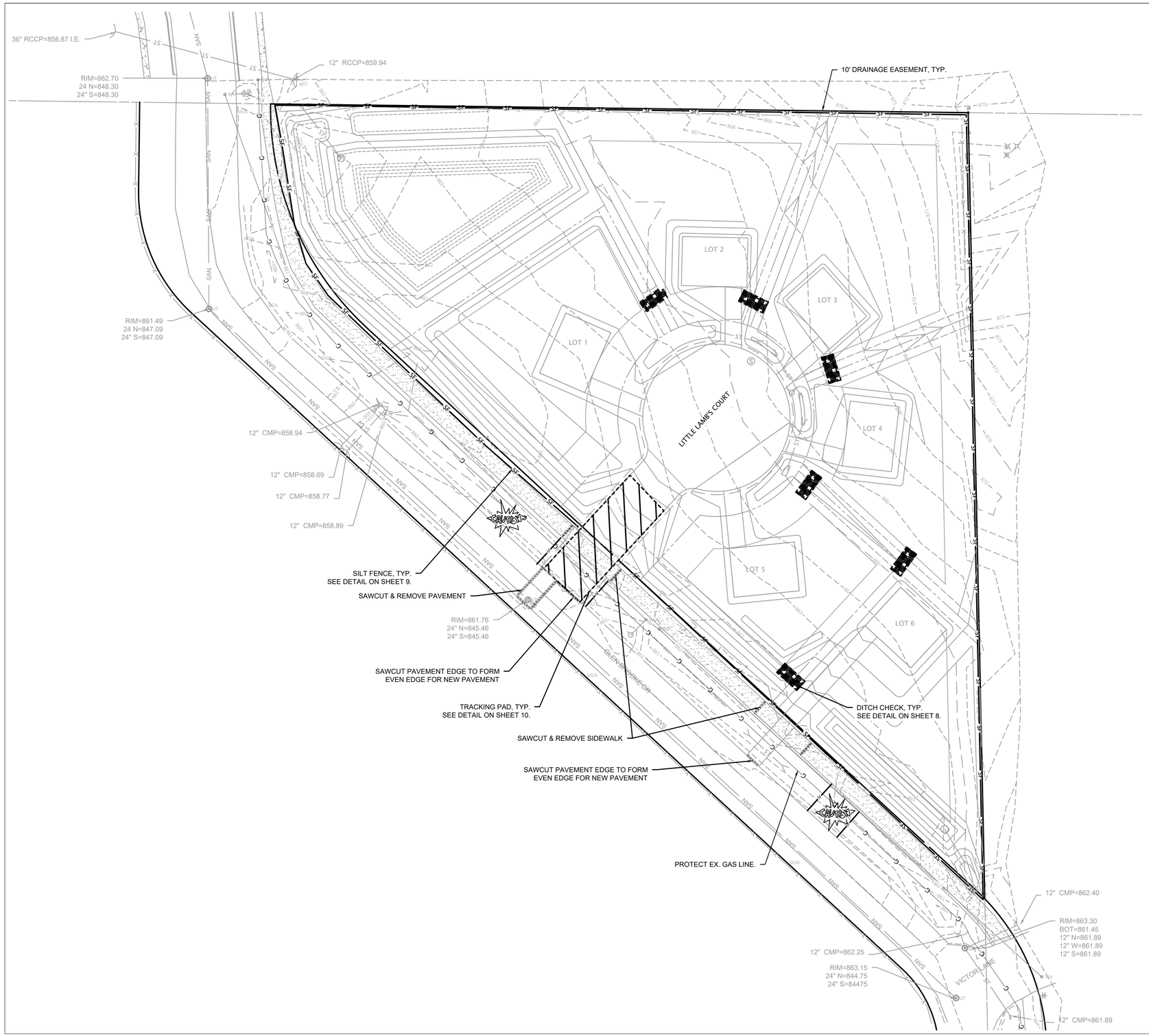


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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0' 30' 60'

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# LITTLE LAMB'S CORNER
# JACKSON, WI

## SITE PREPARATION & EROSION CONTROL PLAN

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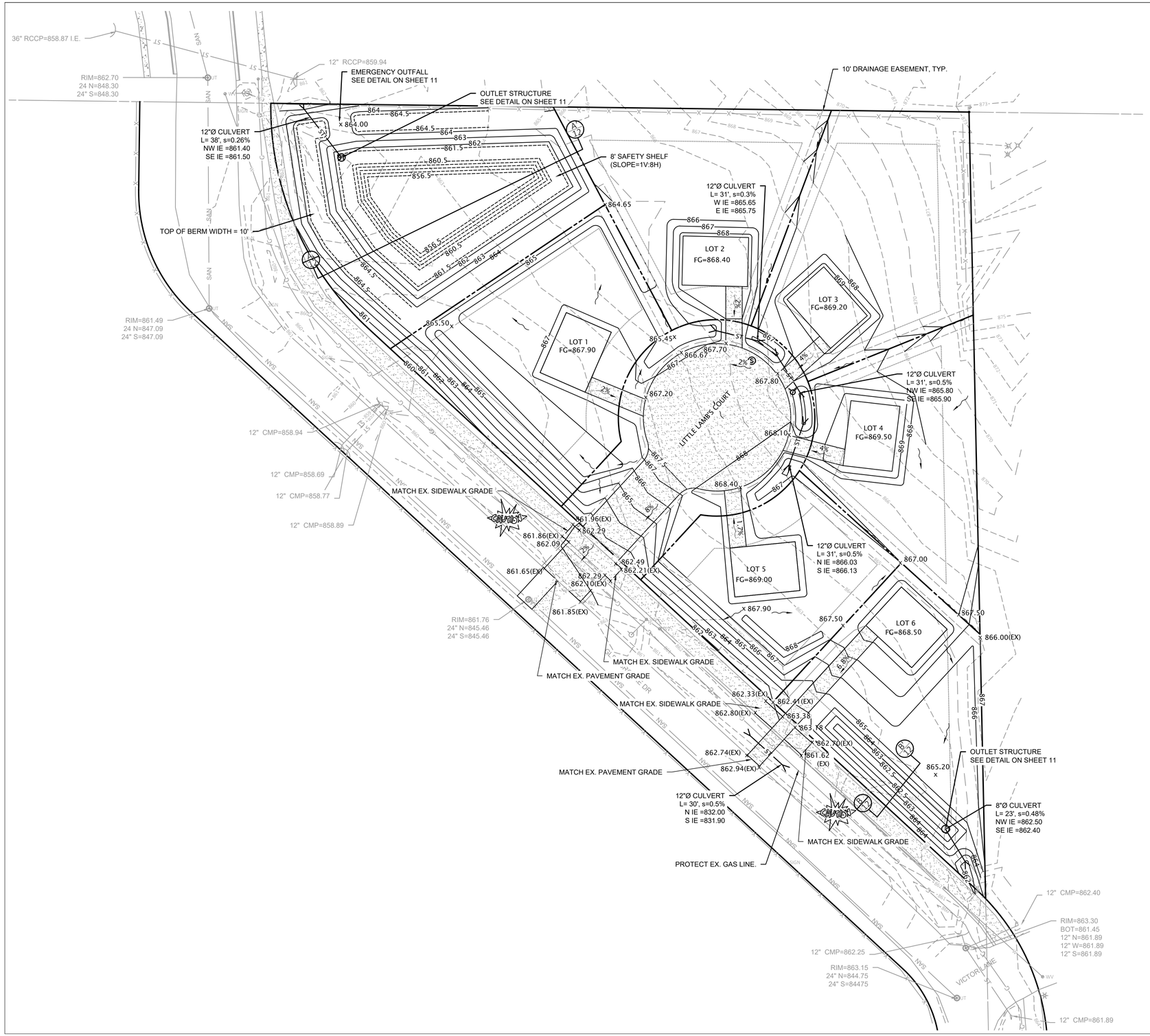


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

GENERAL GRADING/PAVING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ROADWAY AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
3. SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY PROOFROLLING AREAS TO BE FILLED/PAVED IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED IN ACCORDANCE WITH WISDOT STANDARDS AND AS APPROVED BY ENGINEER.
4. GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL AND WISDOT SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
7. SIDEWALKS:

   SIDEWALK SHALL BE CONSTRUCTED WITH ALL PORTLAND CEMENT CONCRETE. SIDEWALKS SHALL BE A MINIMUM OF 5" IN THICKNESS, EXCEPT IN AREAS OF DRIVE APPROACHES WHERE THE SIDEWALKS SHALL BE A MINIMUM OF 6" IN THICKNESS.

   CONSTRUCT 1/2" EXPANSION JOINTS EVERY 50' AND AT EACH END OF ANY NEW SIDEWALK CONSTRUCTED BETWEEN TWO EXISTING WALKS; AND IF SUCH NEW SIDEWALK EXCEEDS 50' IN LENGTH.

SITE RESTORATION

1. RESTORATION: 4" THICK MIN. TOPSOIL (NOTE: ALL STRIPPED TOPSOIL SHALL BE USED TO TOPSOIL THE SITE - THICKNESS LAYER SHALL BE INCREASED AS NECESSARY), SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN UNTIL AFTER 80% COVER ESTABLISHED.


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# LITTLE LAMB'S CORNER JACKSON,WI

# GRADING/PAVING PLAN

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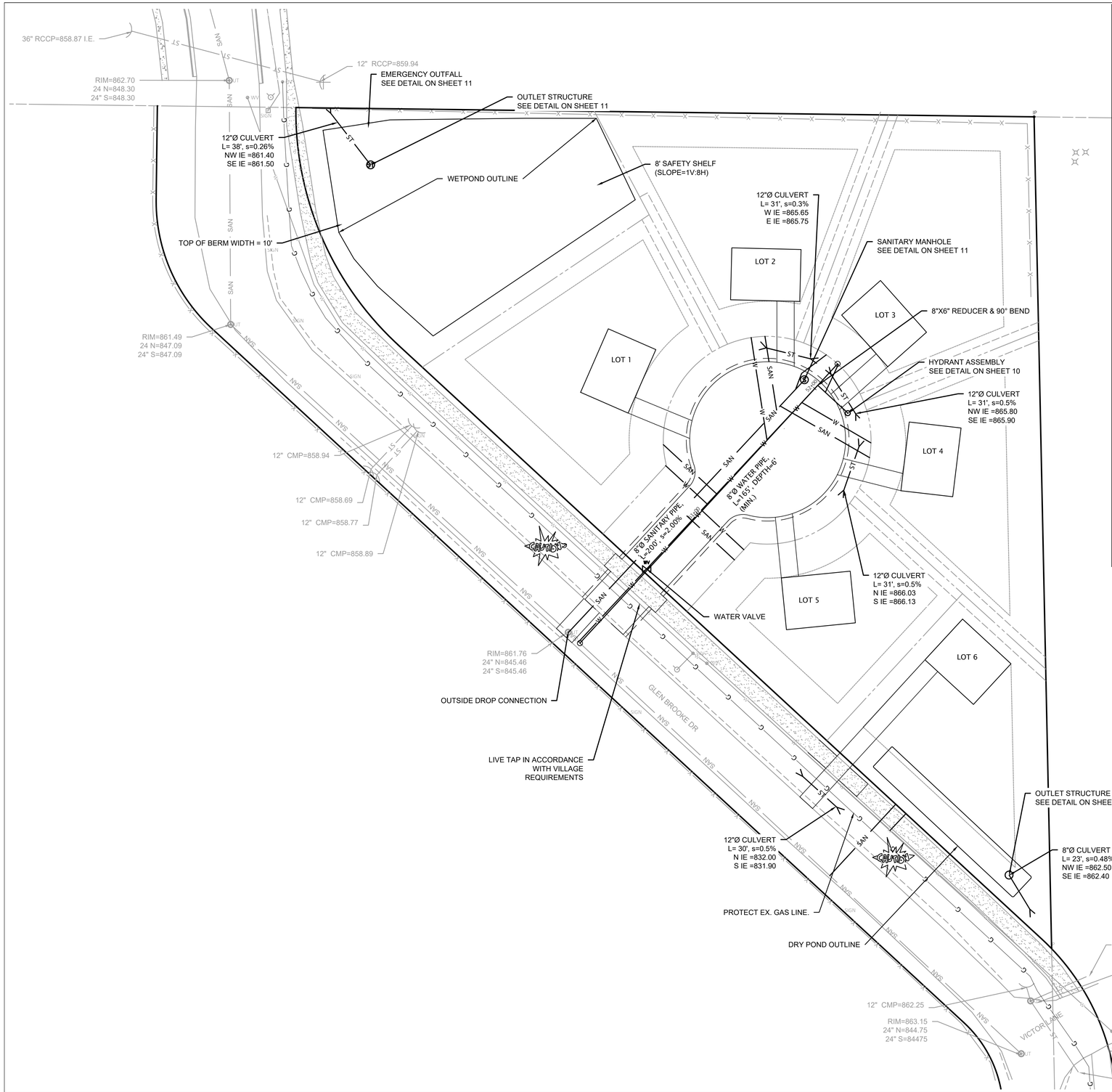


GENERAL

1. CONTRACTOR TO CONFIRM EXISTING UTILITY ELEVATIONS/INLETS/SIZES FOR ACCURACY AND CONFLICTS PRIOR TO CONSTRUCTION COMMENCEMENT. ANY DISCREPANCIES SHALL BE NOTIFIED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT COMMENCE UTILITY WORK UNTIL RECEIVE ENGINEERS WRITTEN DESIGN MODIFICATIONS.
2. SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.
3. SEE SHEET 3 FOR EXISTING CONDITIONS.
4. SEE SHEET 5 FOR PROPOSED GRADING AND SHEET 2 FOR PROPOSED LEGEND.
5. WATER, STORM AND SANITARY SHALL NOT EXTEND BELOW MANHOLE OR CATCH BASIN STRUCTURES.

WATER MAIN

1. ALL WATER MAIN VALVES SHALL BE RESILIENT SEATED GATE VALVES FOLLOWING AWWA C509 FOLLOWING THE MUNICIPAL STANDARD SPECIFICATIONS
2. ALL WATER MAIN MATERIALS SHALL BE AWWA C900 PRESSURE RATED PVC PIPE, SIZES AS SHOWN ON PLANS. PIPE MUST MEET THE FOLLOWING STANDARDS: ASTM D1784, DR18 235 PSI, ANSI/NSF 61/14, UL 1285 GASKET: ASTM F477, JOINT: ASTM D313
3. HYDRANT ASSEMBLY WILL FOLLOW AWWA C502, THE MUNICIPAL SPECIFICATIONS, AND WISCONSIN SEWER AND WATER SPECIFICATION 8.26.0.
4. WATER LATERALS SHALL BE 1-1/4-INCH DIAMETER.
5. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA 153. BENDS AND TEES SHALL BE RESTRAINED WITH MEGALUG 2000 PV JOINT RESTRAINTS AND CORE BLUE MJ T-BOLT AND NUT.
6. TRACER WIRE IS REQUIRED ON WATERMAIN, SANITARY AND STORM SEWER MAIN AND LATERALS. WIRE WILL BE BROUGHT UP TO THE SURFACE AT HYDRANTS AND CURB STOPS, AND WHERE THE WIRE SURFACES AT LATERAL ENDS, A WIRE LOCATION BOX SHALL BE USED.
7. TRACER WIRE SHALL BE A MINIMUM 10-GAUGE SOLID WIRE WITH SOLID PVC INSULATION RATED FOR UNDERGROUND AND WET CONDITIONS.
8. TRACER WIRE CONTINUITY TESTING SHALL BE COMPLETED AFTER PIPE INSTALLATION AND BEFORE ACCEPTANCE.
9. CURB STOPS AND CORPORATION VALVES SHALL BE INSTALLED FOR EACH LATERAL.

SANITARY AND STORM SEWER

1. SANITARY SEWER PIPE SHALL BE ASTM 3034 SDR 35 PVC SEWER PIPE FOR MAINS AND LATERALS.
2. SANITARY RISERS SHALL BE INCLUDED WHERE THE LATERAL DEPTH IS 12' OR GREATER AT THE PROPERTY LINE.
3. STORM SEWER CONCRETE PIPE CLASSES:
   - PIPE CLASS SHALL BE BASED ON PIPE COVER AND MANUFACTURER' RECOMMENDATIONS.
4. SANITARY SEWER LATERALS SHALL BE 6-INCH DIAMETER WITH 2% SLOPE (MIN).
   SANITARY SEWER LATERALS SHALL CONNECT TO THE MAIN WITH "WYE" OR "TEE" FITTINGS.
5. INSULATION IS REQUIRED WHEN THE DEPTH OF COVER IS LESS THAN 5-FEET OVER SANITARY SEWER, WATER MAIN OR WHERE STORM SEWERS CROSS OVER WATERMAIN OR LATERALS.
6. COMPLETED SANITARY SEWER MAIN MUST PASS AIR TEST AND NO-GO TEST.
7. SANITARY MAINS SHALL BE TELEVISED BEFORE ACCEPTANCE BY THE MUNICIPALITY.
8. SANITARY AND STORM SEWER SPACING
   - HORIZONTAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 8'.
   - VERTICAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 18" ABOVE AND 6" BELOW WATER.
9. CRETEX PRO RING ADJUSTING RINGS SHALL BE USED ON ALL STORM AND SANITARY STRUCTURES.

GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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LITTLE LAMB'S CORNER
JACKSON,WI

UTILIYT PLAN

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| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
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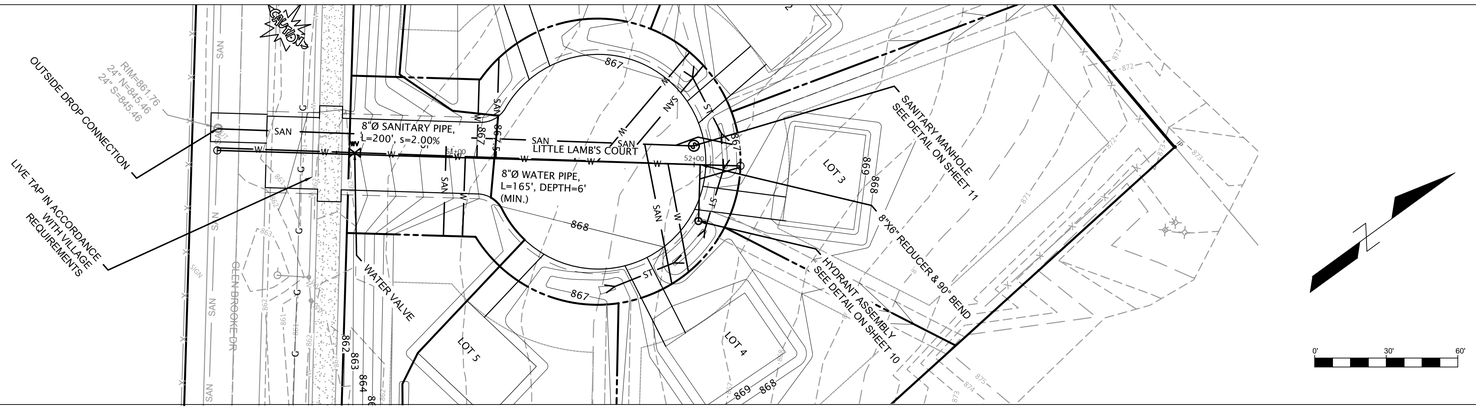


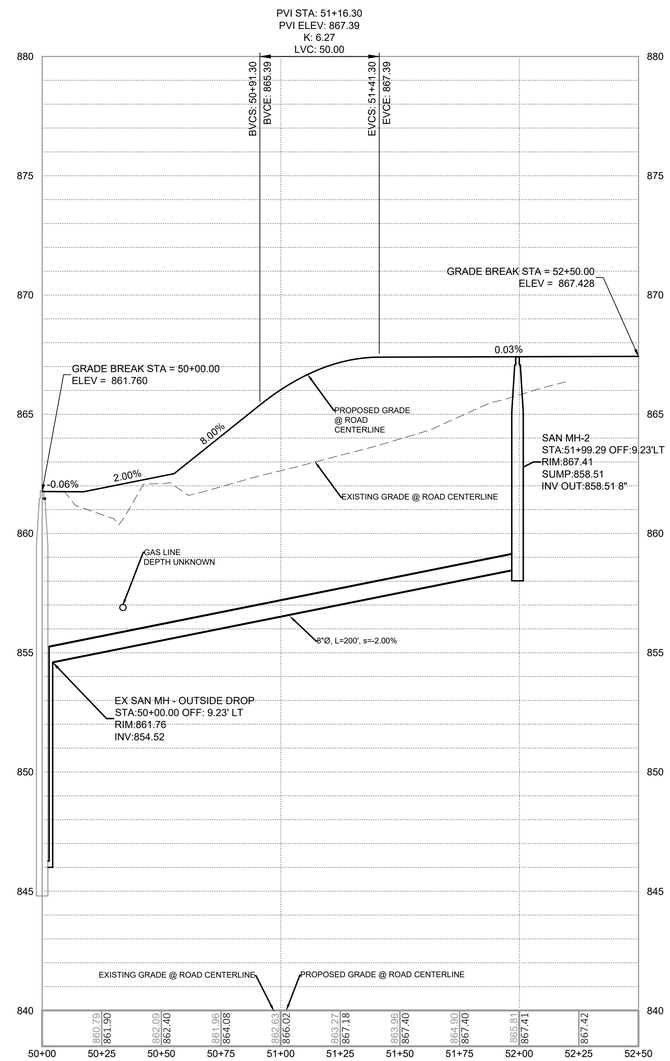


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# LITTLE LAMB'S CORNER
## JACKSON, WI
## ROADWAY/UTILITY PLAN & PROFILE

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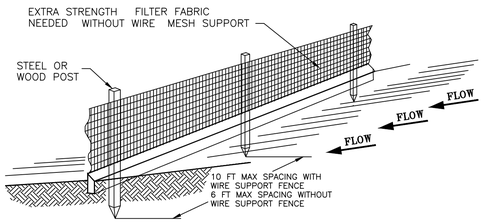
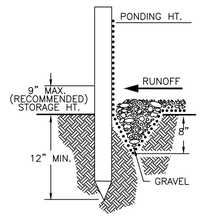
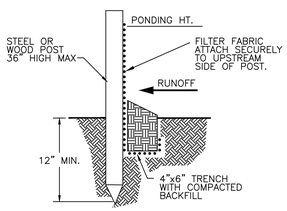
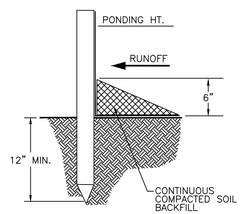



ALTERNATE DETAIL
TRENCH WITH GRAVEL




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL




ALTERNATE DETAIL
SOIL BACKFILL

## SILT FENCE

N.T.S.

SILT FENCE:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
3. IF POSSIBLE, THE GEOTEXTILE FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS, WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. THE ENDS OF THE FENCE SHALL BE TURNED UP HILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
7. WHEN STANDARD-STRENGTH GEOTEXTILE FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. THE STANDARD-STRENGTH GEOTEXTILE FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
9. THE TRENCH SHALL BE BACKFILLED AND/OR T ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

INSPECTION AND MAINTENANCE:

10. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL 0.5-INCHES OR GREATER. REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
12. THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.
13. REMOVE SILT FENCE AFTER THE SITE HAS BEEN STABILIZED.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

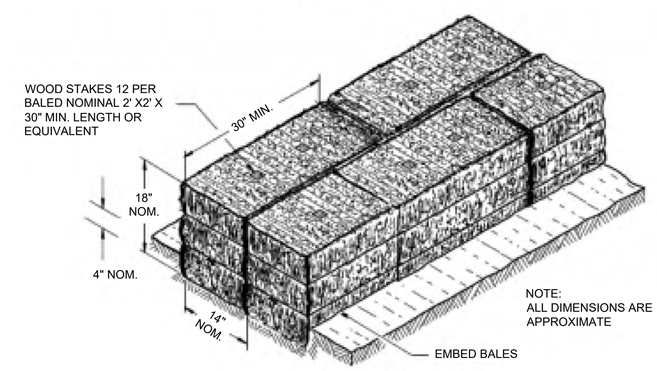
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. PROTECT INLETS, CULVERTS, AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORKDAY.
4. INSPECT EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH SIGNIFICANT RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST.
7. APPLY WATER TO DRY AREAS TO MAINTAIN DUST CONTROL DURING CONTRUCTION. IF WATER APPLICATION IS INSUFFICIENT APPLY SOIL STABILIZING CONTROLS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. CONTRACTOR SHALL PERMANENTLY STABILIZE SITE, INSTALLING TOPSOIL, SEED, FERTILIZER AND MULCH IMMEDIATELY UPON COMPLETION OF CONSTRUCTION TO ESTABLISH VEGETATIVE COVER.

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

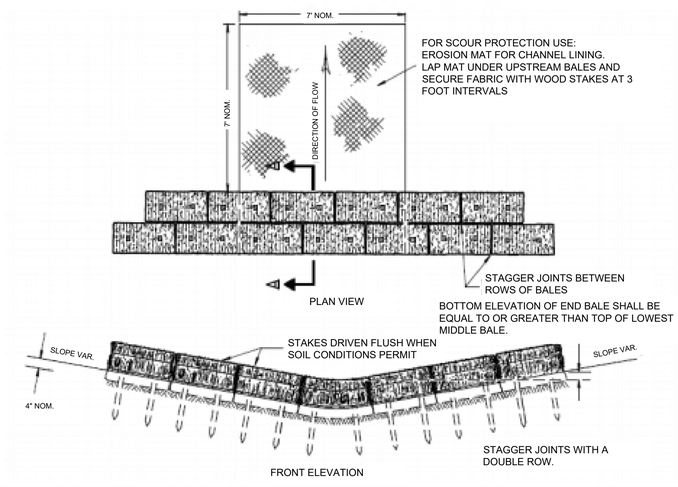
10. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
11. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
12. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. CONTRACTOR TO SUPPLY AND MAINTAIN ALL PUMPS USED FOR DEWATERING AND BY-PASS PUMPING. CONTRACTOR IS REQUIRED TO HAVE EXTRA PUMPS ON SITE AND DUAL PUMPS ARE TO BE USED FOR OVERNIGHT PUMPING.
14. ALL CONCRETE WASH WATER SHOULD BE CONTAINED IN A DESIGNATED WASHOUT AREA DETERMINED BY THE FIELD ENGINEER.
15. ALL CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE VIA SHASTA AVE TO THE SOUTH THROUGH PHASE I OF THE DEVELOPMENT AND VIA PORT WASHINGTON ROAD, UNLESS OTHERWISE SPECIFIED BY THE FIELD ENGINEER.
16. ALL PROPOSED WORK SHALL BE CONSTRUCTED WITH THE RIVER BEND MEADOWS- PHASE II DEVELOPMENT. WORK DONE BY OTHERS WILL BE CONSTRUCTED UNDER A SEPARATE CONTRACT.

FIGURE 3:

STRAW BALE DITCH CHECK




SECTION A-A




PLAN VIEW

FRONT ELEVATION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LITTLE LAMB'S CORNER
JACKSON,WI

CONSTRUCTION DETAILS

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
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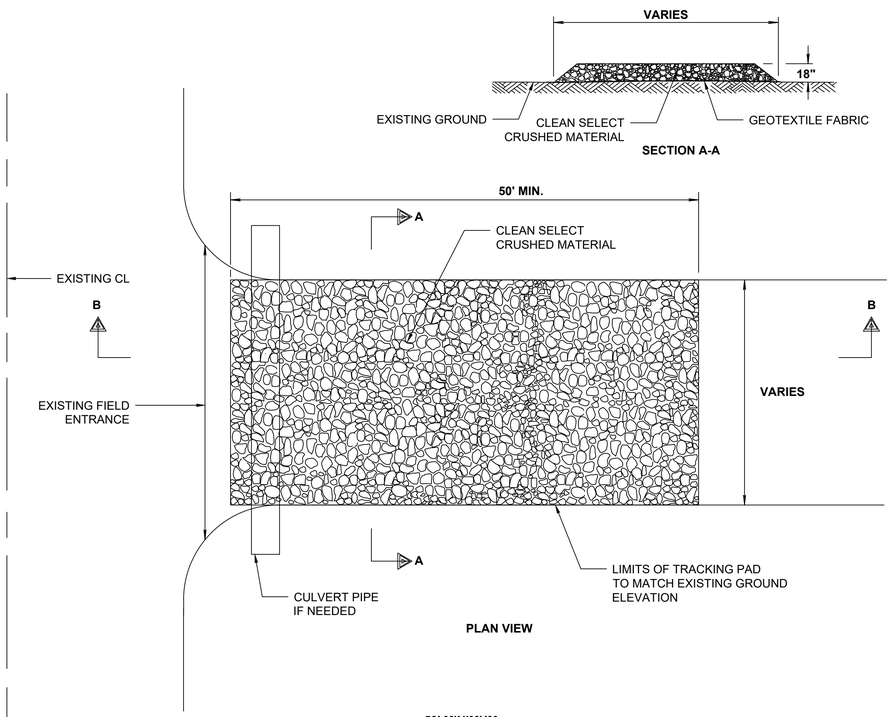
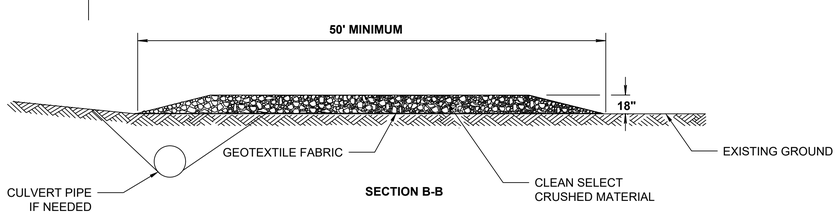
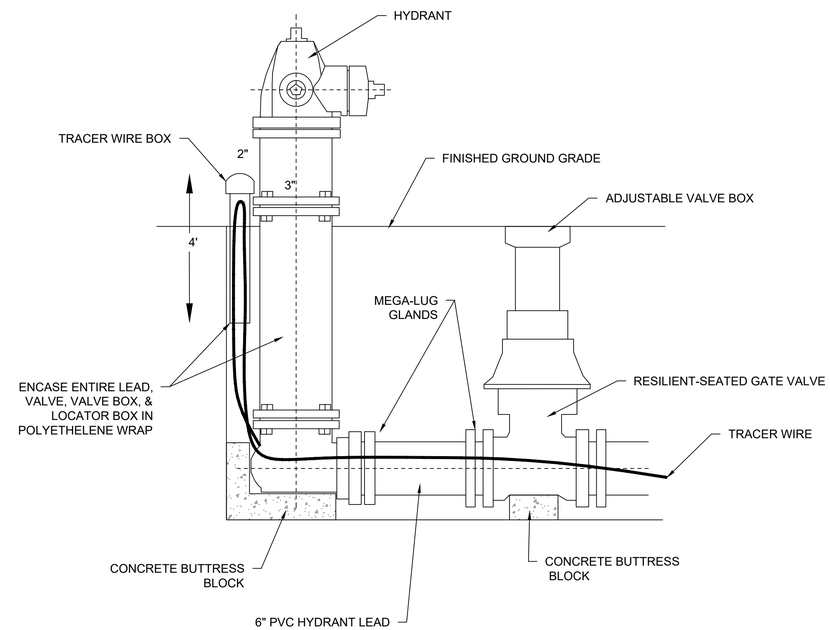
TRACKING PAD SPECIFICATIONS:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
3. TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
4. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOW SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
5. CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
6. THE COST OF ADDITIONAL BMP'S TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.
7. TRACKING PAD SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.




**TRACKING PAD**
N.T.S.




HYDRANT ASSEMBLY DETAIL
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*LITTLE LAMB'S CORNER*
*JACKSON,WI*

**CONSTRUCTION DETAILS**

| | |
|---|---|
| *DRAWN BY:* | *LKJ* |
| *DATE:* | *09/07/2021* |
| *CHECKED BY:* | |
| *HORIZ. SCALE:* | |
| *VERT. SCALE:* | |
| *PROJECT NO.* | 21-716-233 |

*REVISIONS*

| *DATE:* | *REVISED BY:* |
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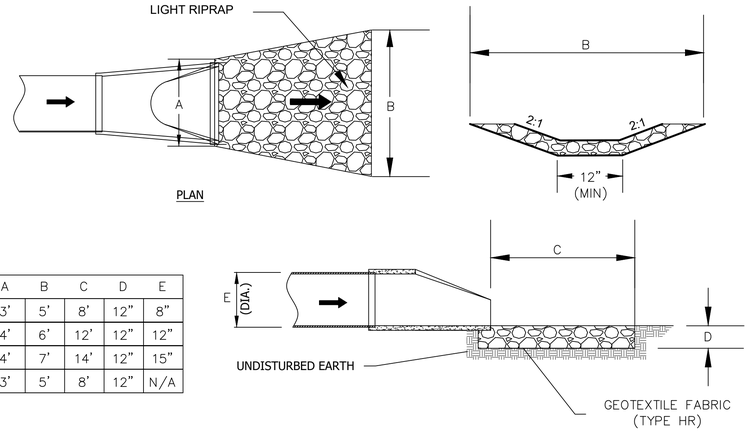
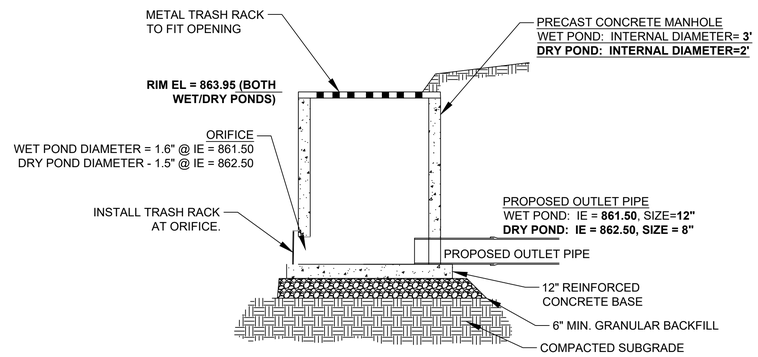
*SHEET*
**10 OF 12**

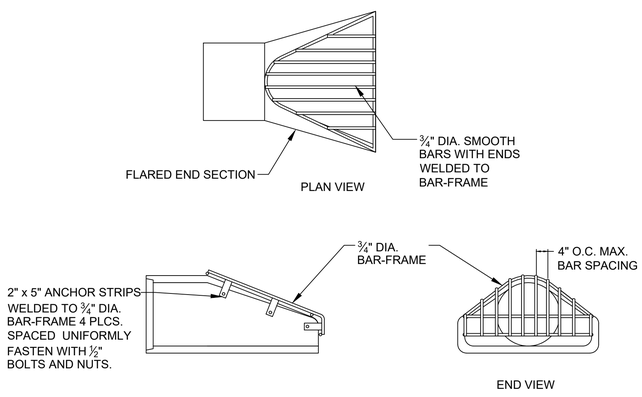



| OUTLET | A | B | C | D | E |
|---|---|---|---|---|---|
| 8" DIA. | 3' | 5' | 8' | 12" | 8" |
| 12" DIA. | 4' | 6' | 12' | 12" | 12" |
| 15" DIA. | 4' | 7' | 14' | 12" | 15" |
| CURB CUT | 3' | 5' | 8' | 12" | N/A |

RIP-RAP DETAIL FOR STORM SEWER INLET/OUTLET
N.T.S.




POND / OUTLET STRUCTURE DETAIL
N.T.S.




TRASH RACK DETAIL FOR FLARED END SECTION
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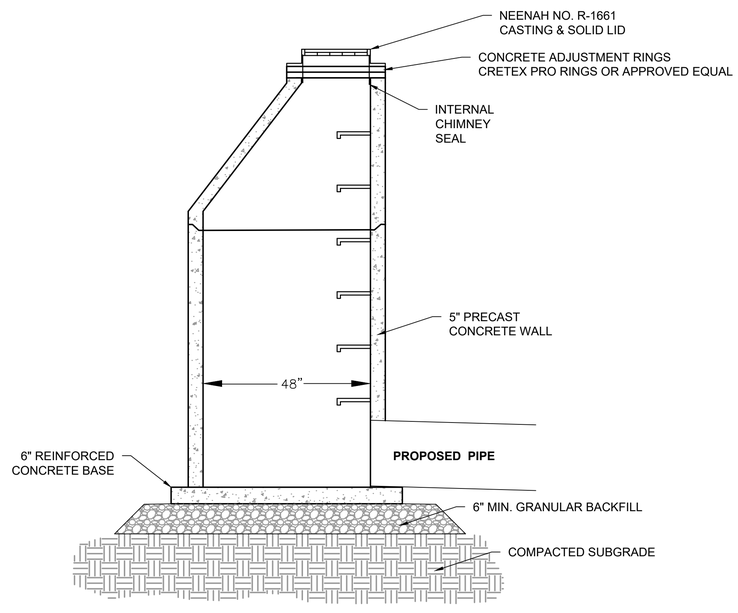
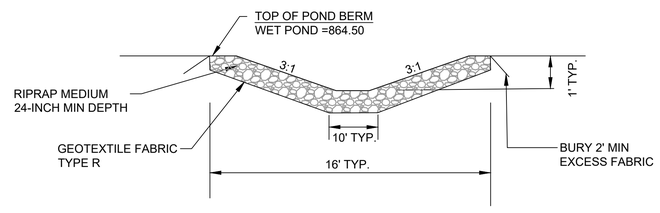



SANITARY MANHOLE STRUCTURE DETAIL
N.T.S.




EMERGENCY SPILLWAY
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JACKSON,WI

CONSTRUCTION DETAILS

| | |
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| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

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| DATE: | REVISED BY: |
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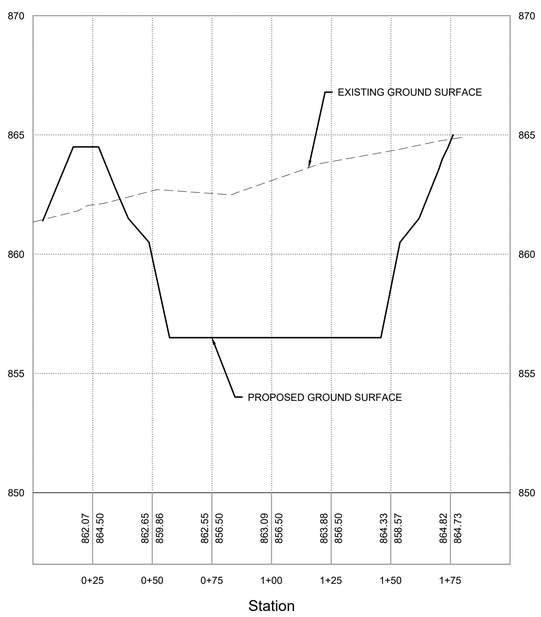
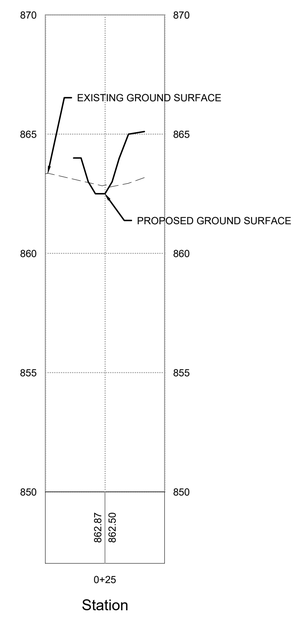



SECTION A-A'
H: 1"=30'
V: 1"=5'




SECTION B-B'
H: 1"=30'
V: 1'=5'

0' 30' 60'

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JACKSON,WI

ROADWAY/UTILITY
PLAN & PROFILE

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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APPENDIX 2
NRCS Soils Map

# Custom Soil Resource Report
## Soil Map

Map Scale: 1:1,010 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

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

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

Soil 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 20, Jun 8, 2020

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 | 0.2 | 7.0% |
| FaA | Fabius loam, 1 to 3 percent slopes | 0.0 | 1.6% |
| MtA | Mequon silt loam, 1 to 3 percent slopes | 2.6 | 90.9% |
| Mzb | Montgomery silty clay loam | 0.0 | 0.5% |
| **Totals for Area of Interest** | | **2.9** | **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.

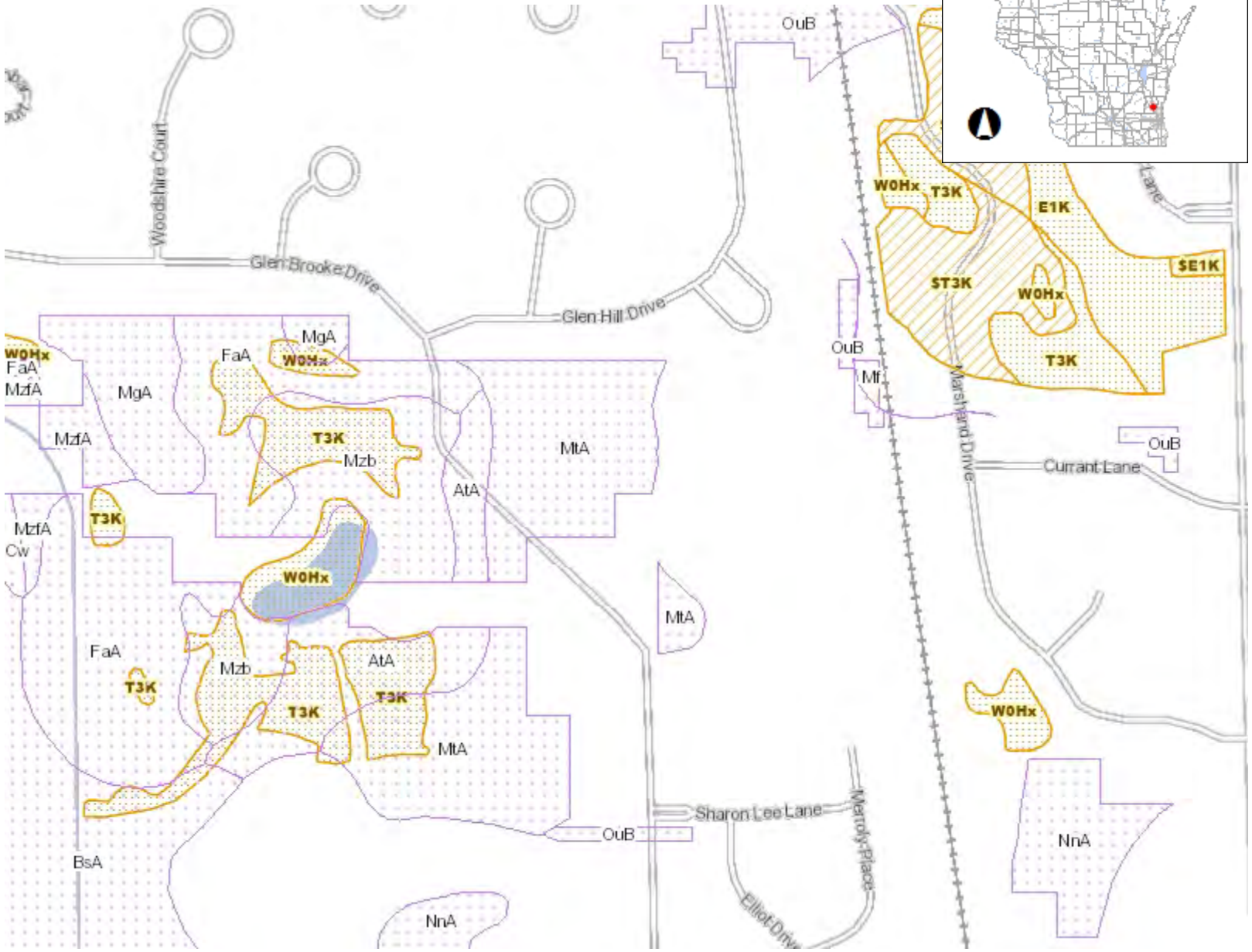
A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties 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

APPENDIX 3
WDNR Wetland Viewer Map

# Surface Water Data Viewer Map




## Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads

## Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

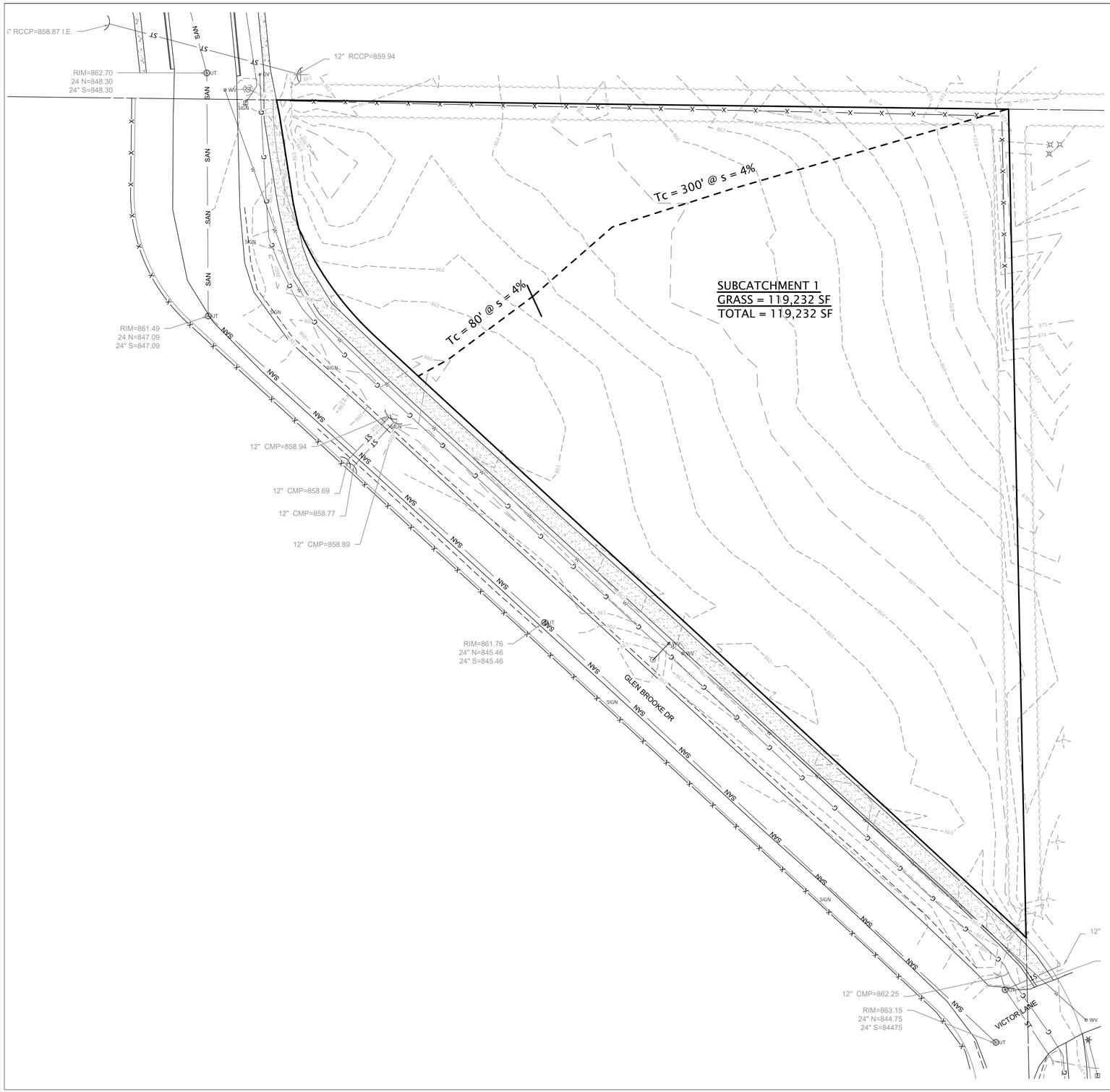
1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/

APPENDIX 4

Hydrology Plan Exhibits

- Existing Conditions
- Proposed Conditions





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***LITTLE LAMB'S CORNER***
***JACKSON,WI***

**EXISTING CONDITIONS HYDROLOGY EXHIBIT**

| | |
|---|---|
| *DRAWN BY:* | *LKJ* |
| *DATE:* | *09/08/2021* |
| *CHECKED BY:* | |
| *HORIZ. SCALE:* | |
| *VERT. SCALE:* | |
| *PROJECT NO.* | 21-716-233 |

***REVISIONS***

| *DATE:* | *REVISED BY:* |
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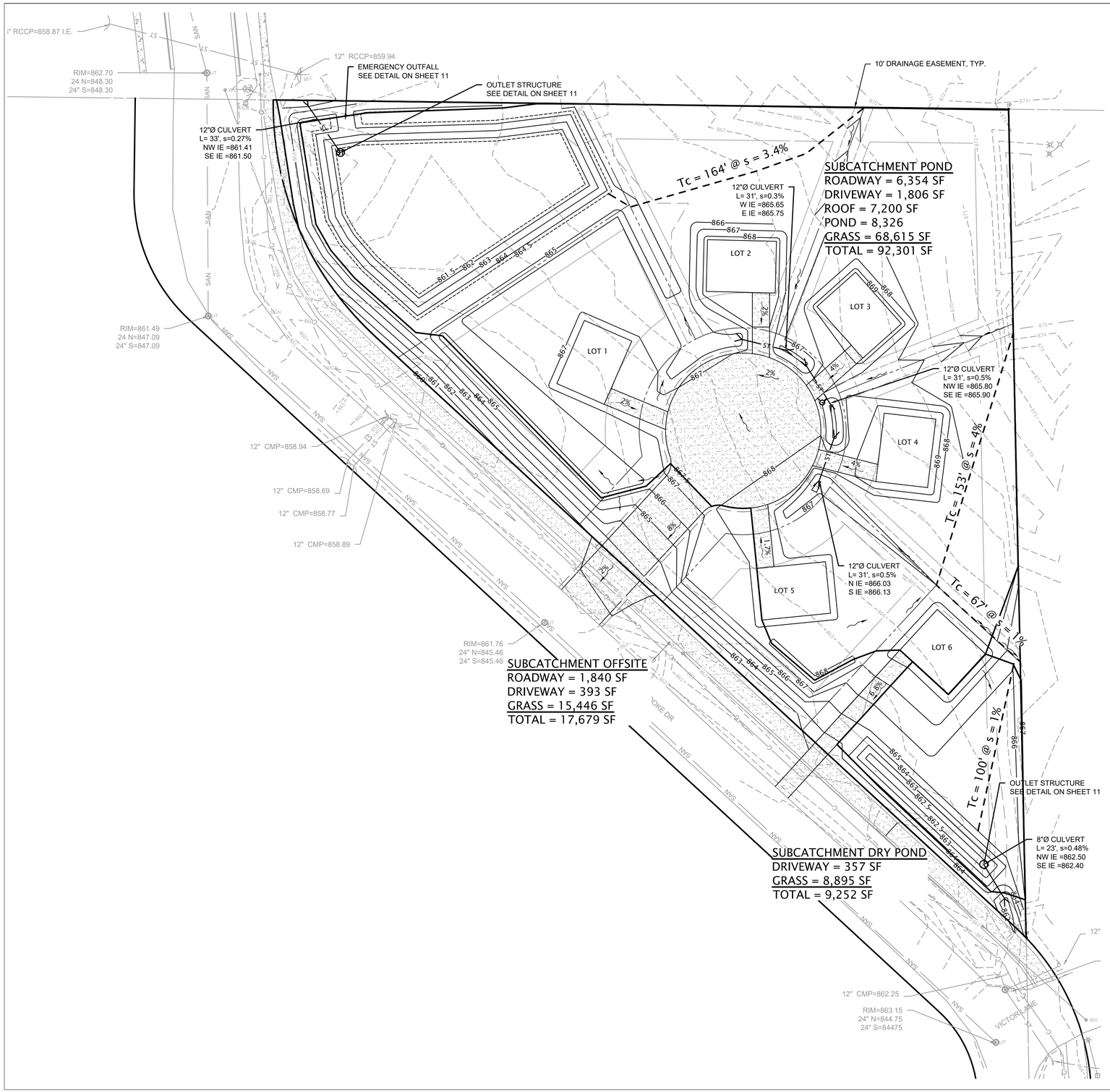
***SHEET***

**H1** *OF* **2**





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# LITTLE LAMB'S CORNER
## JACKSON, WI
## PROPOSED CONDITIONS HYDROLOGY EXHIBIT

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

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| DATE: | REVISED BY: |
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SHEET
**H2 OF 2**

APPENDIX 5
NOAA, Atlas 14 Precipitation Table

# NOAA Atlas 14, Volume 8, Version 2
# Location name: Jackson, Wisconsin, USA*
# Latitude: 43.3162°, Longitude: -88.1672°
# Elevation: 866.13 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_&_aerials

## 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 | 0.336 (0.268-0.414) | 0.406 (0.324-0.501) | 0.518 (0.411-0.639) | 0.607 (0.479-0.751) | 0.725 (0.551-0.909) | 0.812 (0.606-1.03) | 0.896 (0.648-1.15) | 0.977 (0.681-1.28) | 1.08 (0.726-1.44) | 1.15 (0.760-1.56) |
| 10-min | 0.492 (0.392-0.606) | 0.595 (0.474-0.733) | 0.758 (0.602-0.936) | 0.889 (0.702-1.10) | 1.06 (0.808-1.33) | 1.19 (0.887-1.51) | 1.31 (0.949-1.69) | 1.43 (0.997-1.87) | 1.58 (1.06-2.11) | 1.69 (1.11-2.28) |
| 15-min | 0.600 (0.478-0.739) | 0.726 (0.578-0.894) | 0.925 (0.734-1.14) | 1.08 (0.856-1.34) | 1.30 (0.985-1.62) | 1.45 (1.08-1.84) | 1.60 (1.16-2.06) | 1.75 (1.22-2.28) | 1.93 (1.30-2.57) | 2.06 (1.36-2.79) |
| 30-min | 0.810 (0.646-0.998) | 0.986 (0.785-1.22) | 1.27 (1.00-1.56) | 1.49 (1.18-1.84) | 1.79 (1.36-2.24) | 2.00 (1.49-2.54) | 2.21 (1.60-2.85) | 2.42 (1.68-3.16) | 2.67 (1.80-3.56) | 2.86 (1.88-3.86) |
| 60-min | 1.04 (0.829-1.28) | 1.26 (1.00-1.55) | 1.62 (1.28-2.00) | 1.92 (1.51-2.37) | 2.34 (1.79-2.95) | 2.66 (1.99-3.39) | 2.99 (2.17-3.87) | 3.32 (2.32-4.37) | 3.77 (2.54-5.05) | 4.11 (2.71-5.56) |
| 2-hr | 1.27 (1.02-1.55) | 1.53 (1.23-1.87) | 1.97 (1.58-2.41) | 2.35 (1.87-2.88) | 2.89 (2.24-3.63) | 3.32 (2.52-4.21) | 3.76 (2.76-4.84) | 4.23 (2.99-5.54) | 4.86 (3.32-6.48) | 5.36 (3.56-7.20) |
| 3-hr | 1.43 (1.16-1.73) | 1.70 (1.38-2.07) | 2.18 (1.76-2.65) | 2.61 (2.09-3.18) | 3.24 (2.54-4.08) | 3.76 (2.88-4.76) | 4.31 (3.20-5.55) | 4.90 (3.50-6.42) | 5.73 (3.94-7.64) | 6.40 (4.28-8.56) |
| 6-hr | 1.73 (1.42-2.08) | 2.01 (1.64-2.41) | 2.52 (2.06-3.04) | 3.01 (2.44-3.63) | 3.76 (3.00-4.74) | 4.41 (3.43-5.58) | 5.12 (3.85-6.57) | 5.90 (4.26-7.70) | 7.02 (4.89-9.32) | 7.94 (5.36-10.6) |
| 12-hr | 2.06 (1.70-2.44) | 2.33 (1.93-2.77) | 2.86 (2.36-3.41) | 3.37 (2.77-4.03) | 4.19 (3.40-5.25) | 4.92 (3.87-6.18) | 5.72 (4.35-7.30) | 6.61 (4.83-8.59) | 7.92 (5.57-10.5) | 9.00 (6.13-11.9) |
| 24-hr | 2.35 (1.98-2.77) | 2.67 (2.23-3.14) | 3.26 (2.72-3.85) | 3.83 (3.18-4.54) | 4.75 (3.88-5.88) | 5.54 (4.41-6.90) | 6.43 (4.94-8.13) | 7.41 (5.47-9.53) | 8.83 (6.27-11.6) | 10.0 (6.88-13.1) |
| 2-day | 2.64 (2.24-3.08) | 3.04 (2.58-3.55) | 3.77 (3.19-4.41) | 4.46 (3.74-5.23) | 5.51 (4.54-6.74) | 6.41 (5.14-7.88) | 7.39 (5.73-9.24) | 8.46 (6.29-10.8) | 10.00 (7.16-13.0) | 11.3 (7.81-14.6) |
| 3-day | 2.90 (2.48-3.37) | 3.31 (2.83-3.84) | 4.06 (3.46-4.72) | 4.77 (4.03-5.56) | 5.85 (4.85-7.11) | 6.78 (5.47-8.29) | 7.79 (6.08-9.69) | 8.90 (6.66-11.3) | 10.5 (7.55-13.6) | 11.8 (8.23-15.3) |
| 4-day | 3.13 (2.69-3.61) | 3.55 (3.04-4.10) | 4.31 (3.69-4.99) | 5.03 (4.27-5.84) | 6.13 (5.11-7.42) | 7.08 (5.74-8.61) | 8.10 (6.35-10.0) | 9.23 (6.94-11.7) | 10.8 (7.84-14.0) | 12.2 (8.52-15.7) |
| 7-day | 3.67 (3.18-4.20) | 4.16 (3.60-4.77) | 5.04 (4.35-5.78) | 5.83 (5.00-6.71) | 7.01 (5.87-8.38) | 8.00 (6.53-9.63) | 9.06 (7.15-11.1) | 10.2 (7.72-12.8) | 11.8 (8.61-15.1) | 13.1 (9.27-16.9) |
| 10-day | 4.16 (3.63-4.74) | 4.72 (4.11-5.38) | 5.68 (4.93-6.49) | 6.54 (5.64-7.49) | 7.79 (6.54-9.22) | 8.81 (7.22-10.5) | 9.89 (7.83-12.0) | 11.0 (8.38-13.7) | 12.6 (9.22-16.0) | 13.9 (9.86-17.8) |
| 20-day | 5.67 (5.01-6.40) | 6.36 (5.61-7.18) | 7.51 (6.60-8.49) | 8.48 (7.41-9.62) | 9.84 (8.32-11.5) | 10.9 (9.02-12.8) | 12.0 (9.58-14.4) | 13.1 (10.0-16.1) | 14.6 (10.8-18.4) | 15.8 (11.3-20.1) |
| 30-day | 7.01 (6.23-7.85) | 7.82 (6.95-8.77) | 9.13 (8.08-10.3) | 10.2 (8.98-11.5) | 11.7 (9.91-13.4) | 12.8 (10.6-14.9) | 13.9 (11.1-16.5) | 15.0 (11.5-18.2) | 16.4 (12.1-20.4) | 17.5 (12.6-22.1) |
| 45-day | 8.76 (7.84-9.75) | 9.76 (8.73-10.9) | 11.3 (10.1-12.7) | 12.6 (11.1-14.1) | 14.2 (12.1-16.2) | 15.4 (12.8-17.8) | 16.5 (13.3-19.5) | 17.6 (13.6-21.2) | 18.9 (14.0-23.3) | 19.8 (14.4-25.0) |
| 60-day | 10.3 (9.25-11.4) | 11.5 (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) | 19.0 (15.3-22.2) | 20.0 (15.5-24.0) | 21.2 (15.8-26.1) | 22.0 (16.0-27.7) |

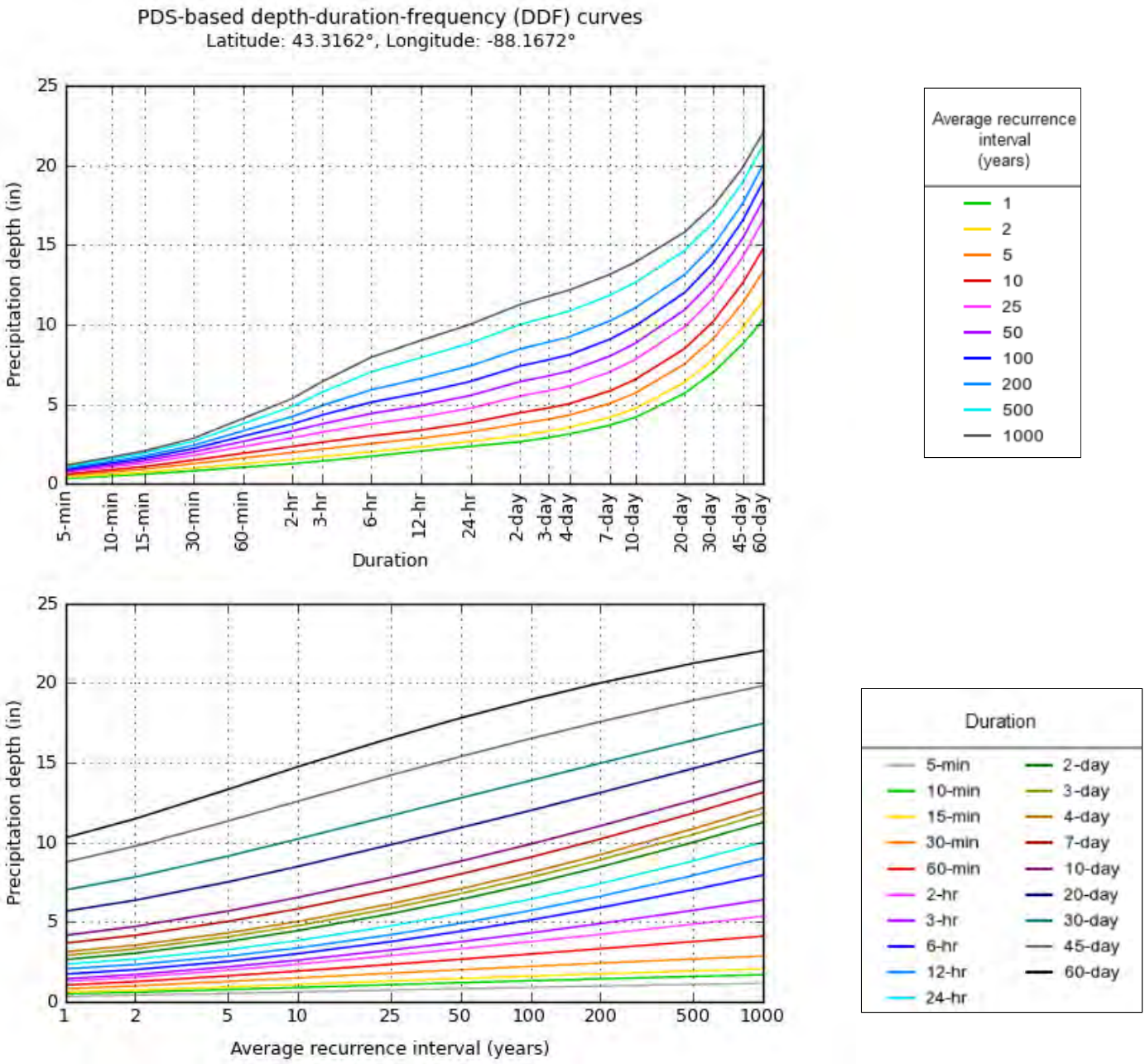
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

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




NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Wed Jul 14 01:23:03 2021

Back to Top

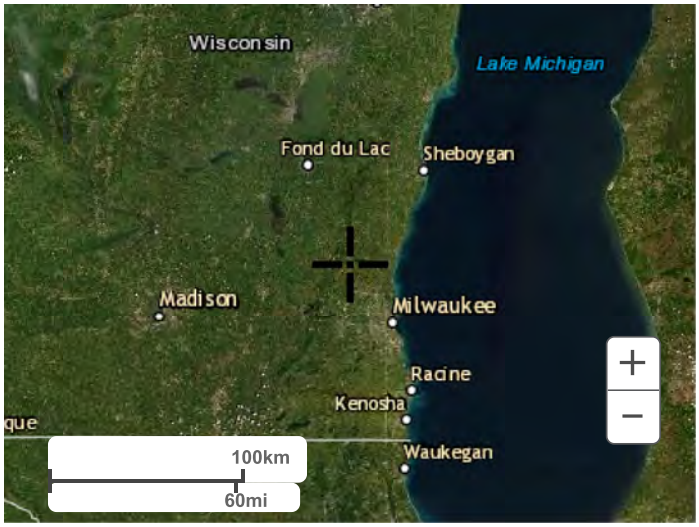
# Maps & aerials

### Small scale terrain

**Large scale terrain**

**Large scale map**

**Large scale aerial**




Back to Top

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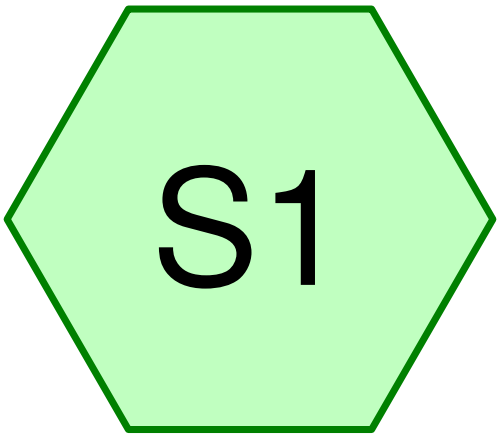
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

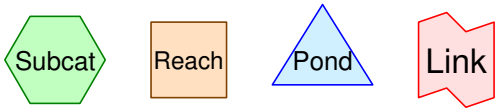
Disclaimer

# APPENDIX 6 – HYDROCAD CALCULATIONS

Existing Site (1-year, 2-year, 5 year, 100 year)




S1




**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**
Prepared by {enter your company name here}, Printed 9/5/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>0.42"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=1.00 cfs 0.095 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.095 af Average Runoff Depth = 0.42"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

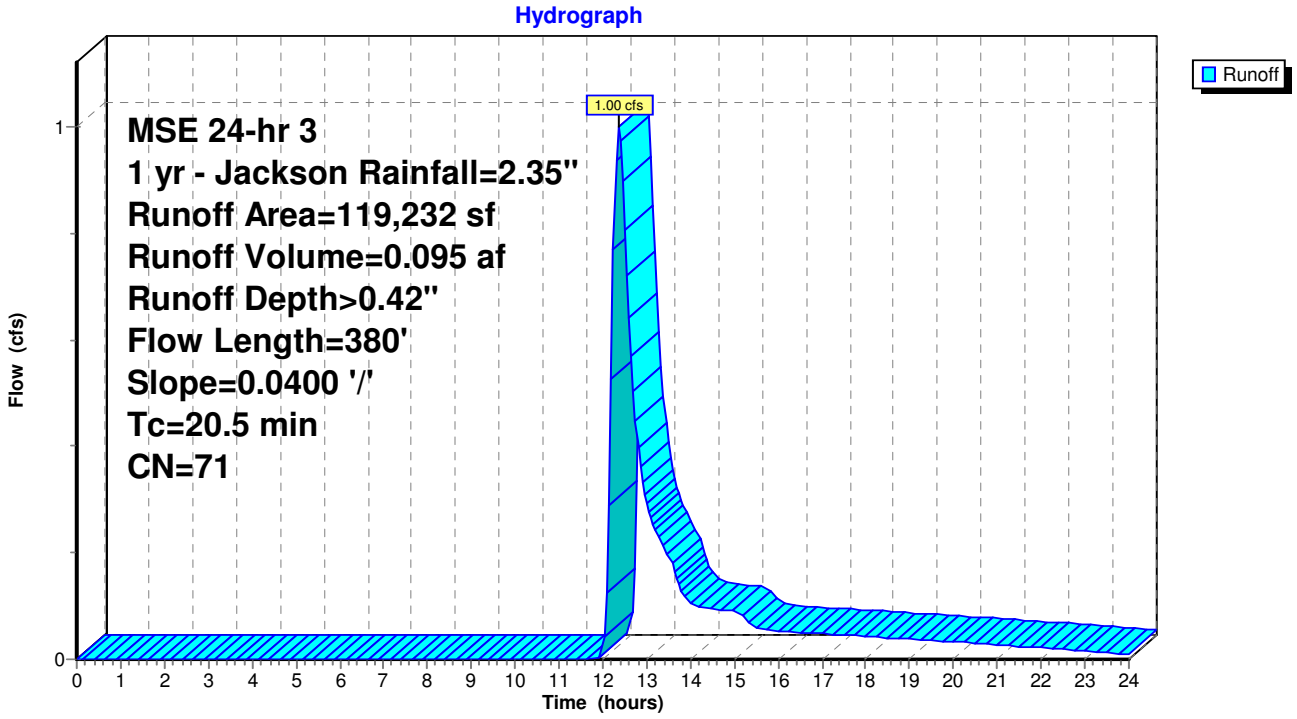
Runoff = 1.00 cfs @ 12.36 hrs, Volume= 0.095 af, Depth> 0.42"

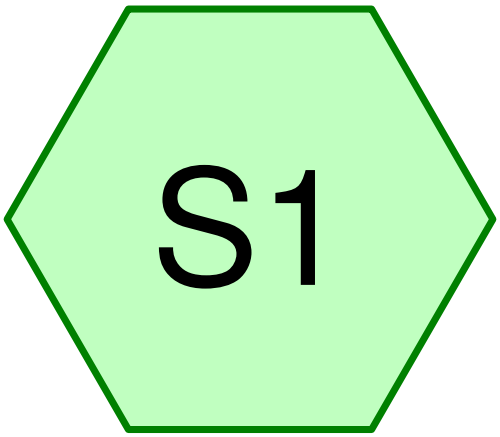
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

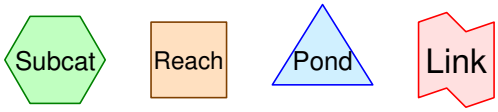
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

## Subcatchment S1: S1






S1




**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**
Prepared by {enter your company name here}, Printed 9/5/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>0.58"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=1.50 cfs 0.132 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.132 af Average Runoff Depth = 0.58"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

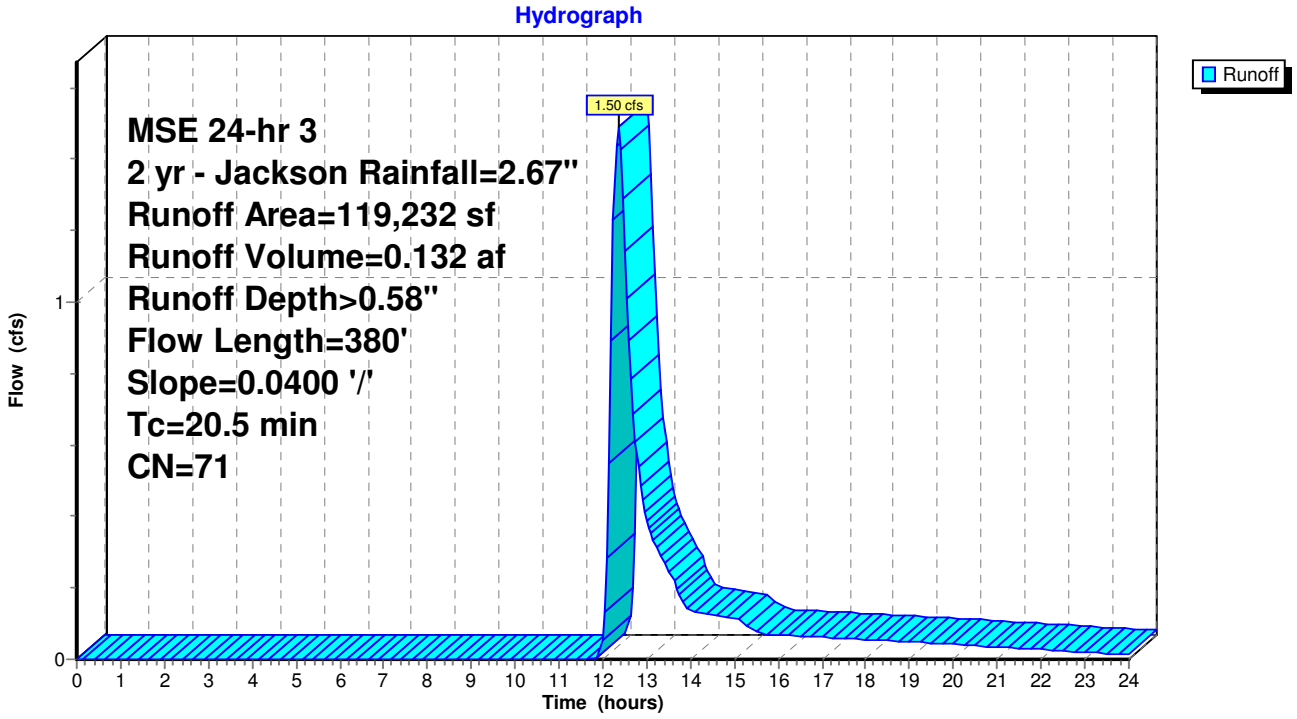
Runoff = 1.50 cfs @ 12.35 hrs, Volume= 0.132 af, Depth> 0.58"

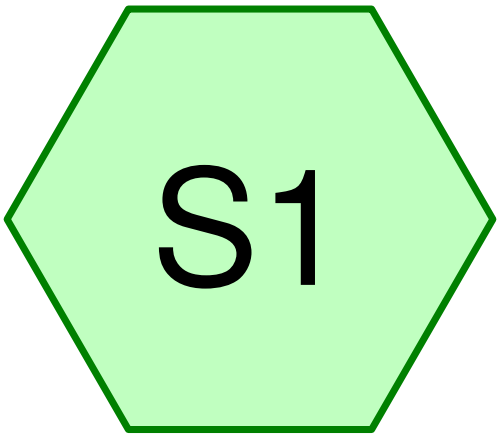
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

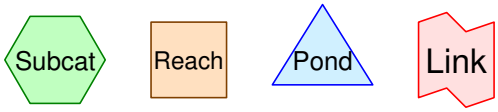
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

## Subcatchment S1: S1






S1




**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**
Prepared by {enter your company name here}, Printed 9/5/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>0.91"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=2.55 cfs 0.208 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.208 af Average Runoff Depth = 0.91"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

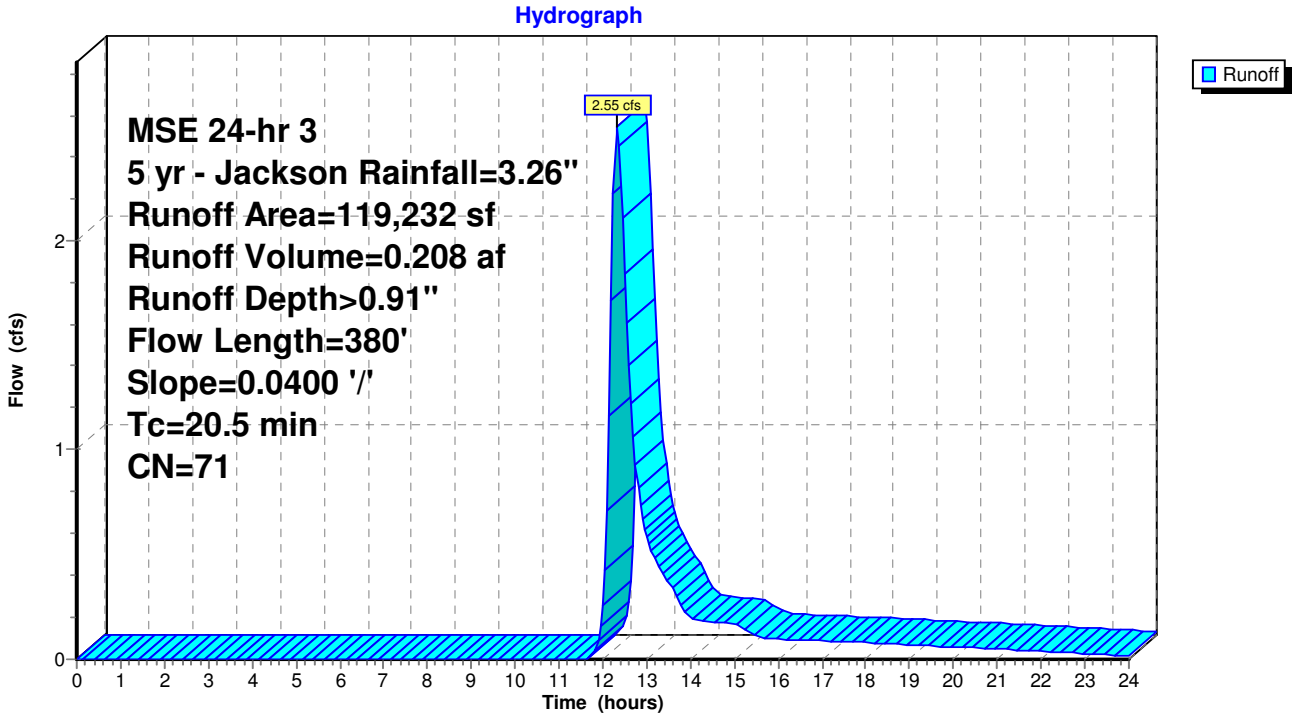
Runoff = 2.55 cfs @ 12.33 hrs, Volume= 0.208 af, Depth> 0.91"

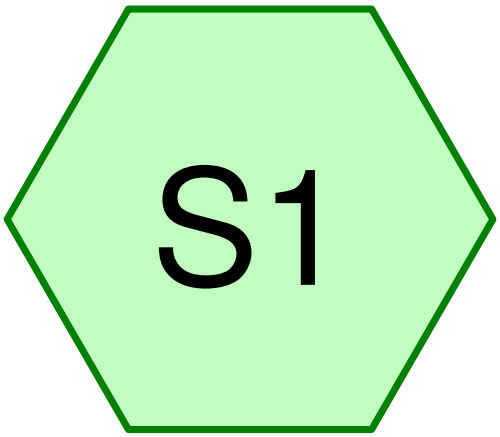
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

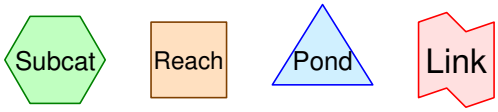
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

## Subcatchment S1: S1






S1

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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>3.24"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=9.78 cfs 0.740 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.740 af Average Runoff Depth = 3.24"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

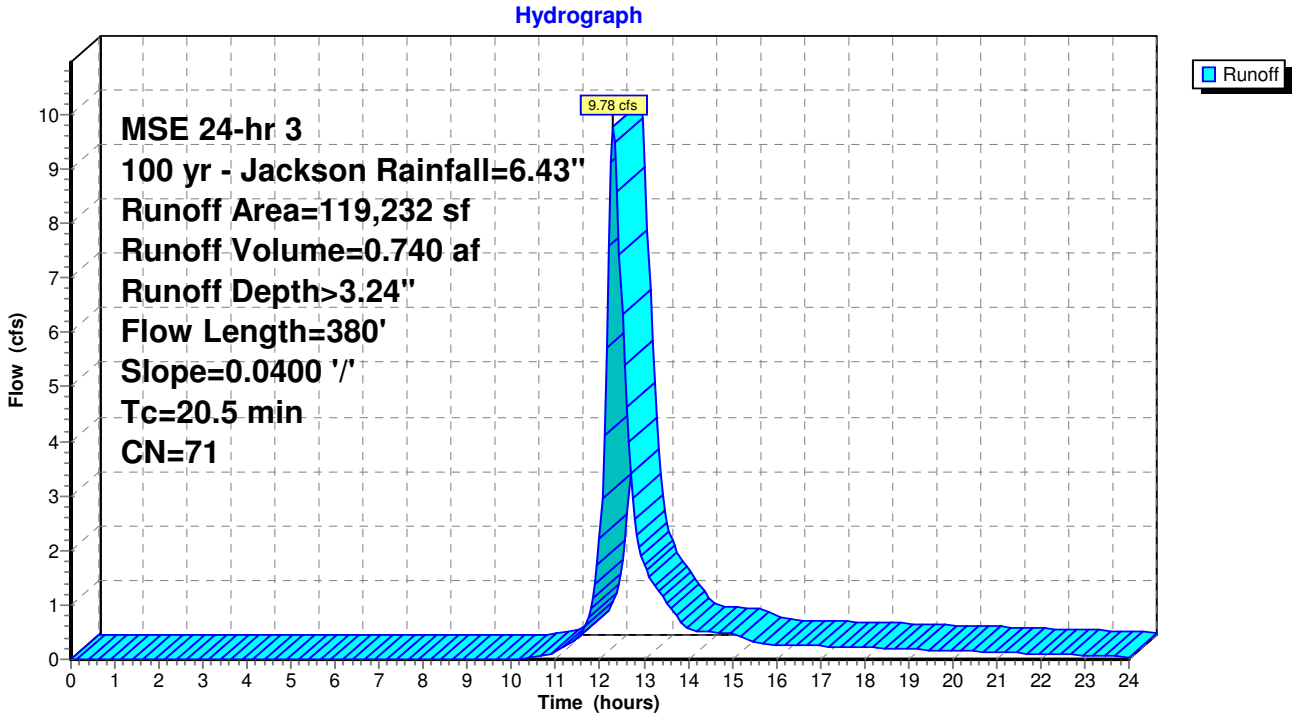
Runoff = 9.78 cfs @ 12.31 hrs, Volume= 0.740 af, Depth> 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

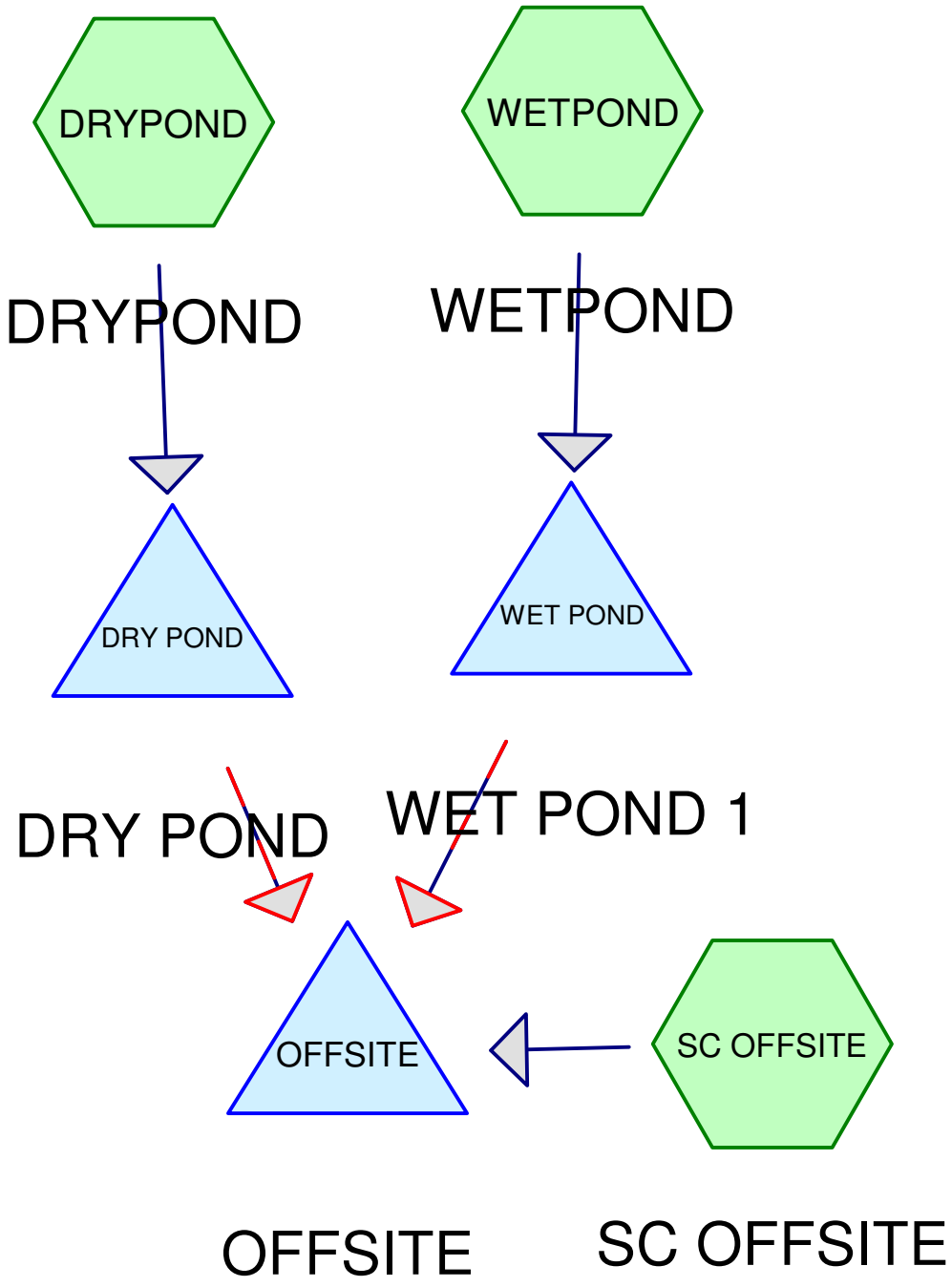
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

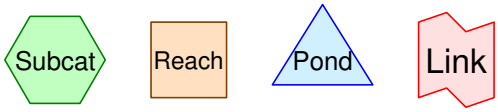
## Subcatchment S1: S1



# APPENDIX 7 – HYDROCAD CALCULATIONS

Proposed Site (1-year, 2-year, 5 year, 10 year, and 100 year)




**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.45"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.10 cfs 0.008 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.53"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.32 cfs 0.018 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.69"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=1.88 cfs 0.122 af

**Pond DRY POND: DRY POND** Peak Elev=862.64' Storage=147 cf Inflow=0.10 cfs 0.008 af
Primary=0.02 cfs 0.007 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.007 af

**Pond OFFSITE: OFFSITE** Inflow=0.33 cfs 0.061 af
Primary=0.33 cfs 0.061 af

**Pond WET POND: WET POND 1** Peak Elev=861.90' Storage=3,986 cf Inflow=1.88 cfs 0.122 af
Primary=0.04 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.036 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.148 af Average Runoff Depth = 0.65"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

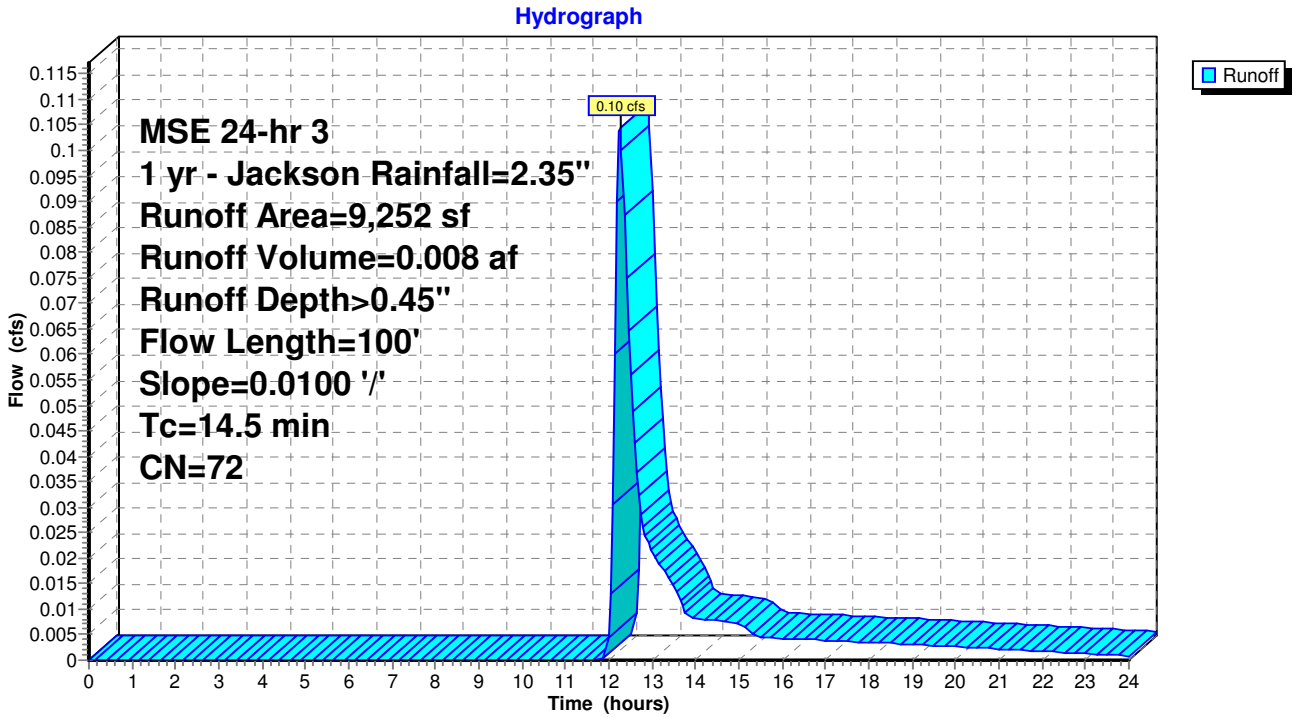
Runoff = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

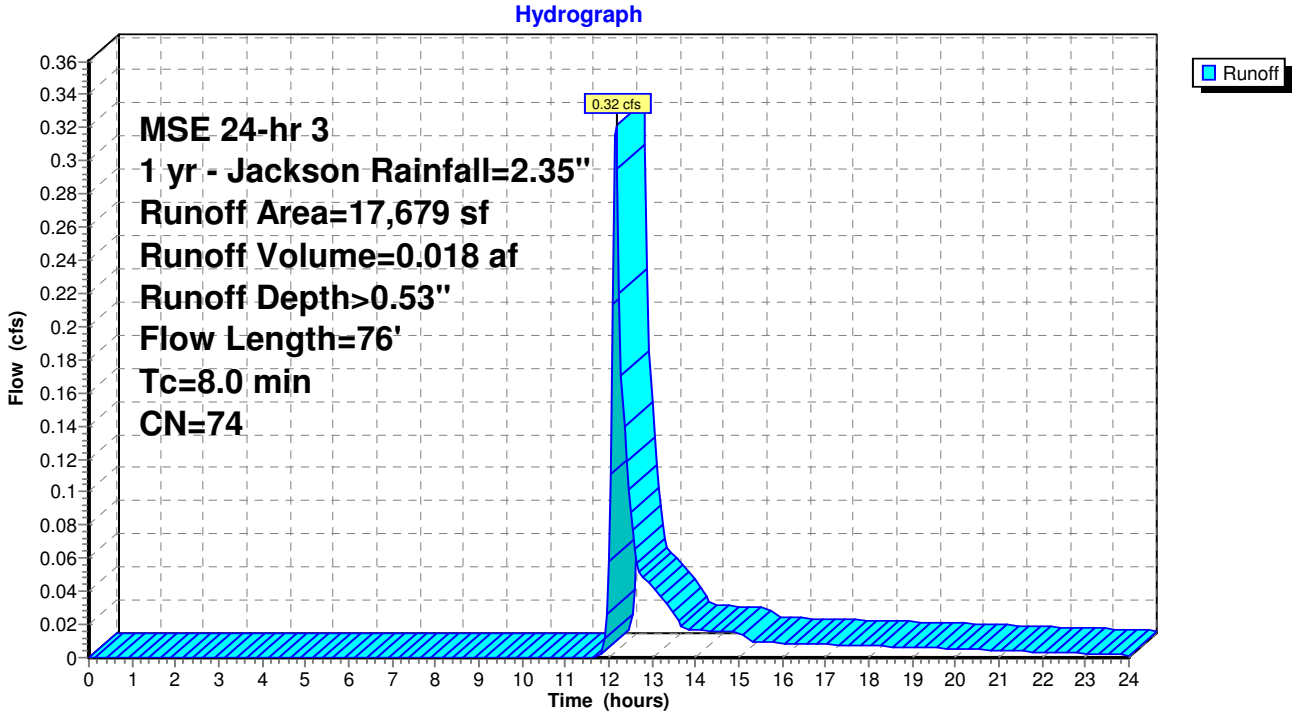
Runoff = 0.32 cfs @ 12.17 hrs, Volume= 0.018 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

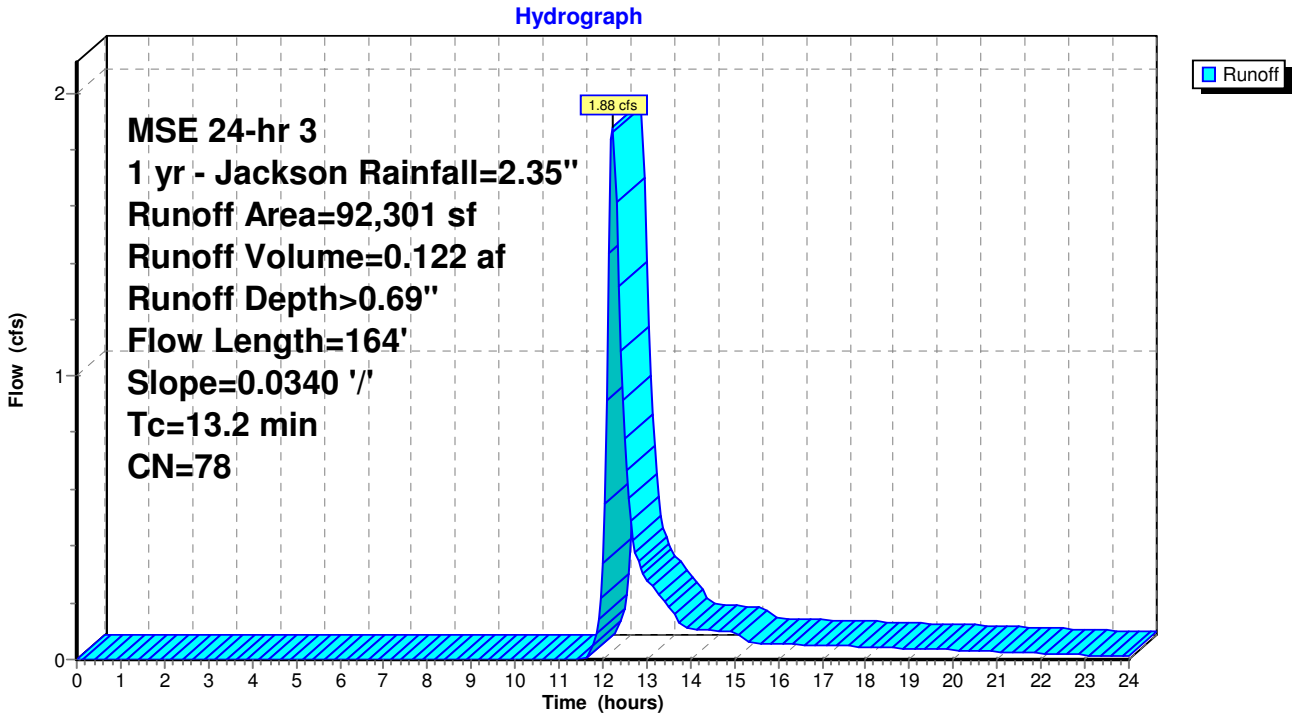
Runoff = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af, Depth> 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.45" | for 1 yr - Jackson event |
| Inflow = | 0.10 cfs @ | 12.26 hrs, | Volume= | 0.008 af | |
| Outflow = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af, | Atten= 85%, Lag= 67.5 min |
| Primary = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.64' @ 13.39 hrs Surf.Area= 505 sf Storage= 147 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 159.2 min calculated for 0.007 af (89% of inflow)
Center-of-Mass det. time= 109.6 min ( 969.0 - 859.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

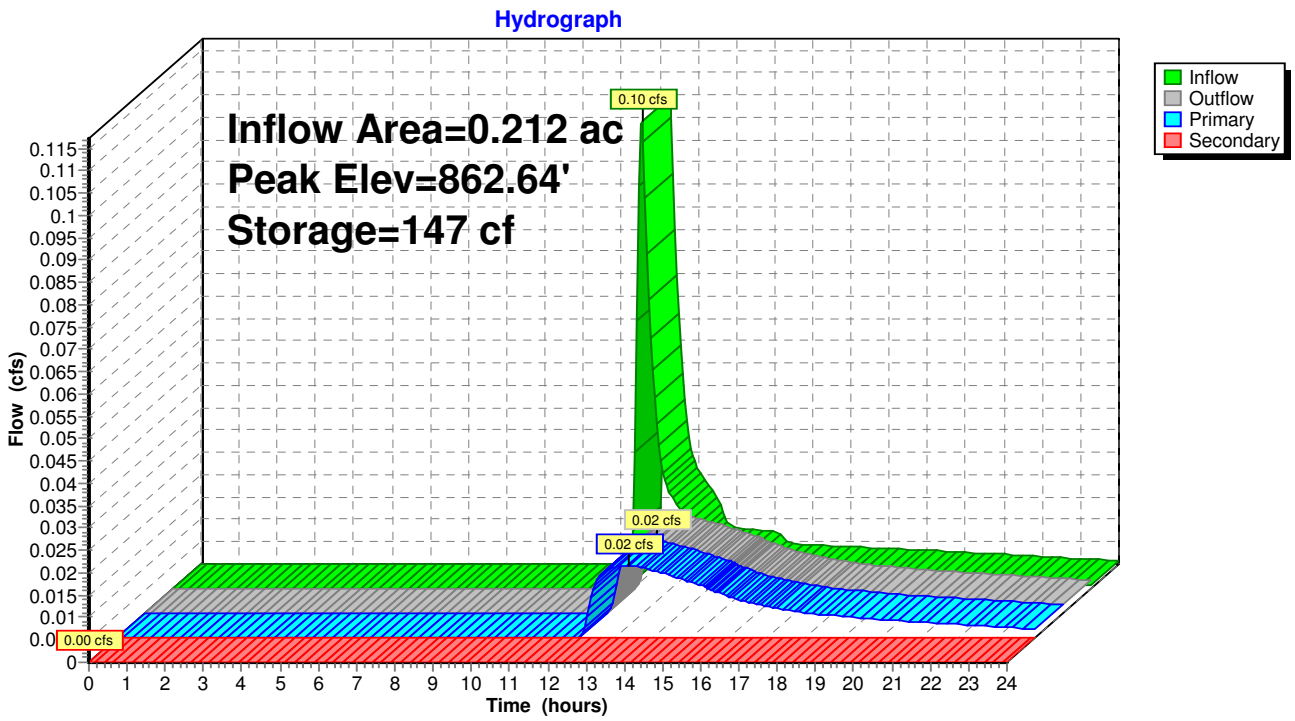
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.02 cfs @ 13.39 hrs HW=862.64' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.02 cfs of 0.06 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.31 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



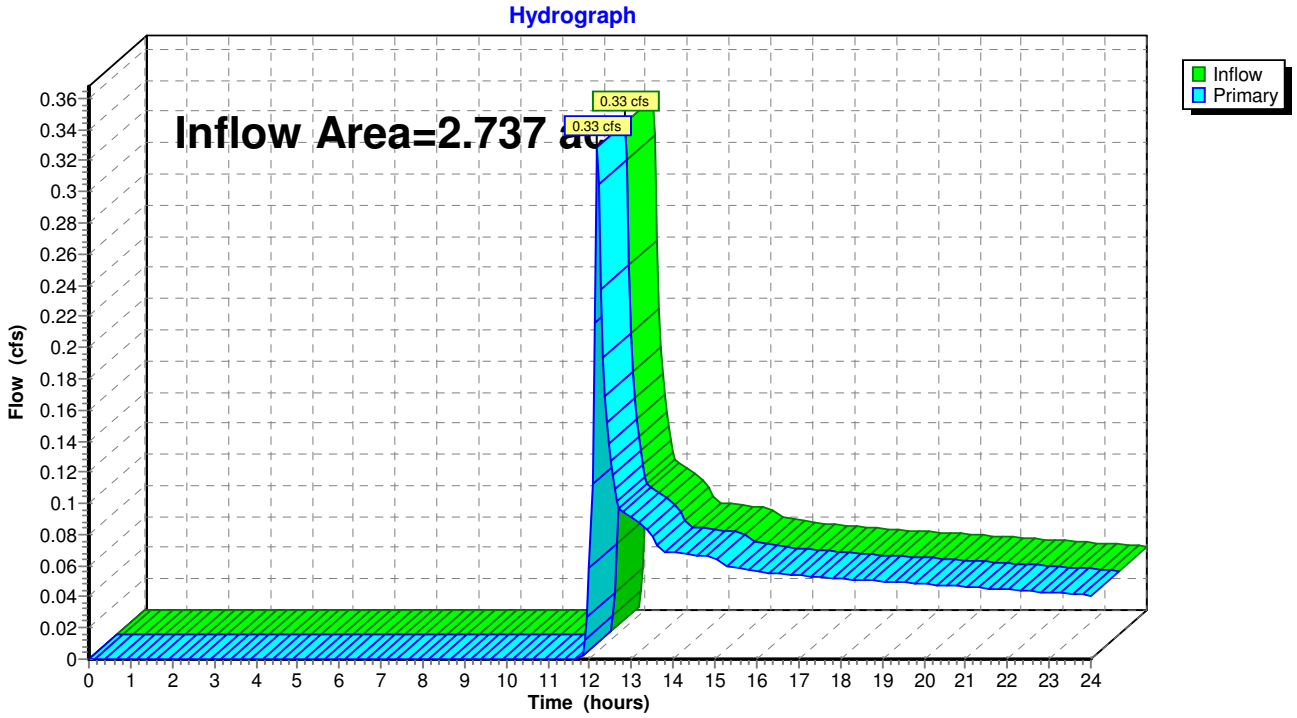
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.27" for 1 yr - Jackson event
Inflow = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af
Primary = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.69" for 1 yr - Jackson event
Inflow = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af
Outflow = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af, Atten= 98%, Lag= 411.1 min
Primary = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 861.90' @ 19.08 hrs Surf.Area= 8,276 sf Storage= 3,986 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 365.7 min calculated for 0.036 af (30% of inflow)
Center-of-Mass det. time= 257.1 min ( 1,095.8 - 838.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

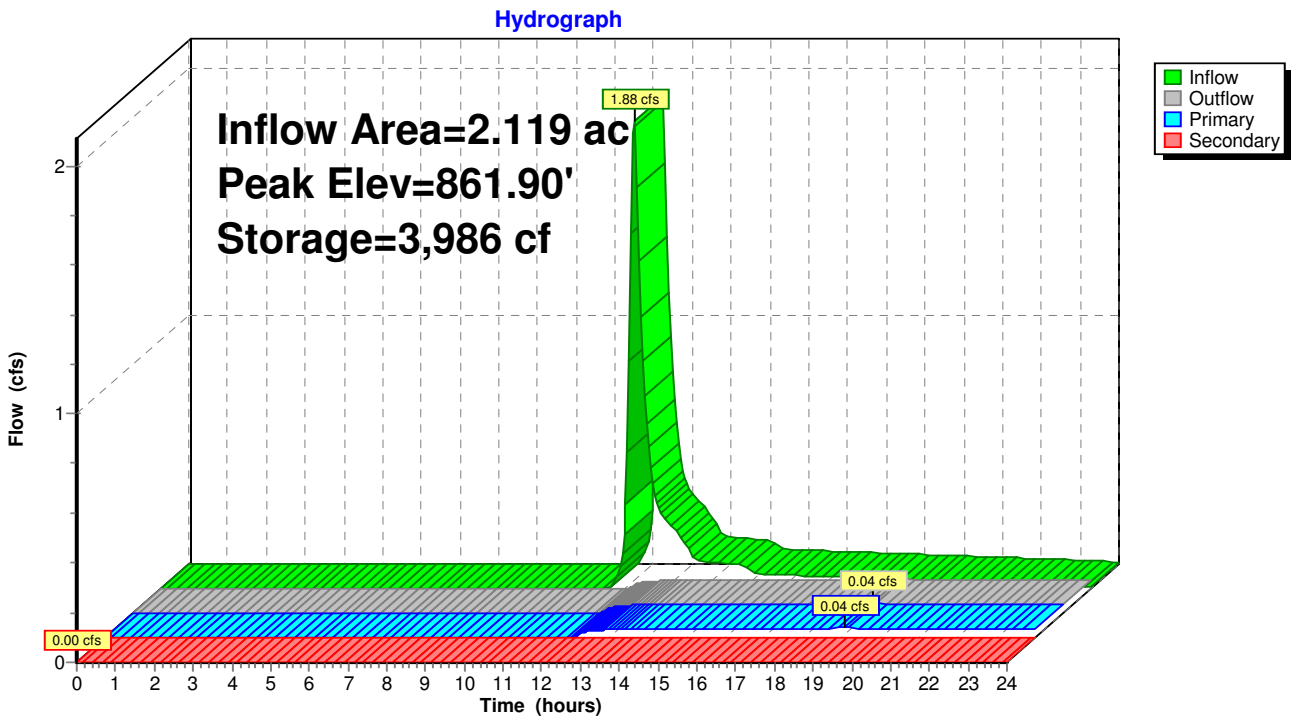
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

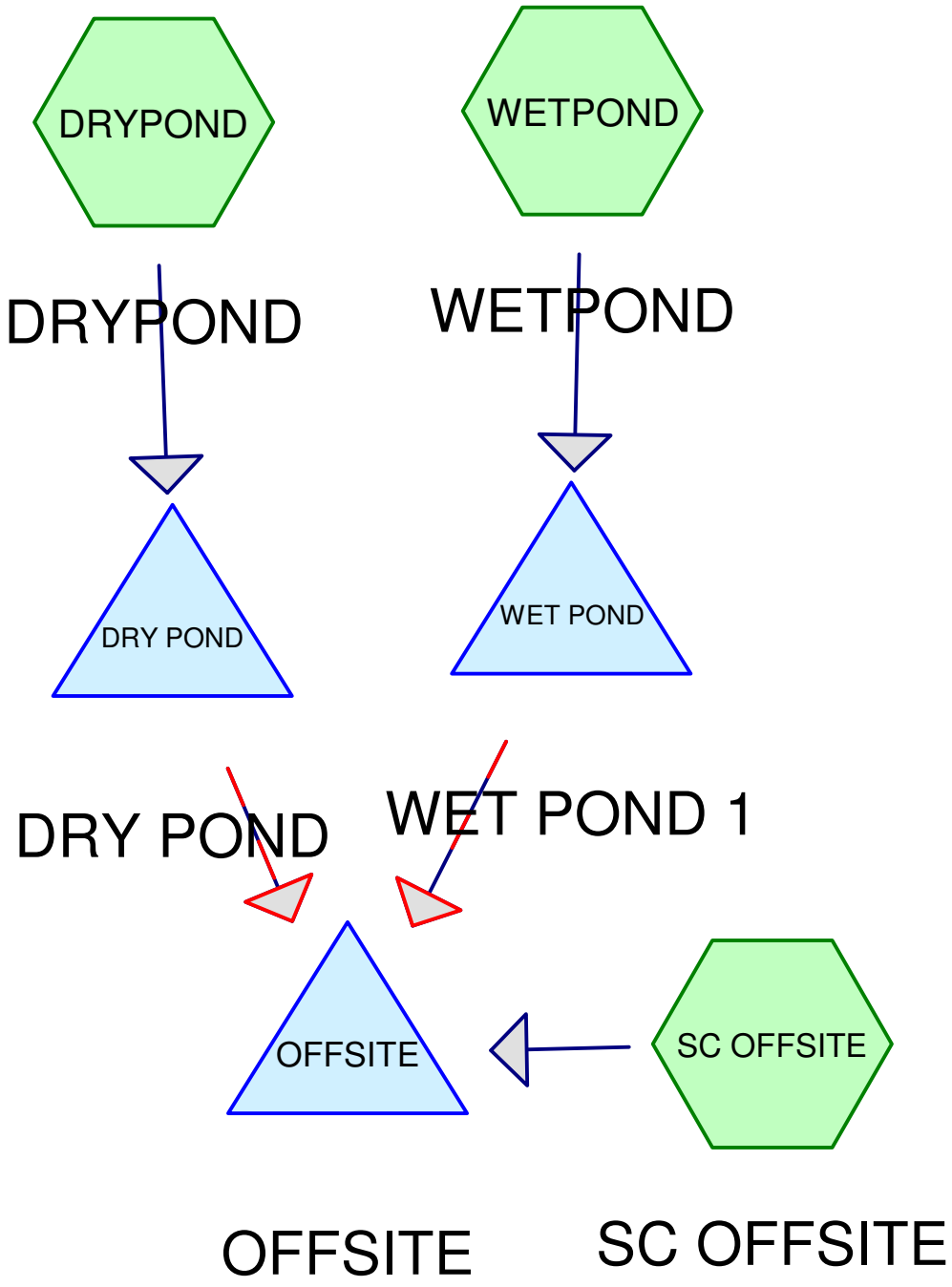
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

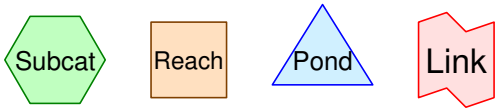
**Primary OutFlow** Max=0.04 cfs @ 19.08 hrs HW=861.90' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.04 cfs of 0.40 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 2.78 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.62"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.15 cfs 0.011 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.71"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.45 cfs 0.024 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.90"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=2.50 cfs 0.159 af

**Pond DRY POND: DRY POND** Peak Elev=862.70' Storage=211 cf Inflow=0.15 cfs 0.011 af
Primary=0.02 cfs 0.010 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.010 af

**Pond OFFSITE: OFFSITE** Inflow=0.46 cfs 0.077 af
Primary=0.46 cfs 0.077 af

**Pond WET POND: WET POND 1** Peak Elev=862.03' Storage=5,313 cf Inflow=2.50 cfs 0.159 af
Primary=0.05 cfs 0.043 af Secondary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.043 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.194 af Average Runoff Depth = 0.85"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

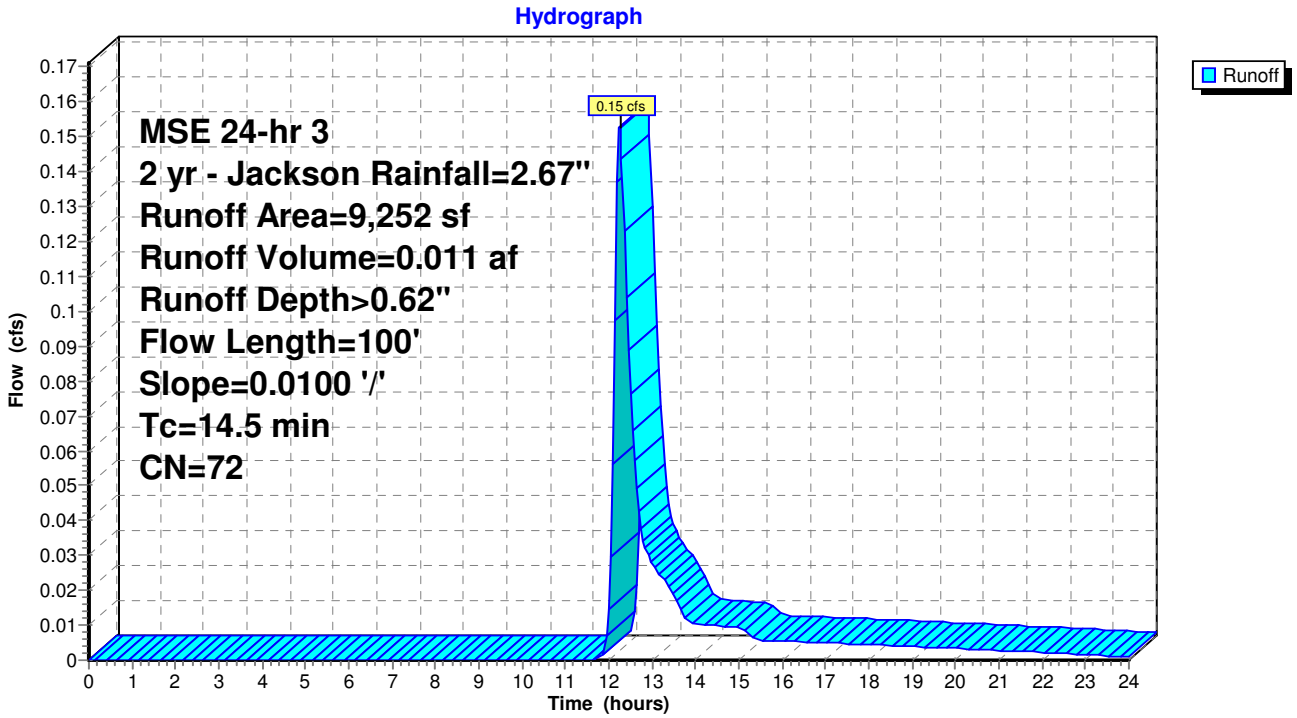
Runoff = 0.15 cfs @ 12.26 hrs, Volume= 0.011 af, Depth> 0.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

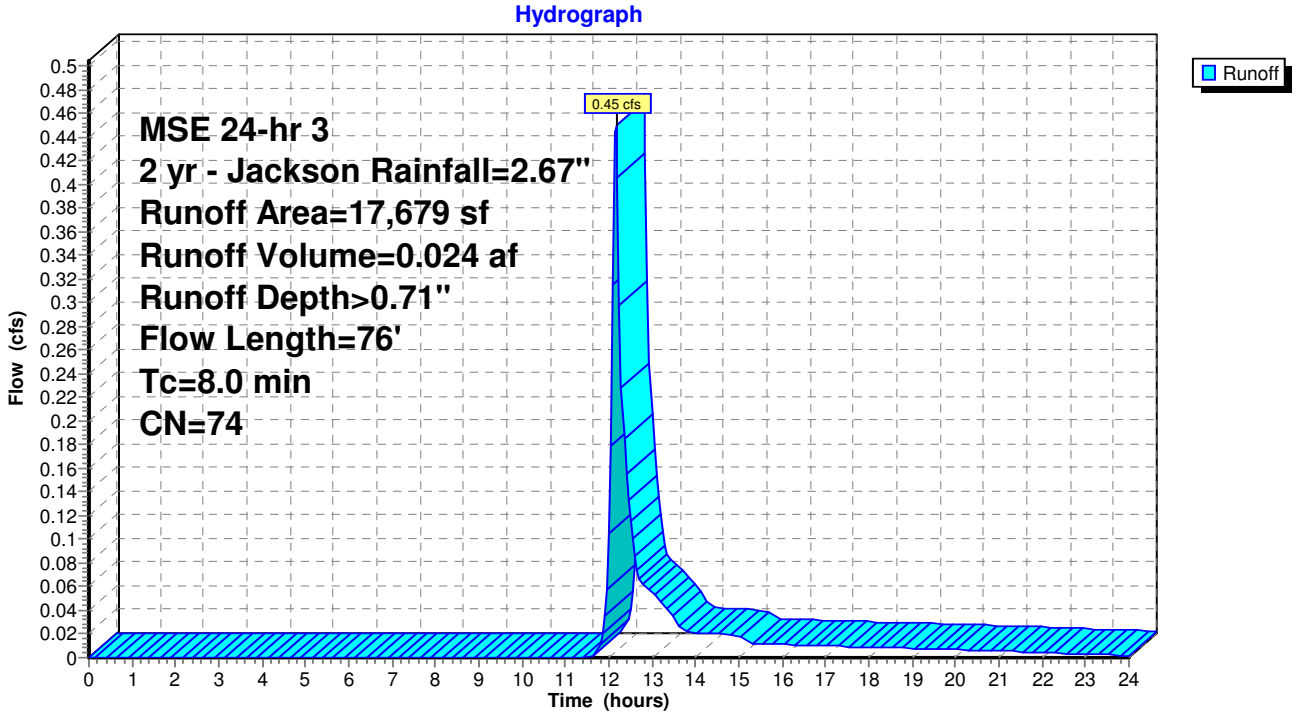
Runoff = 0.45 cfs @ 12.16 hrs, Volume= 0.024 af, Depth> 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

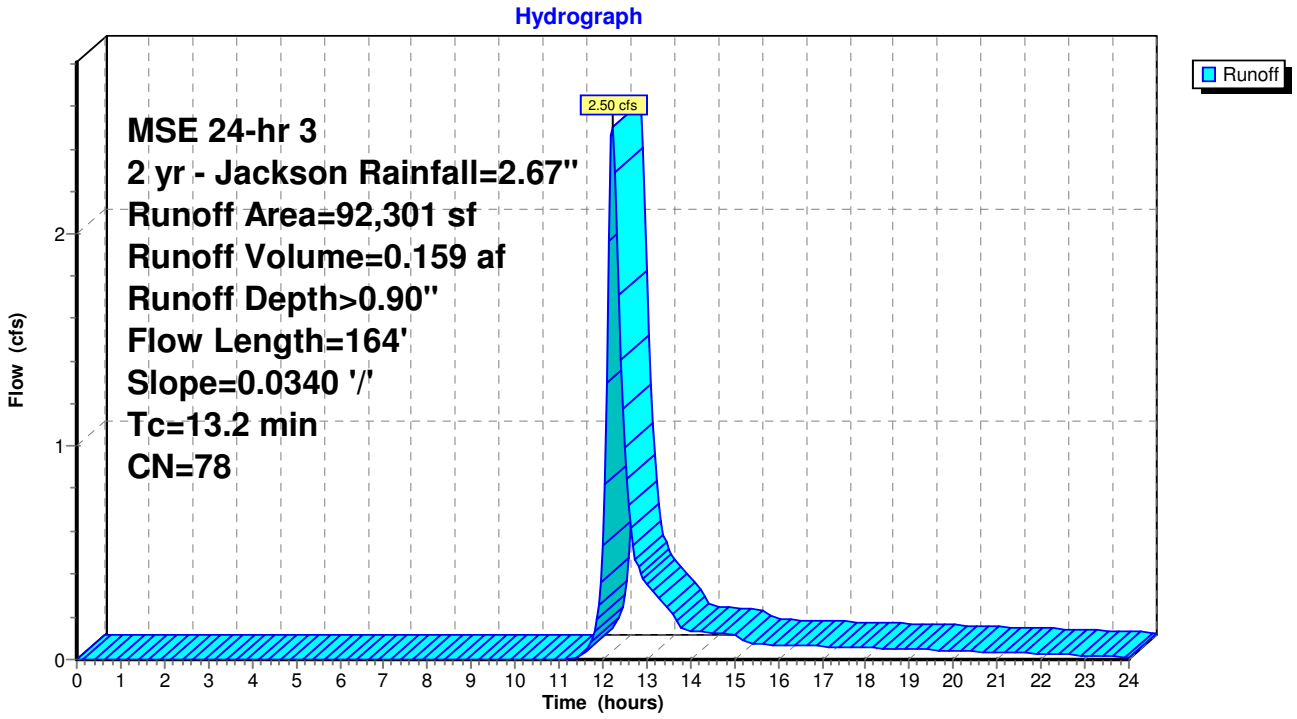
Runoff = 2.50 cfs @ 12.23 hrs, Volume= 0.159 af, Depth> 0.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.62" | for 2 yr - Jackson event |
| Inflow = | 0.15 cfs @ | 12.26 hrs, | Volume= | 0.011 af | |
| Outflow = | 0.02 cfs @ | 13.35 hrs, | Volume= | 0.010 af, | Atten= 86%, Lag= 65.6 min |
| Primary = | 0.02 cfs @ | 13.35 hrs, | Volume= | 0.010 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.70' @ 13.35 hrs Surf.Area= 560 sf Storage= 211 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 155.1 min calculated for 0.010 af (91% of inflow)
Center-of-Mass det. time= 113.1 min ( 963.9 - 850.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

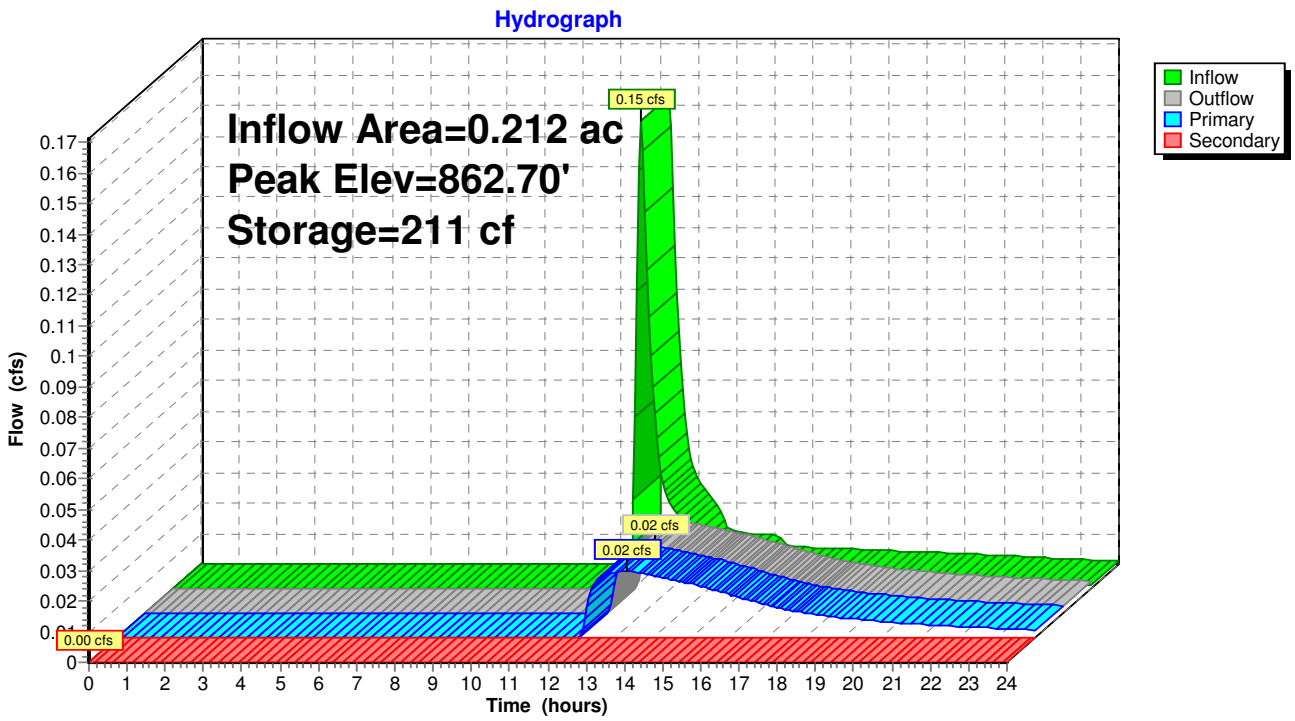
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.02 cfs @ 13.35 hrs HW=862.70' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.02 cfs of 0.11 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.76 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



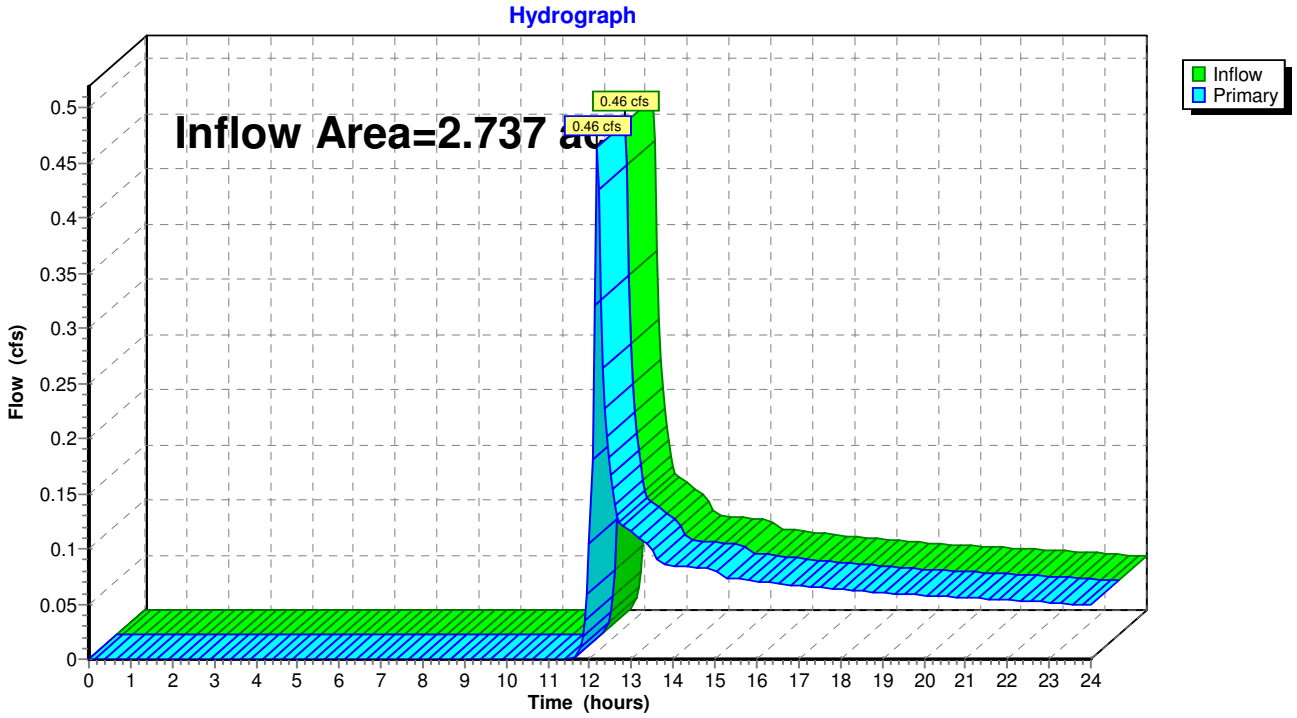
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.34" for 2 yr - Jackson event
Inflow = 0.46 cfs @ 12.17 hrs, Volume= 0.077 af
Primary = 0.46 cfs @ 12.17 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.90" for 2 yr - Jackson event
Inflow = 2.50 cfs @ 12.23 hrs, Volume= 0.159 af
Outflow = 0.05 cfs @ 19.32 hrs, Volume= 0.043 af, Atten= 98%, Lag= 425.6 min
Primary = 0.05 cfs @ 19.32 hrs, Volume= 0.043 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.03' @ 19.32 hrs Surf.Area= 8,480 sf Storage= 5,313 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 366.5 min calculated for 0.043 af (27% of inflow)
Center-of-Mass det. time= 261.9 min ( 1,094.6 - 832.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

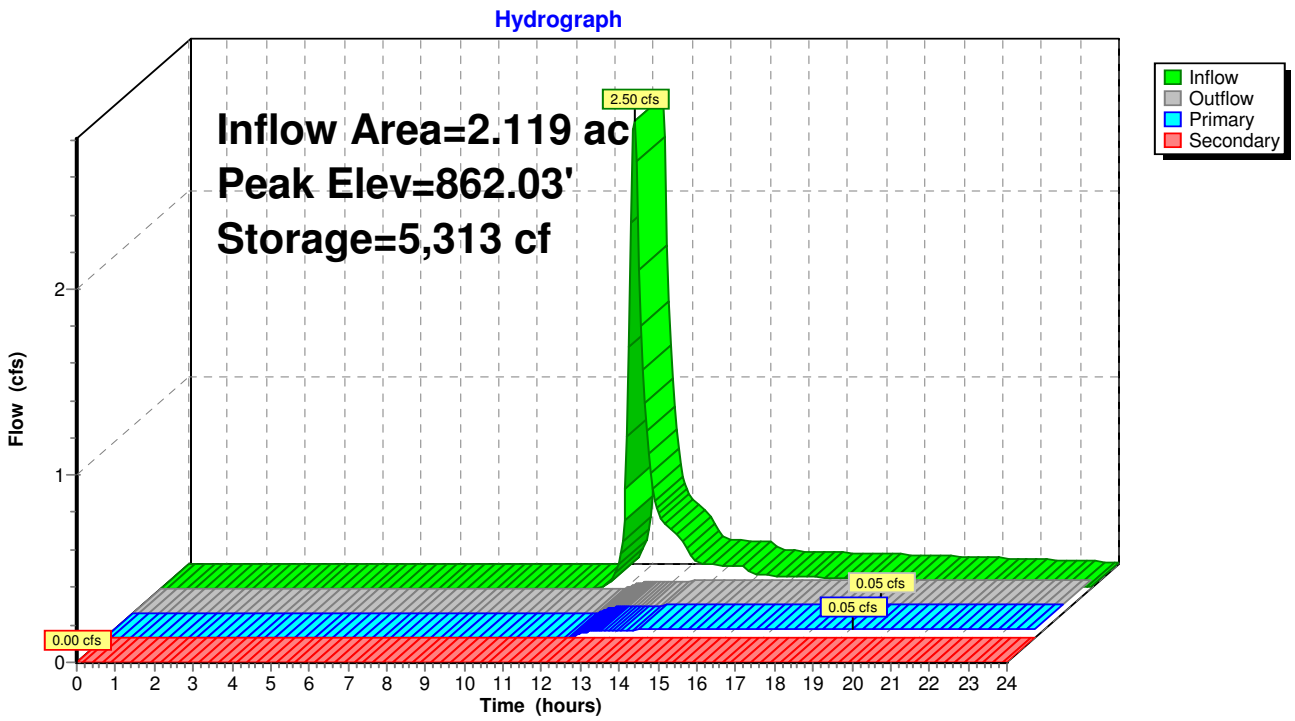
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

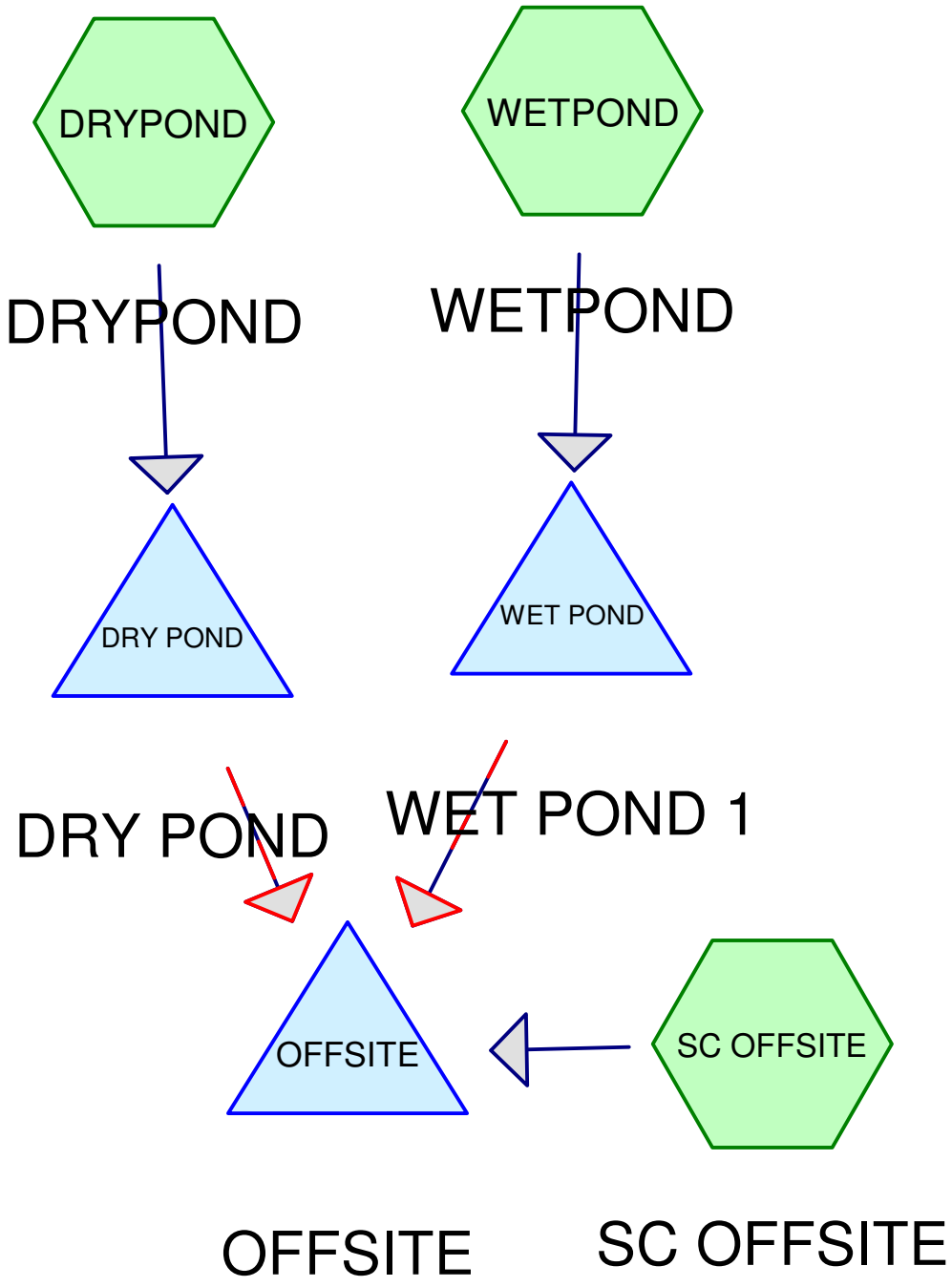
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

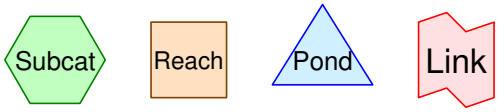
**Primary OutFlow** Max=0.05 cfs @ 19.32 hrs HW=862.03' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.05 cfs of 0.69 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 3.29 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.97"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.25 cfs 0.017 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>1.08"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.71 cfs 0.036 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>1.32"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=3.77 cfs 0.232 af

**Pond DRY POND: DRY POND** Peak Elev=862.83' Storage=359 cf Inflow=0.25 cfs 0.017 af
Primary=0.03 cfs 0.016 af Secondary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.016 af

**Pond OFFSITE: OFFSITE** Inflow=0.74 cfs 0.107 af
Primary=0.74 cfs 0.107 af

**Pond WET POND: WET POND 1** Peak Elev=862.31' Storage=8,052 cf Inflow=3.77 cfs 0.232 af
Primary=0.06 cfs 0.055 af Secondary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.055 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.286 af Average Runoff Depth = 1.25"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

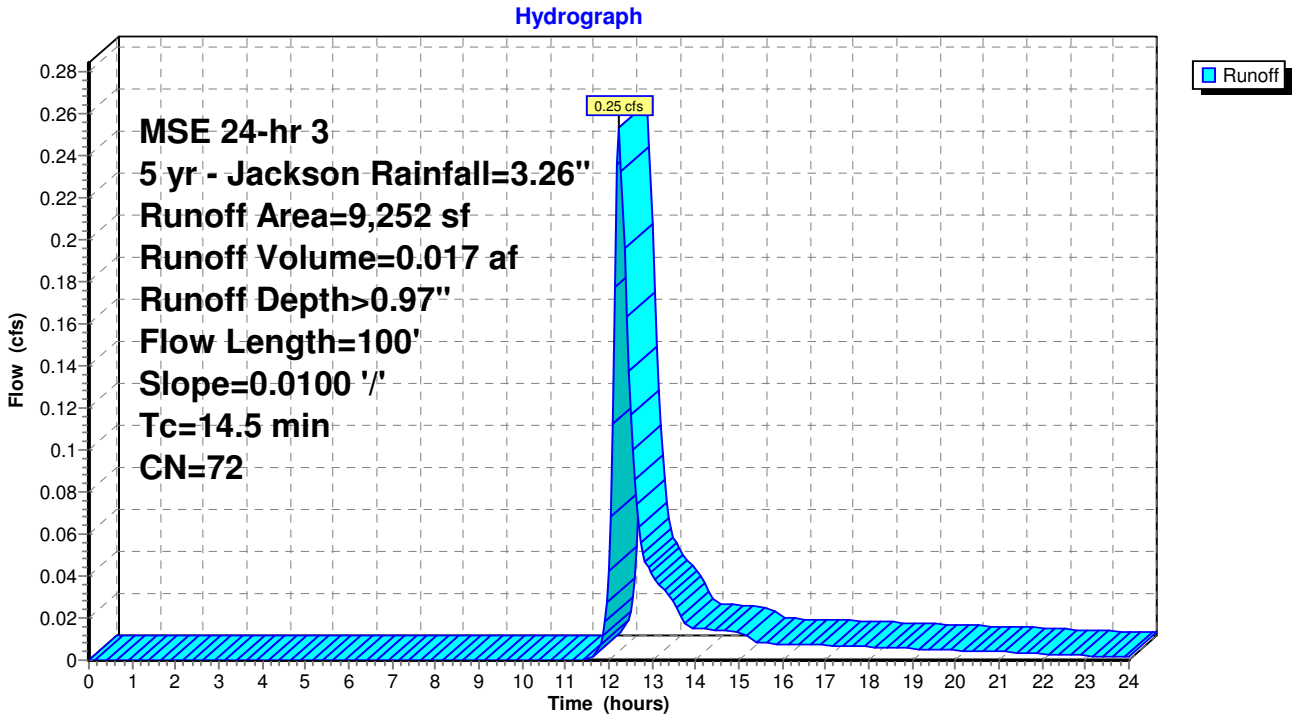
Runoff = 0.25 cfs @ 12.25 hrs, Volume= 0.017 af, Depth> 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

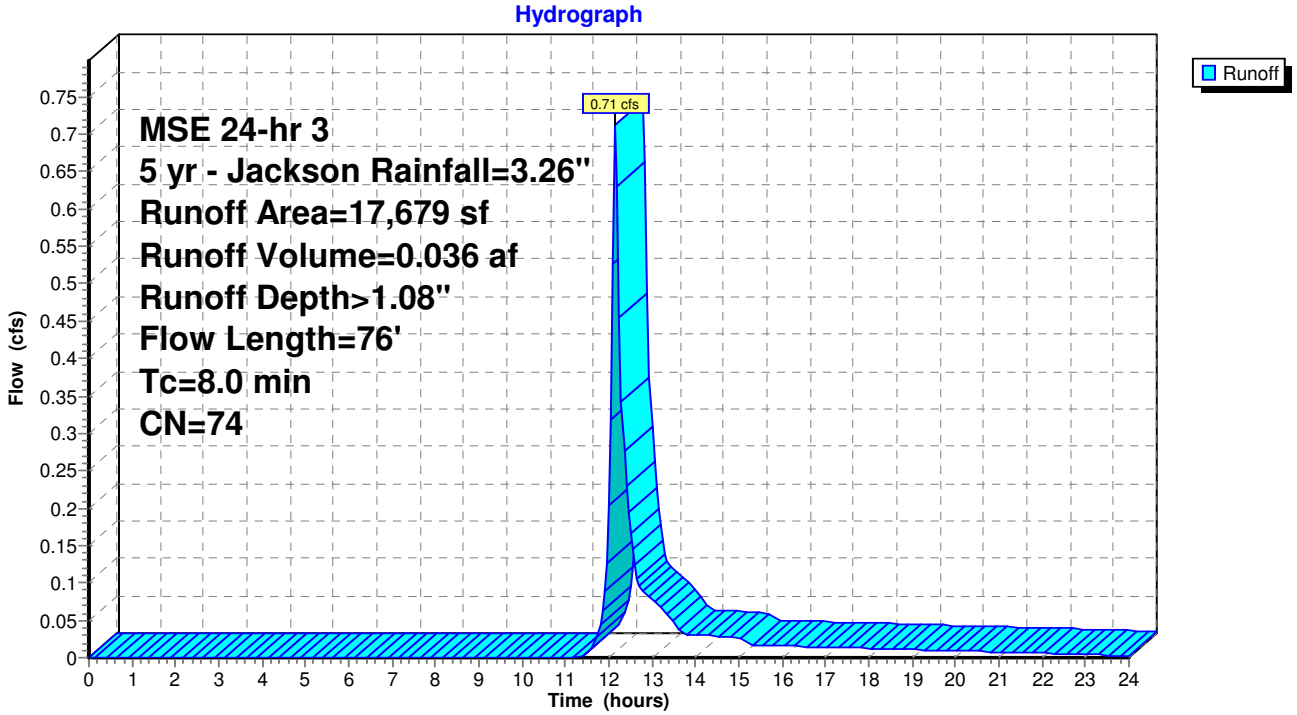
Runoff = 0.71 cfs @ 12.16 hrs, Volume= 0.036 af, Depth> 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

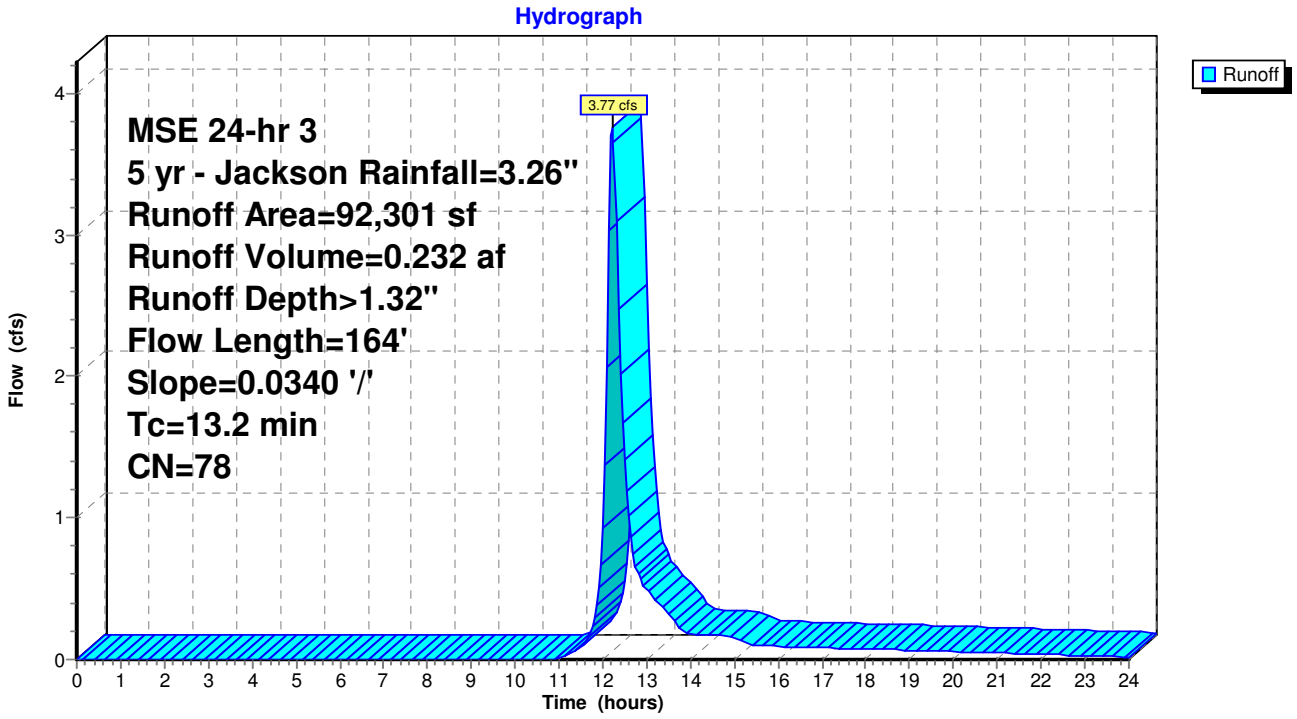
Runoff = 3.77 cfs @ 12.22 hrs, Volume= 0.232 af, Depth> 1.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.97" | for 5 yr - Jackson event |
| Inflow = | 0.25 cfs @ | 12.25 hrs, | Volume= | 0.017 af | |
| Outflow = | 0.03 cfs @ | 13.37 hrs, | Volume= | 0.016 af, | Atten= 88%, Lag= 67.3 min |
| Primary = | 0.03 cfs @ | 13.37 hrs, | Volume= | 0.016 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.83' @ 13.37 hrs Surf.Area= 688 sf Storage= 359 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 165.1 min calculated for 0.016 af (93% of inflow)
Center-of-Mass det. time= 131.5 min ( 971.0 - 839.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

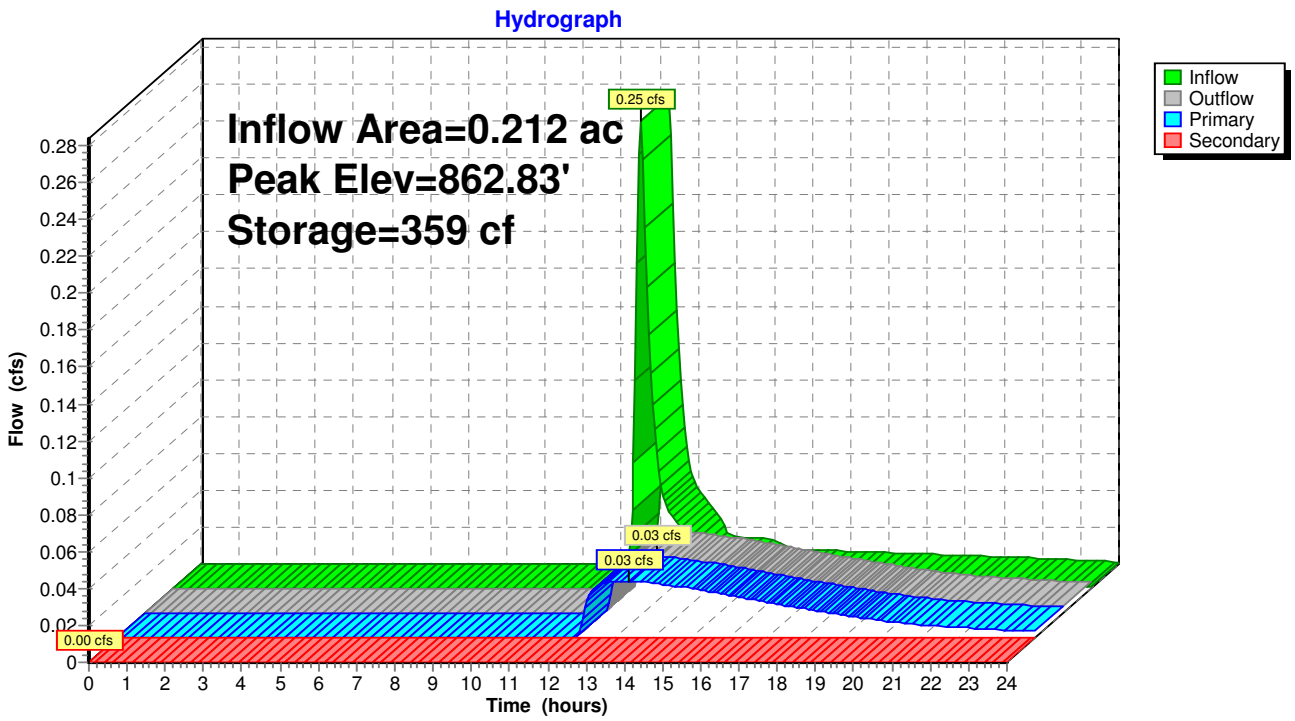
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.03 cfs @ 13.37 hrs HW=862.83' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.03 cfs of 0.30 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.03 cfs @ 2.51 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



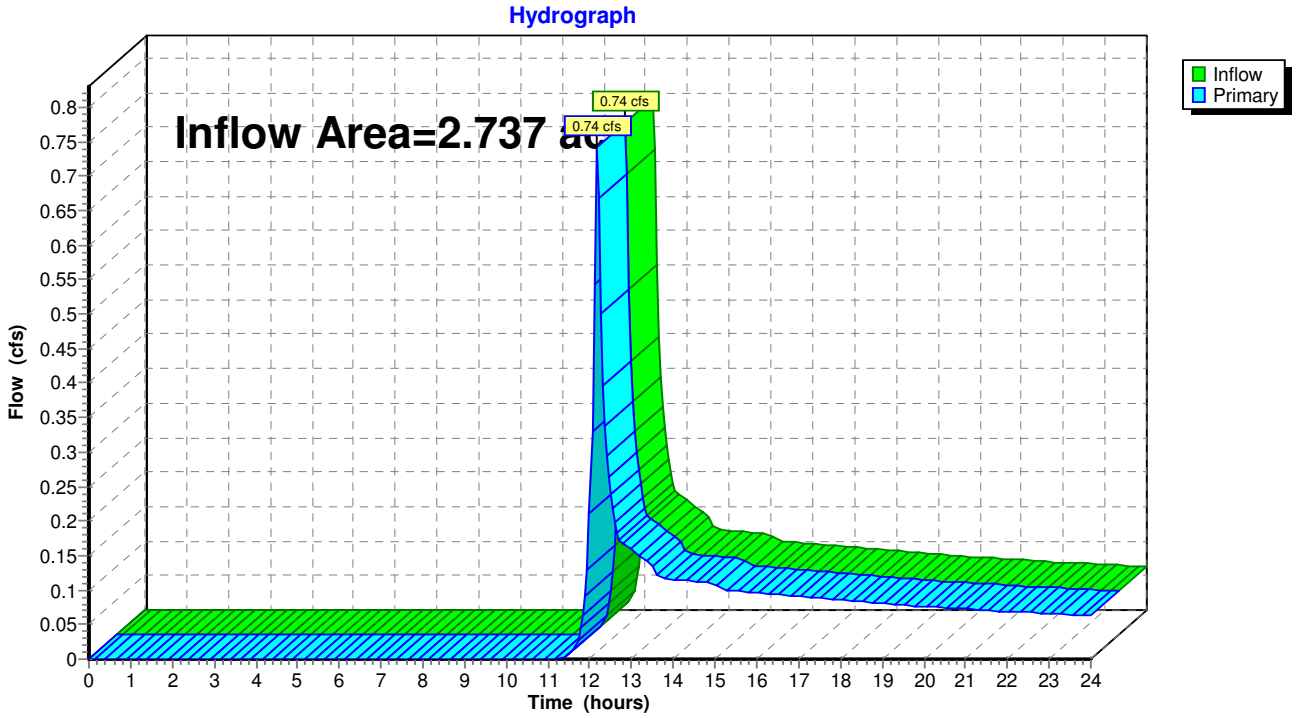
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.47" for 5 yr - Jackson event
Inflow = 0.74 cfs @ 12.16 hrs, Volume= 0.107 af
Primary = 0.74 cfs @ 12.16 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 1.32" for 5 yr - Jackson event
Inflow = 3.77 cfs @ 12.22 hrs, Volume= 0.232 af
Outflow = 0.06 cfs @ 19.73 hrs, Volume= 0.055 af, Atten= 98%, Lag= 450.3 min
Primary = 0.06 cfs @ 19.73 hrs, Volume= 0.055 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.31' @ 19.73 hrs Surf.Area= 8,901 sf Storage= 8,052 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 369.8 min calculated for 0.055 af (24% of inflow)
Center-of-Mass det. time= 268.7 min ( 1,093.0 - 824.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

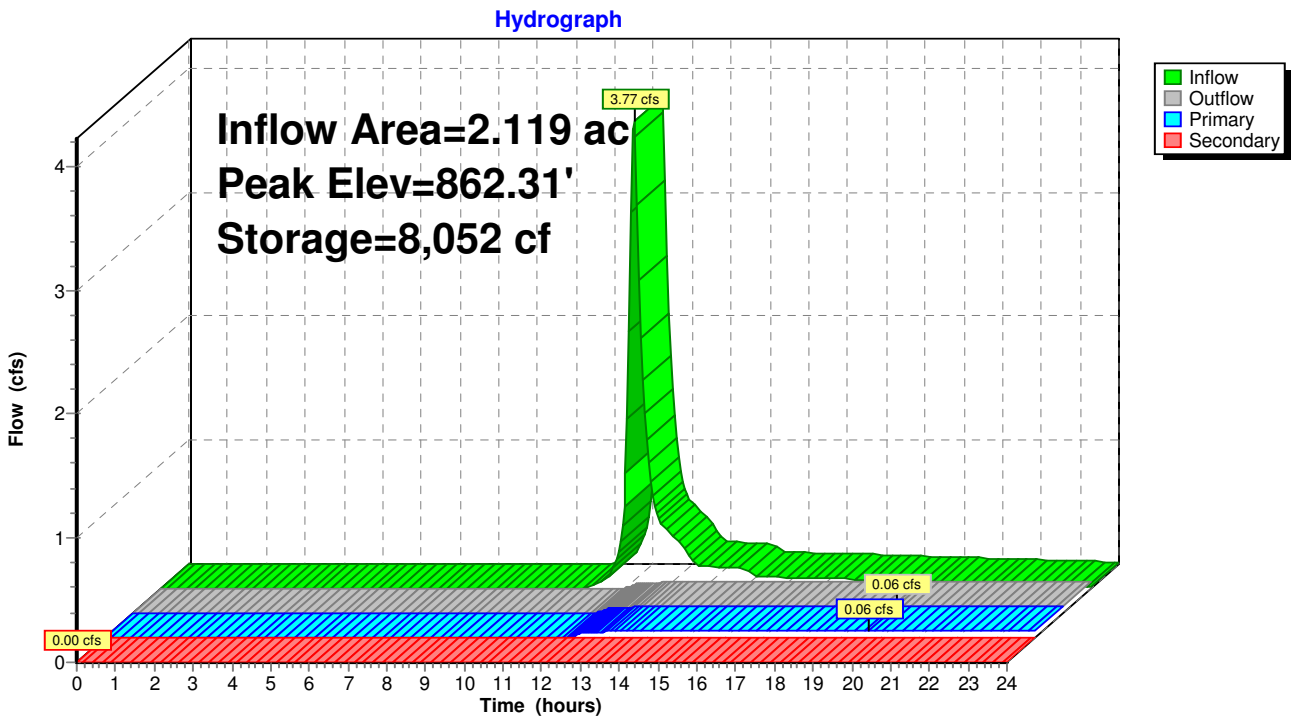
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

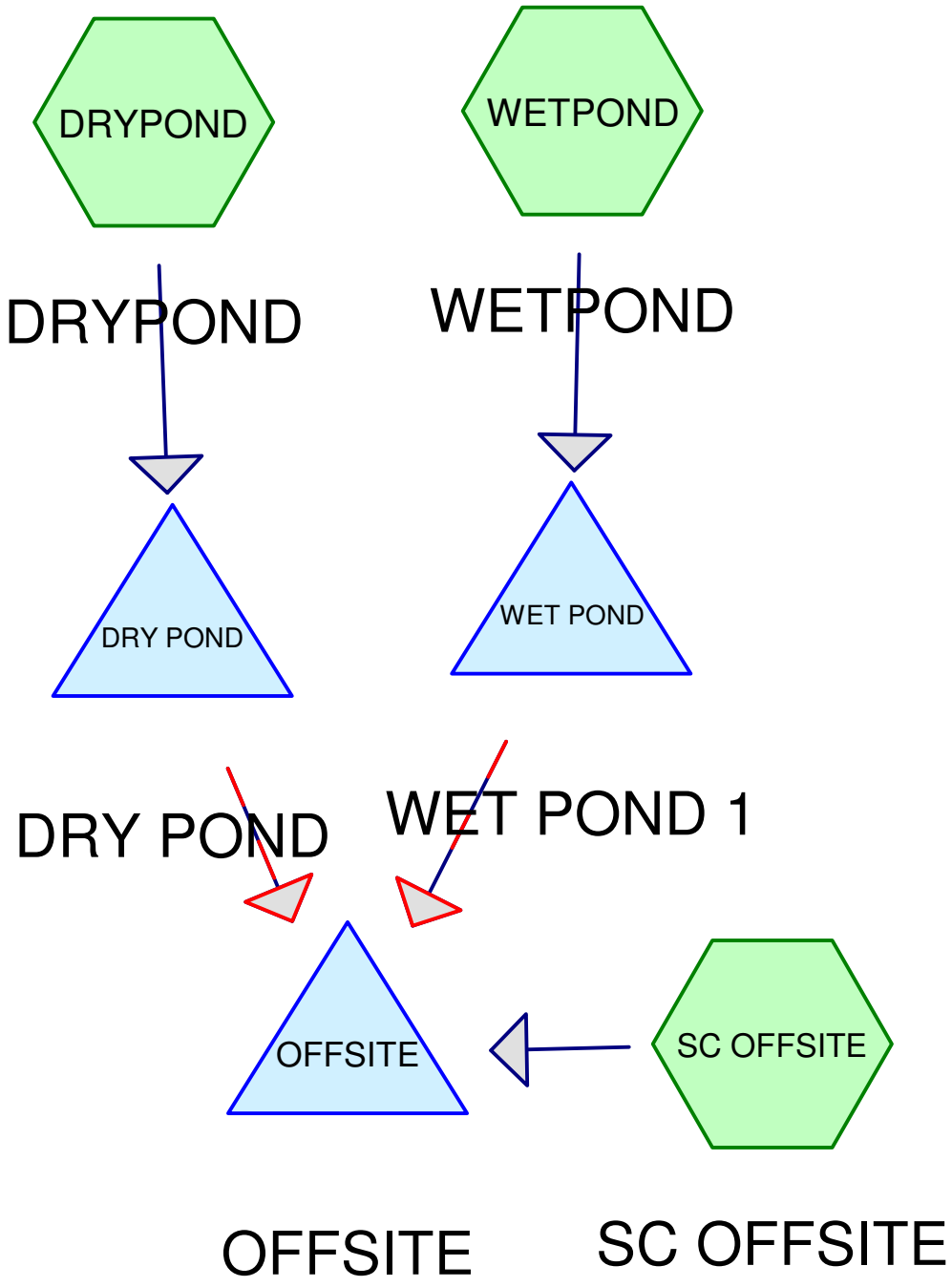
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

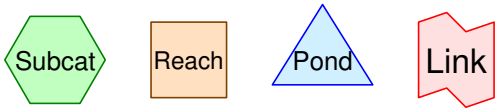
**Primary OutFlow** Max=0.06 cfs @ 19.73 hrs HW=862.31' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.06 cfs of 1.41 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 4.15 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.45"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.10 cfs 0.008 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.53"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.32 cfs 0.018 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.69"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=1.88 cfs 0.122 af

**Pond DRY POND: DRY POND** Peak Elev=862.64' Storage=147 cf Inflow=0.10 cfs 0.008 af
Primary=0.02 cfs 0.007 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.007 af

**Pond OFFSITE: OFFSITE** Inflow=0.33 cfs 0.061 af
Primary=0.33 cfs 0.061 af

**Pond WET POND: WET POND 1** Peak Elev=861.90' Storage=3,986 cf Inflow=1.88 cfs 0.122 af
Primary=0.04 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.036 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.148 af Average Runoff Depth = 0.65"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

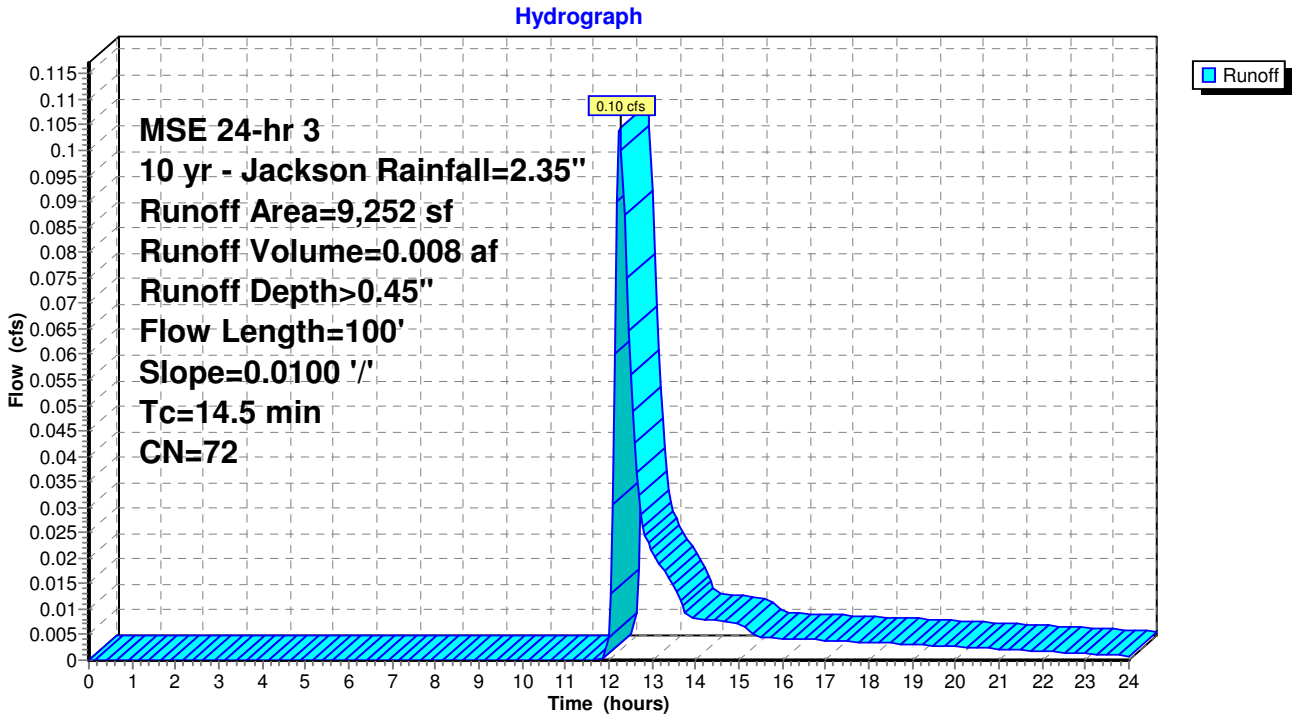
Runoff = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

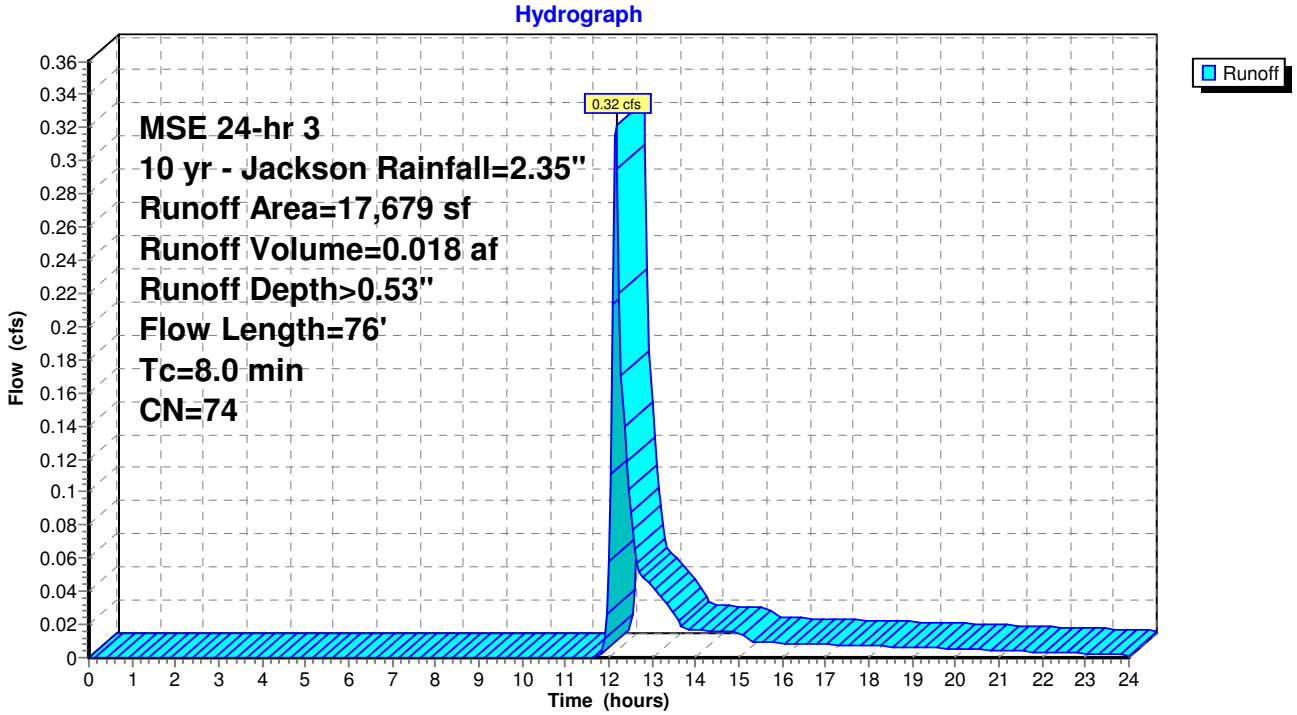
Runoff = 0.32 cfs @ 12.17 hrs, Volume= 0.018 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

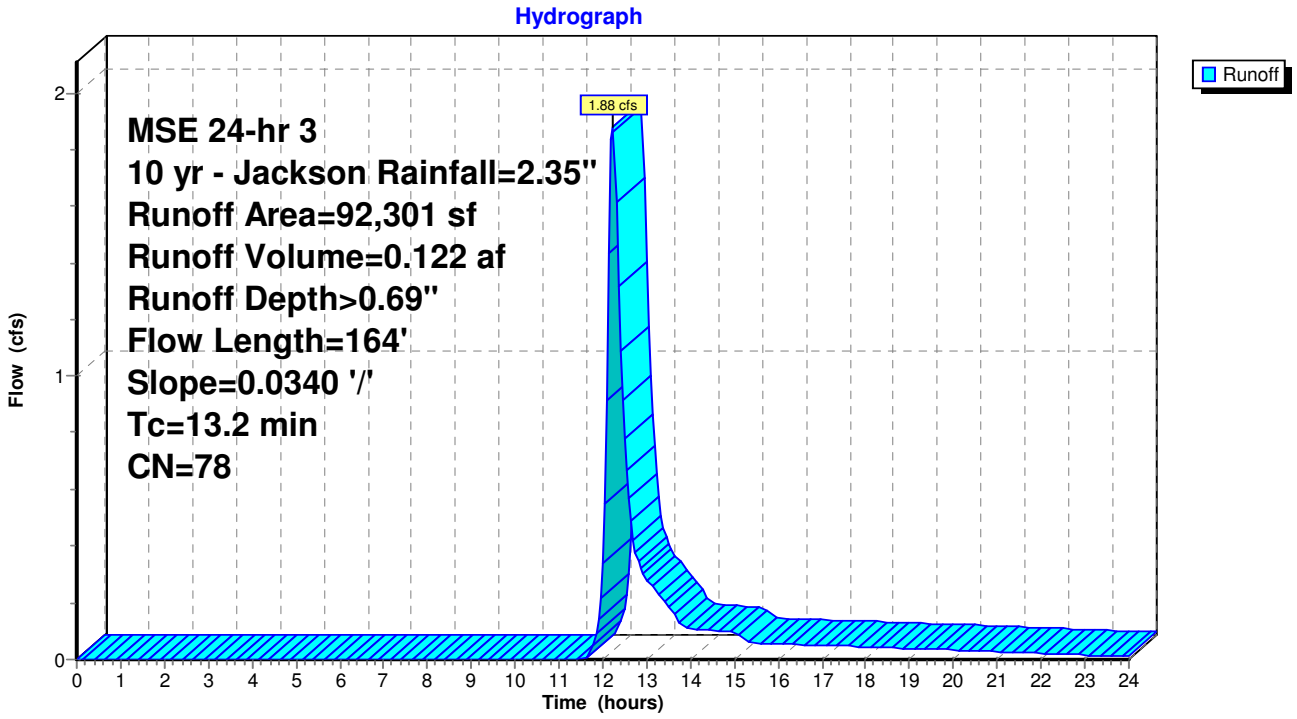
Runoff = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af, Depth> 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.45" | for 10 yr - Jackson event |
| Inflow = | 0.10 cfs @ | 12.26 hrs, | Volume= | 0.008 af | |
| Outflow = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af, | Atten= 85%, Lag= 67.5 min |
| Primary = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.64' @ 13.39 hrs Surf.Area= 505 sf Storage= 147 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 159.2 min calculated for 0.007 af (89% of inflow)
Center-of-Mass det. time= 109.6 min ( 969.0 - 859.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

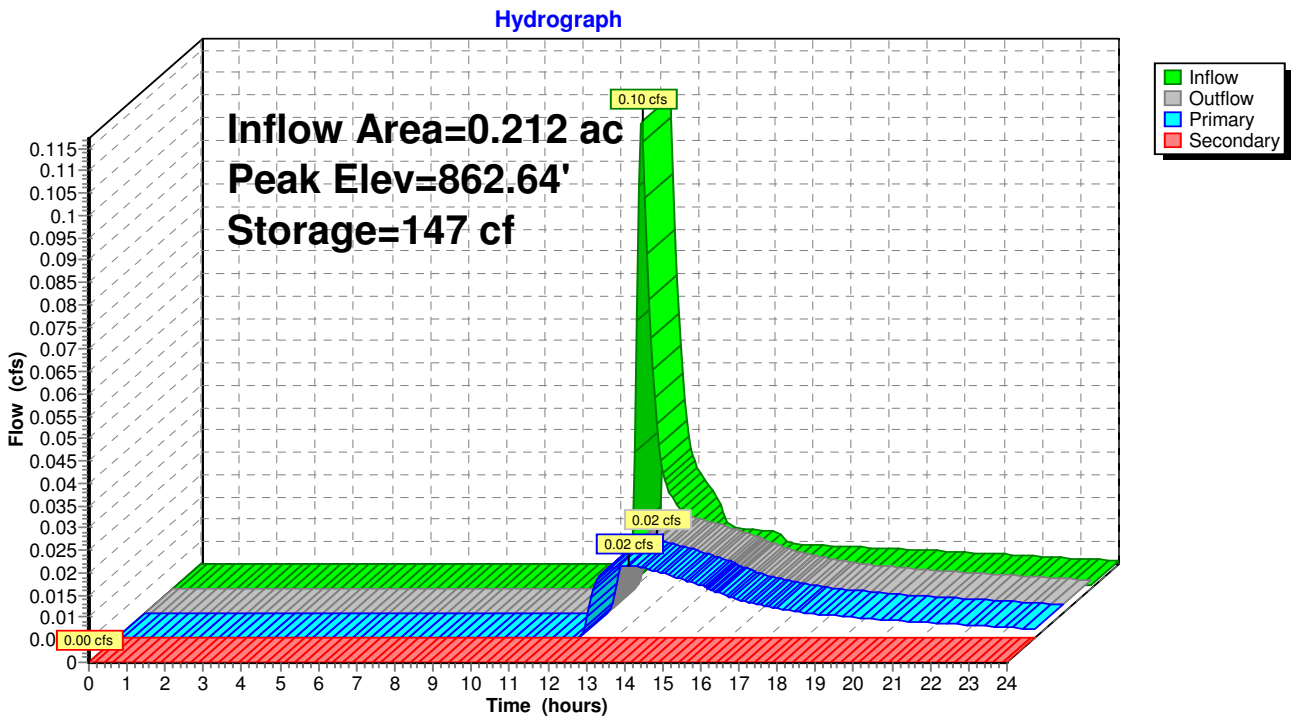
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.02 cfs @ 13.39 hrs HW=862.64' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.02 cfs of 0.06 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.31 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



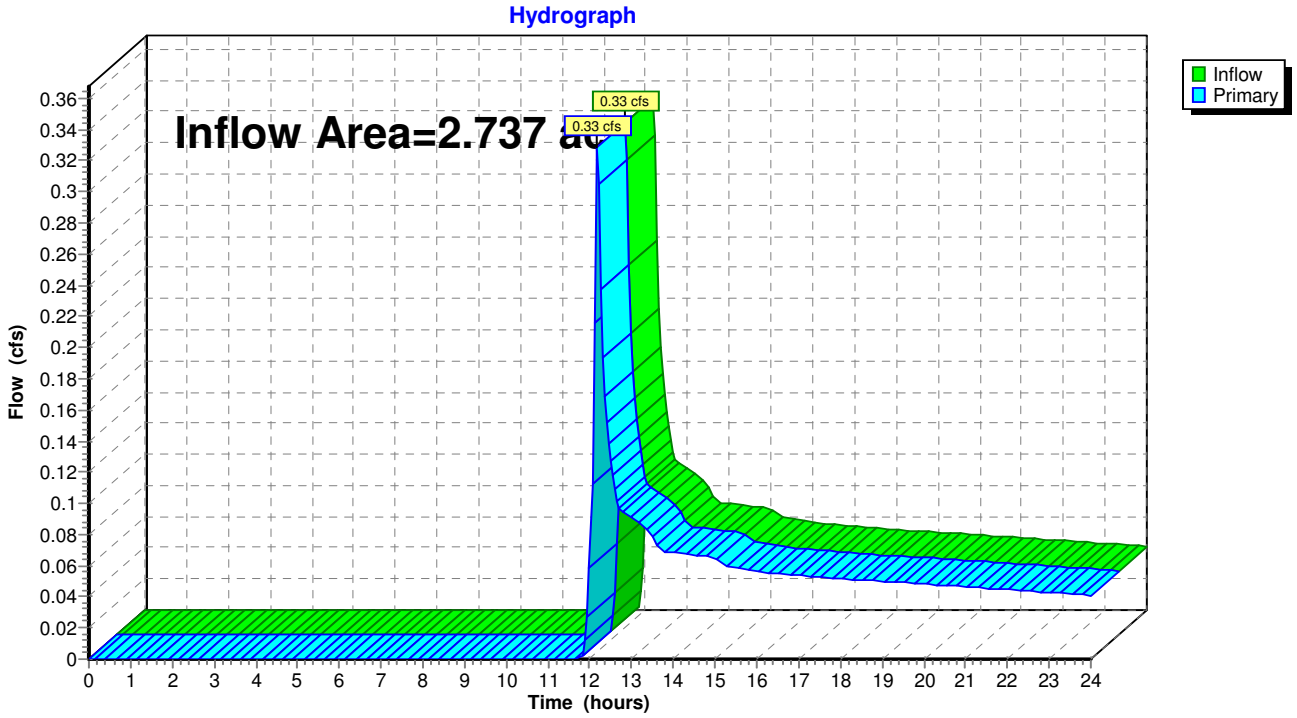
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.27" for 10 yr - Jackson event
Inflow = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af
Primary = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.69" for 10 yr - Jackson event
Inflow = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af
Outflow = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af, Atten= 98%, Lag= 411.1 min
Primary = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 861.90' @ 19.08 hrs Surf.Area= 8,276 sf Storage= 3,986 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 365.7 min calculated for 0.036 af (30% of inflow)
Center-of-Mass det. time= 257.1 min ( 1,095.8 - 838.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

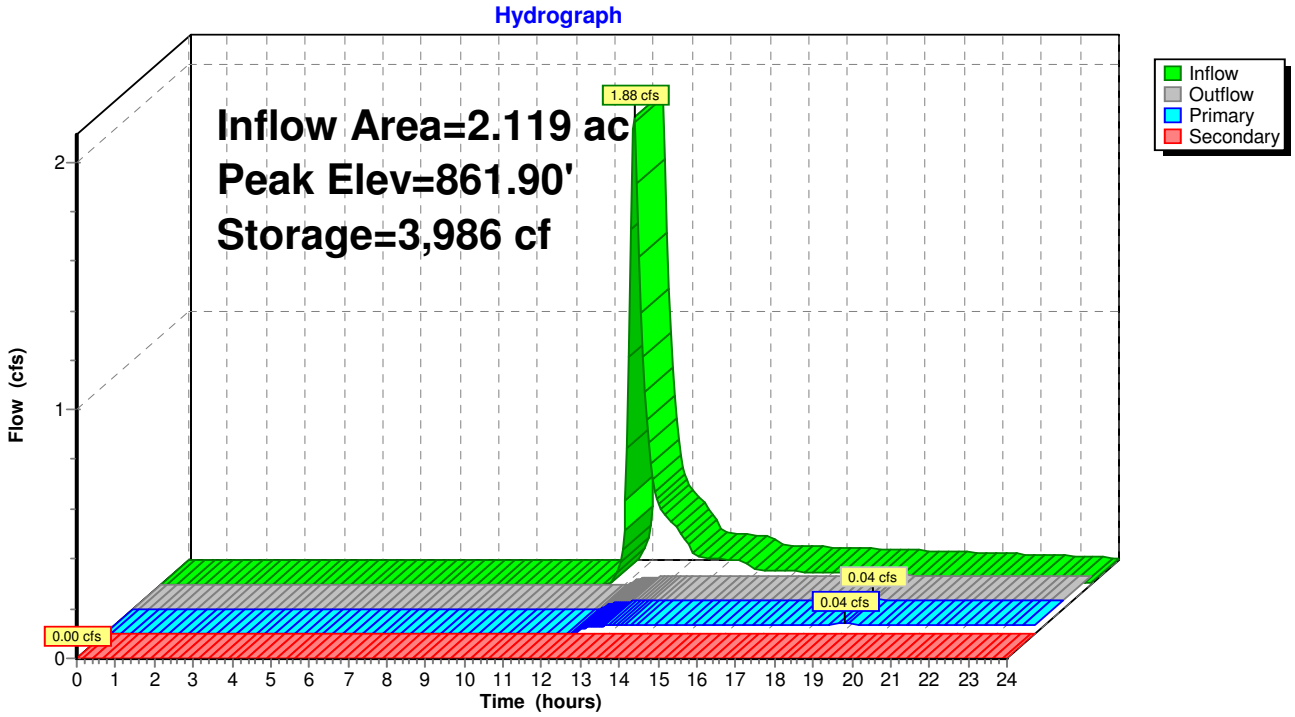
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

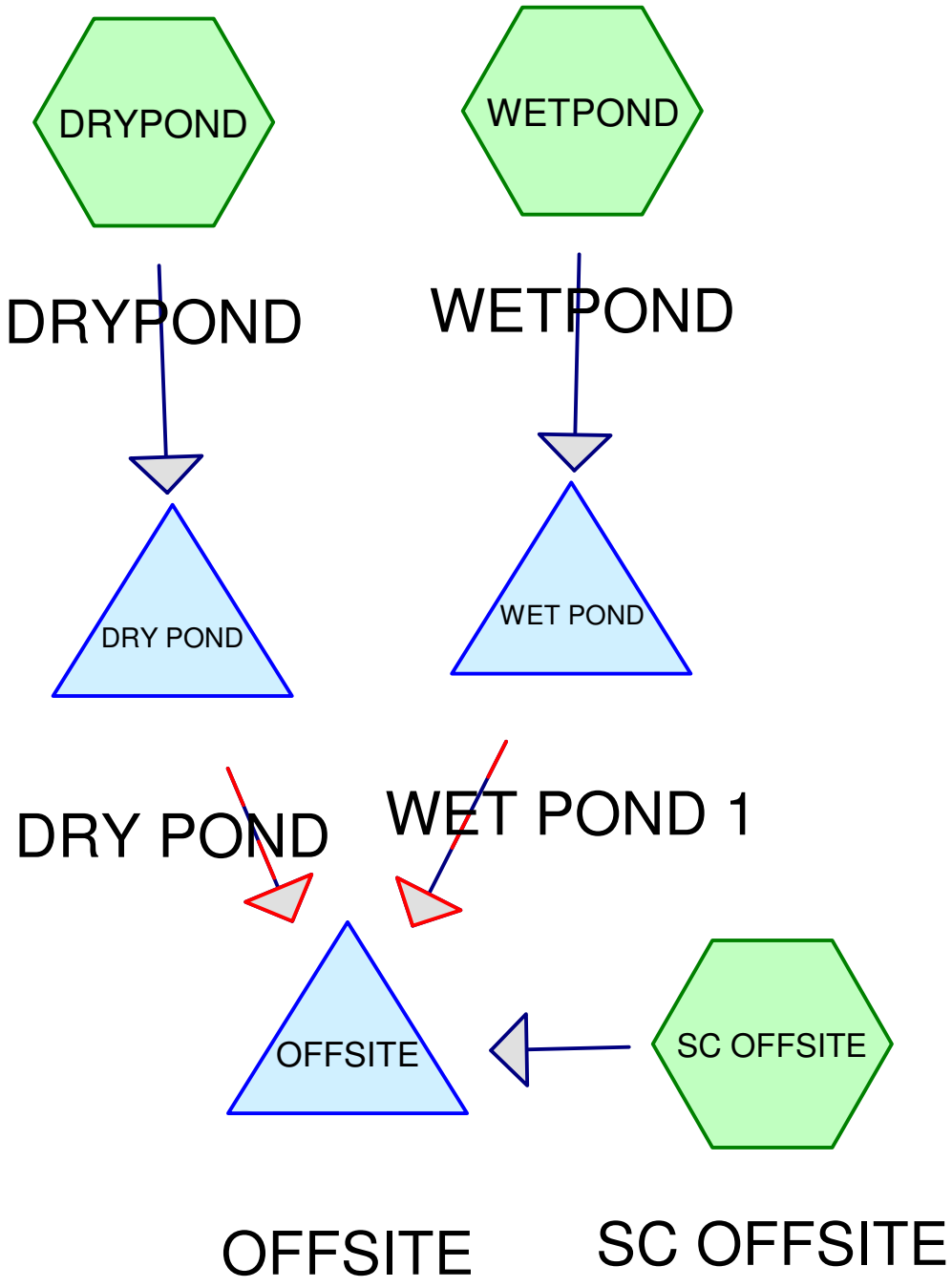
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

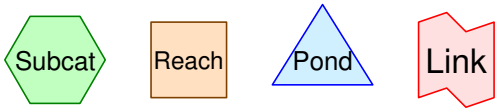
**Primary OutFlow** Max=0.04 cfs @ 19.08 hrs HW=861.90' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.04 cfs of 0.40 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 2.78 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>3.35"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.92 cfs 0.059 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>3.55"
Flow Length=76' Tc=8.0 min CN=74 Runoff=2.39 cfs 0.120 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>3.96"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=11.38 cfs 0.699 af

**Pond DRY POND: DRY POND** Peak Elev=863.94' Storage=1,543 cf Inflow=0.92 cfs 0.059 af
Primary=0.07 cfs 0.052 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.052 af

**Pond OFFSITE: OFFSITE** Inflow=2.49 cfs 0.318 af
Primary=2.49 cfs 0.318 af

**Pond WET POND: WET POND 1** Peak Elev=863.98' Storage=24,682 cf Inflow=11.38 cfs 0.699 af
Primary=0.25 cfs 0.146 af Secondary=0.00 cfs 0.000 af Outflow=0.25 cfs 0.146 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.878 af Average Runoff Depth = 3.85"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

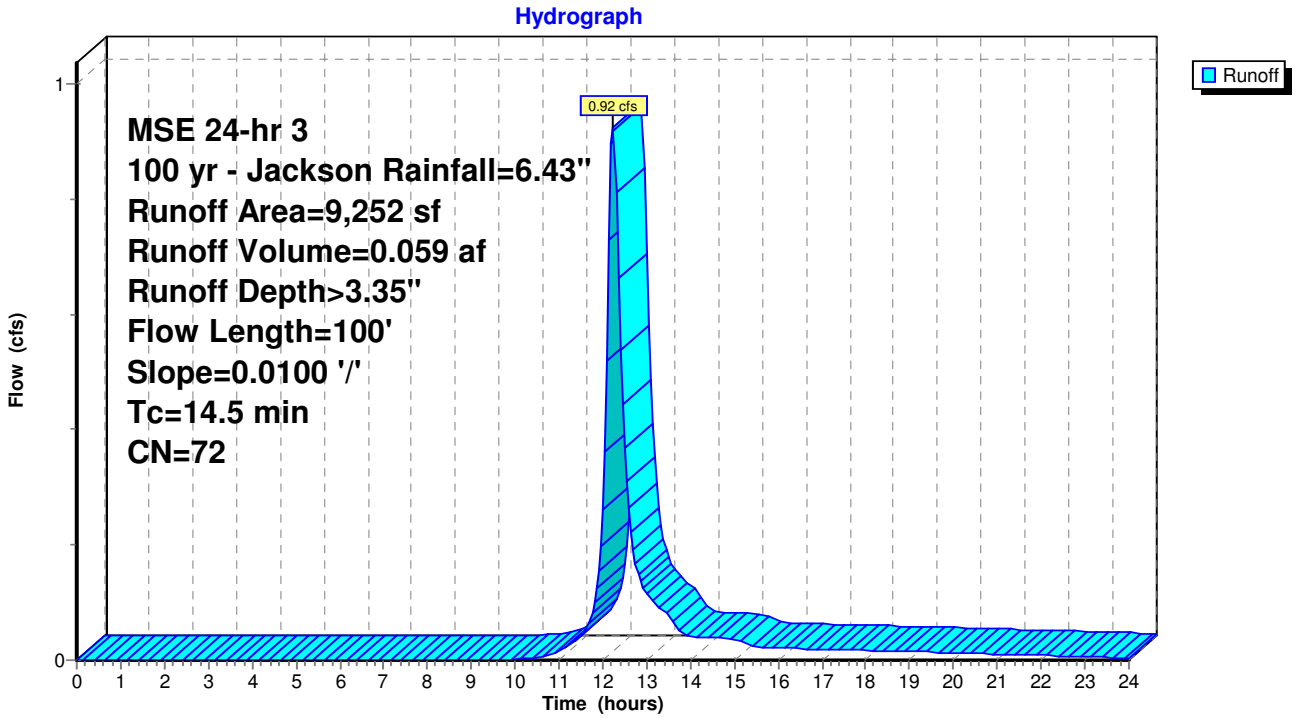
Runoff = 0.92 cfs @ 12.23 hrs, Volume= 0.059 af, Depth> 3.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

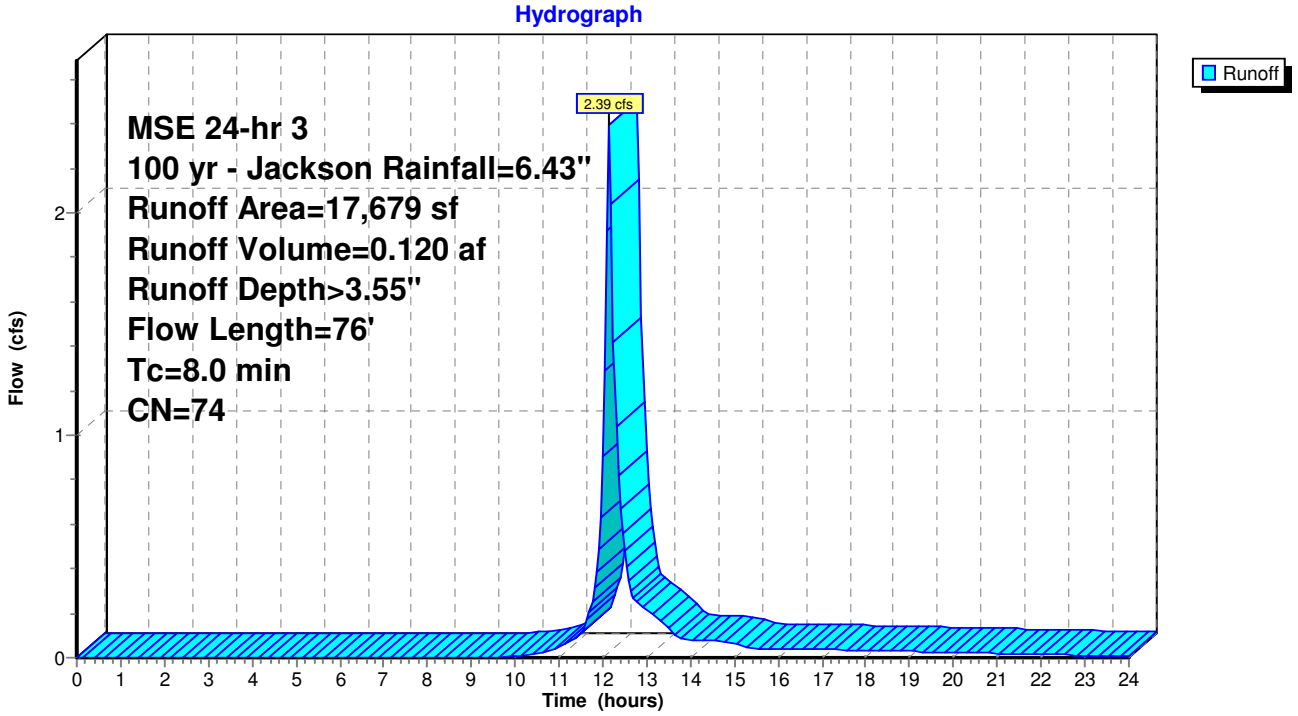
Runoff = 2.39 cfs @ 12.15 hrs, Volume= 0.120 af, Depth> 3.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

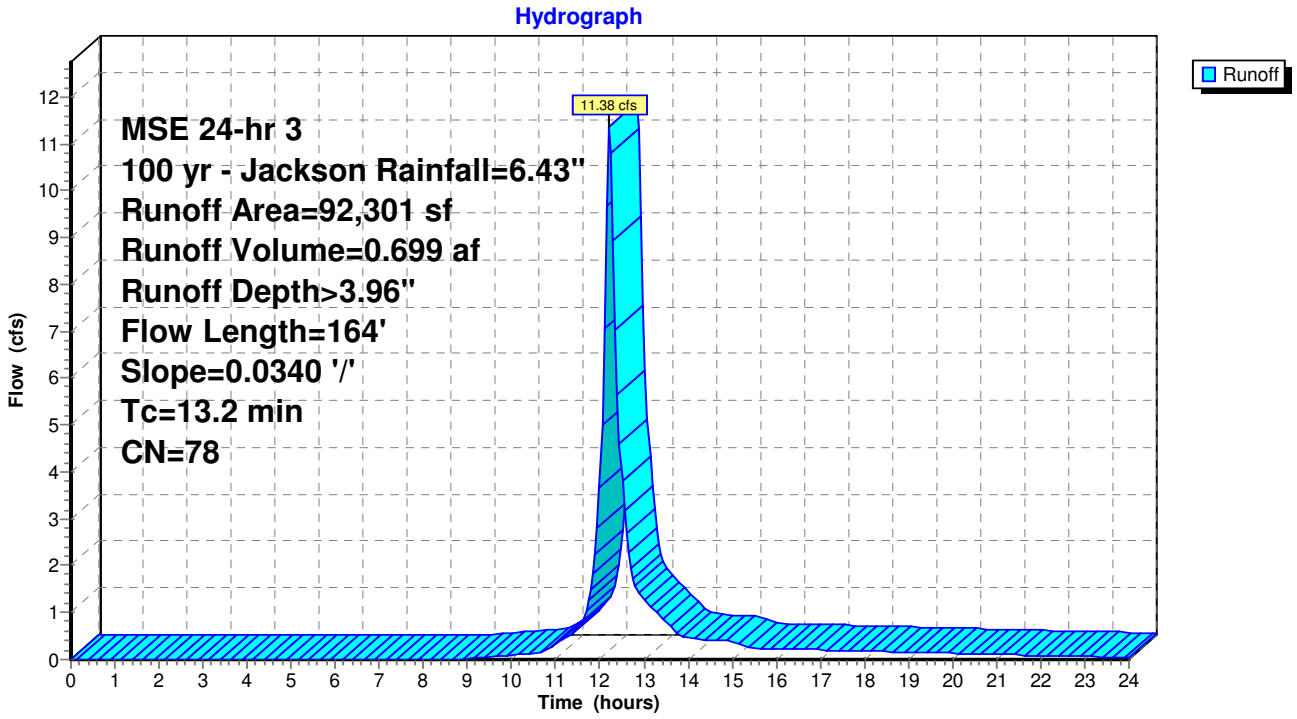
Runoff = 11.38 cfs @ 12.21 hrs, Volume= 0.699 af, Depth> 3.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 3.35" | for 100 yr - Jackson event |
| Inflow = | 0.92 cfs @ | 12.23 hrs, | Volume= | 0.059 af | |
| Outflow = | 0.07 cfs @ | 13.58 hrs, | Volume= | 0.052 af, | Atten= 93%, Lag= 81.0 min |
| Primary = | 0.07 cfs @ | 13.58 hrs, | Volume= | 0.052 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 863.94' @ 13.58 hrs Surf.Area= 1,711 sf Storage= 1,543 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 266.8 min calculated for 0.052 af (88% of inflow)
Center-of-Mass det. time= 219.5 min ( 1,032.3 - 812.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

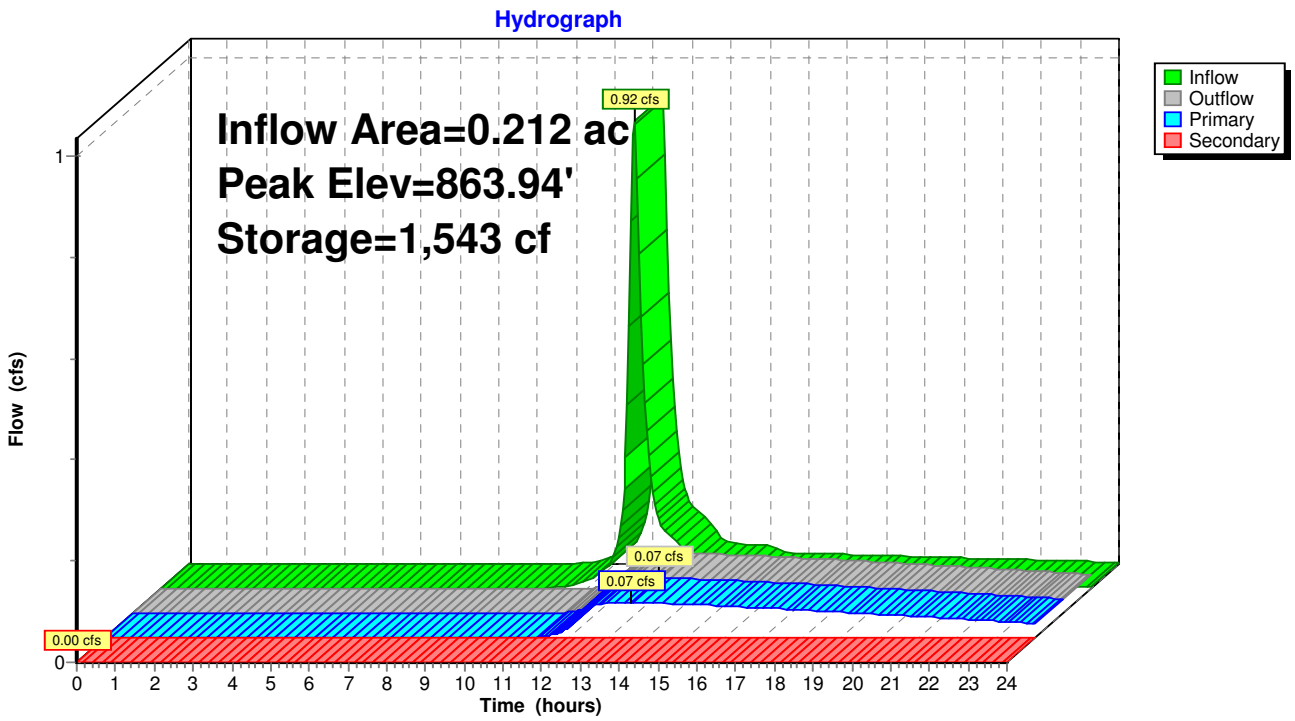
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.07 cfs @ 13.58 hrs HW=863.94' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.07 cfs of 1.56 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.07 cfs @ 5.65 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



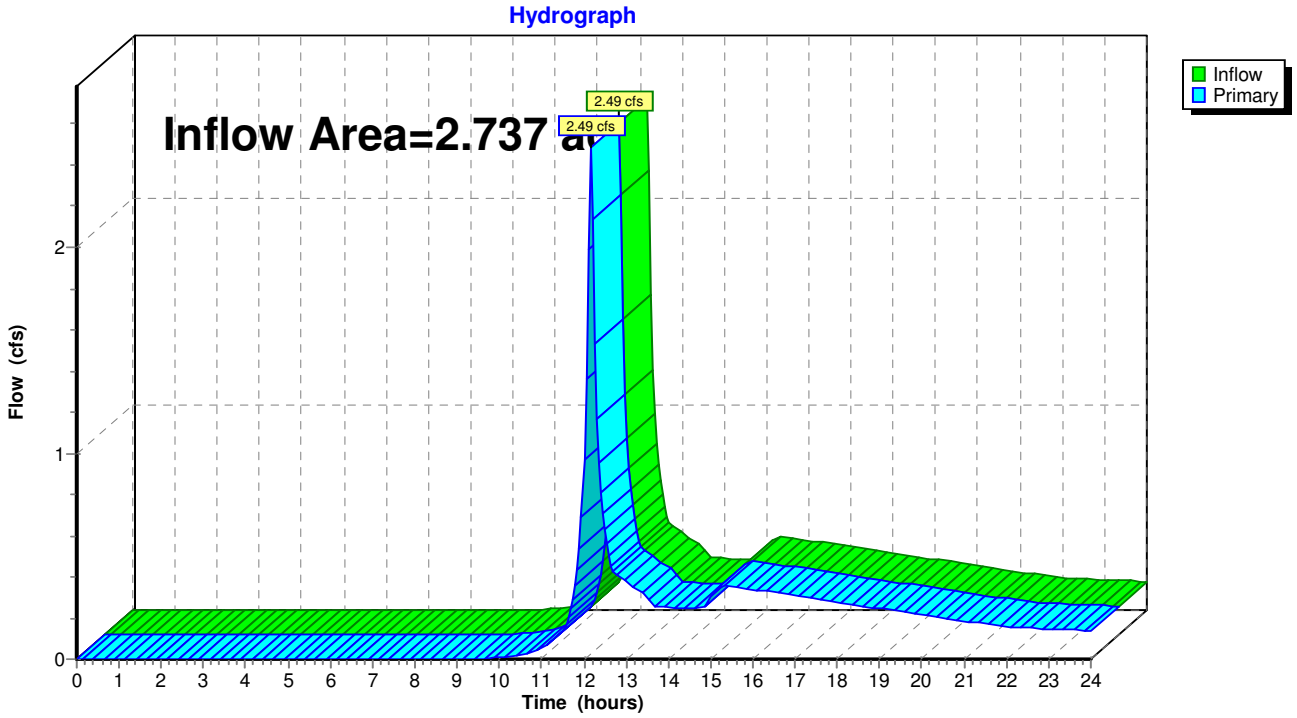
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 1.39" for 100 yr - Jackson event
Inflow = 2.49 cfs @ 12.15 hrs, Volume= 0.318 af
Primary = 2.49 cfs @ 12.15 hrs, Volume= 0.318 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 3.96" for 100 yr - Jackson event
Inflow = 11.38 cfs @ 12.21 hrs, Volume= 0.699 af
Outflow = 0.25 cfs @ 15.37 hrs, Volume= 0.146 af, Atten= 98%, Lag= 189.6 min
Primary = 0.25 cfs @ 15.37 hrs, Volume= 0.146 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 863.98' @ 15.37 hrs Surf.Area= 11,457 sf Storage= 24,682 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 368.5 min calculated for 0.145 af (21% of inflow)
Center-of-Mass det. time= 266.8 min ( 1,068.6 - 801.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

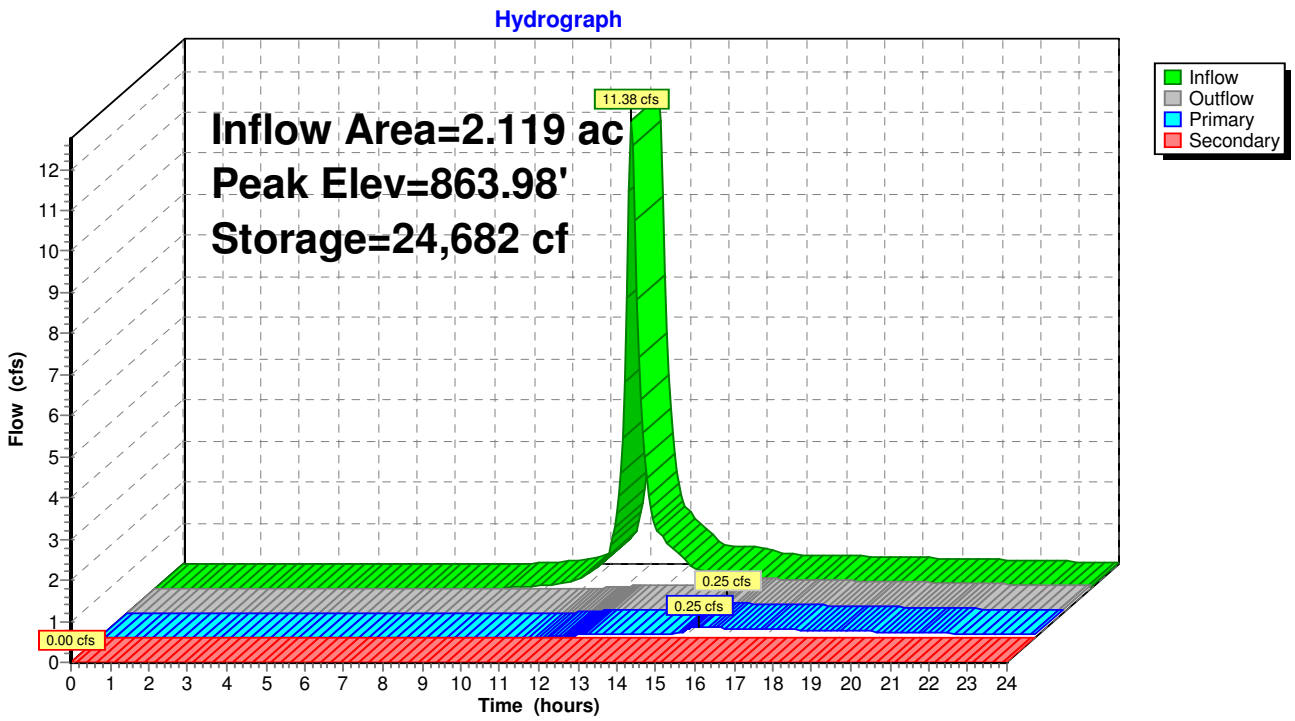
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.25 cfs @ 15.37 hrs HW=863.98' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.25 cfs of 4.69 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.10 cfs @ 7.48 fps)
  └─**3=Orifice/Grate** (Weir Controls 0.15 cfs @ 0.55 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1



# APPENDIX 8
# WINSLAMM Input and Output

Data file name:  F:\Projects TerraTec\MSquared - Little Lambs Corner\Hydrology\2021-09 Little Lamb 006.mdb
WinSLAMM Version 10.2.1
Rain file name:  C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.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_Res and Other Urban 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_Com Inst Indust Dec06.std
Freeway Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust 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
Date:  09-06-2021  Time:  12:36:27
Site information:
Little Lamb's Corner Development

| Pre-Development Area Description | Pre-Development Area (ac) | Pre-Development CN |
|---|---|---|
| Grass | 2.740 | 71 |
| Total Area (ac)/Composite CN | 2.740 | 71 |

LU# 1 - Residential:  Residential 1 - Lot 6  Total area (ac):  0.212
25 - Driveways 1:  0.008 ac.  Connected  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  FS-CP#2
51 - Small Landscaped Areas 1:  0.204 ac.  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential:  Residential 2 Pond  Total area (ac):  2.118
1 - Roofs 1:  0.165 ac.  Pitched  Disconnected  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1:  0.041 ac.  Disconnected  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1:  0.145 ac.  Smooth  Street Length = 0.039 curb-mi  Street Width (assuming two curb-mi per street mile) = 61.34615 ft
Default St. Dirt Accum.  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1:  1.576 ac.  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.191 ac. Source Area PSD File:

LU# 3 - Residential: Residential 3 - offsite Total area (ac): 0.405
25 - Driveways 1: 0.009 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz FS-CP#4
26 - Driveways 2: 0.041 ac. Disconnected Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.355 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Grass Swale CP# 1 (DS) - DS Grass Swales # 1
Total drainage area (acres)= 0.212
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 433.00
Total swale length (ft) = 92
Average swale length to outlet (ft)= 92
Typical bottom width (ft) = 4.0
Typical swale side slope (_H:1V) = 3.0
Typical longitudinal slope (ft.H/ft.V) = 0.005
Swale retardance factor: A
Typical grass height (in) = 3.0
Swale dynamic infiltration rate (in/hr)= 0.020
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: False

Control Practice 2: Filter Strip CP# 1 (SA) - SA Device, LU# 1 ,SA# 25
Total drainage area (acres)= 0.008
Fraction of drainage area served by filter strips (ac) = 1.00
Total filter strip width (ft) = 50.0
Effective flow length (ft) = 10
Infiltration rate (in/hr)= 0.020
Typical longitudinal slope (ft.H/ft.V) = 0.060
Typical grass height (in) = 3.0
Swale retardance factor = B
Use stochastic analysis to determine infiltration rate: False
Infiltration rate coeficient of variation (COV) = 0.00
Particle size distribution file name: Not needed - calculated by program
Surface Clogging Load (lbs/sf) = 3.50

Control Practice 3: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 4
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 6

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): 0.01
2. Number of orifices: 1
3. Invert elevation above datum (ft): 6
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 14
3. Height from datum to bottom of weir opening: 8.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 8.45
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 | 1.00 | 0.0730 | 0.00 | 0.00 |
| 2 | 2.00 | 0.0853 | 0.00 | 0.00 |
| 3 | 3.00 | 0.0983 | 0.00 | 0.00 |
| 4 | 4.00 | 0.1120 | 0.00 | 0.00 |
| 5 | 5.00 | 0.1264 | 0.00 | 0.00 |
| 6 | 6.00 | 0.1906 | 0.00 | 0.00 |
| 7 | 6.50 | 0.2082 | 0.00 | 0.00 |
| 8 | 7.50 | 0.2460 | 0.00 | 0.00 |
| 9 | 8.50 | 0.2858 | 0.00 | 0.00 |
| 10 | 9.00 | 0.3066 | 0.00 | 0.00 |

Control Practice 4: Filter Strip CP# 2 (SA) - SA Device, LU# 3 ,SA# 25
Total drainage area (acres)= 0.009
Fraction of drainage area served by filter strips (ac) = 1.00
Total filter strip width (ft) = 50.0
Effective flow length (ft) = 20
Infiltration rate (in/hr)= 0.020
Typical longitudinal slope (ft.H/ft.V) = 0.070
Typical grass height (in) = 3.0

```
Swale retardance factor = B
Use stochastic analysis to determine infiltration rate: False
Infiltration rate coeficient of variation (COV) = 0.00
Particle size distribution file name: Not needed - calculated by program
Surface Clogging Load (lbs/sf) = 3.50
```

SLAMM for Windows Version 10.2.1
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Data file name: F:\Projects TerraTec\MSquared - Little Lambs Corner\Hydrology\2021-09 Little Lamb 006.mdb
Data file description: Little Lamb's Corner Development
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.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_Res and Other Urban 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_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 09-06-2021 Time of run: 12:36:09
Total Area Modeled (acres): 2.735
Years in Model Run: 0.99

| | Runoff Volume (cu ft) | Percent Runoff Volume Reduction | Particulate Solids Conc. (mg/L) | Particulate Solids Yield (lbs) | Percent Particulate Solids Reduction |
|---|---|---|---|---|---|
| Total of all Land Uses without Controls: | 47921 | - | 79.68 | 238.4 | - |
| Outfall Total with Controls: | 23121 | 51.75% | 31.89 | 46.03 | 80.69% |
| Annualized Total After Outfall Controls: | 23443 | | | 46.66 | |

ATTACHMENT 9
Stormwater Maintenance Plan Checklist

**Stormwater Practice Maintenance Plan Checklist**
Little Lamb's Corner Development
Glen Brooke Drive
Village of Jackson, Wisconsin

Date of Inspection: _____

Inspector Name: _____

Inspector Address: _____

Inspector Telephone Number: _____

Type of Inspection: Storm Event_____; Monthly_____; Annual_____; Other_____

| Inspection Item | Acceptable | Remedial Action Required |
|---|---|---|
| General Site Conditions | | |
| - Trash or debris | | |
| - Erosion | | |
| - Sediment Deposits | | |
| - Other | | |
| Piping | | |
| - Trash or debris | | |
| - Accumulated Sediment | | |
| - Pipe Condition | | |
| Wet Pond | | |
| - Trash or debris | | |
| - Accumulated Sediment | | |
| - Outlet Structure Condition | | |
| - Water level | | |
| - Emergency Spillway | | |
| - Perimeter Berm/Fence | | |
| Dry Pond | | |
| - Trash or debris | | |
| - Accumulated Sediment | | |
| - Outlet Structure Condition | | |
| - Water level | | |
| - Emergency Spillway | | |
| - Perimeter Berm/Fence | | |

Please provide a written summary of general comments, corrective actions and the associated suggested time frame. Attach photos and other documents as needed.

# MEMO

**To:** Village Board

**From:** Jilline Dobratz, Clerk

**Date:** 10/08/2021

**Re:** Redistricting Ordinance

---

The Village is required by State Statutes to establish wards because of our population size. For the Village, being under 10,000 residents, each ward must contain no less than 300citizens and no more than 1,000.

Ward boundaries need to be adjusted to reflect changes in population, changes in municipal boundaries, and to permit the establishment of election districts of substantially equal population.

The proposed plan has 11 wards. A map of the plan is attached. Populations for the wards are:
Ward 1: 15 - Continues to be the part of the Village in the Slinger School District.
Ward 2: 777
Ward 3: 850
Ward 4: 853
Ward 5: 870
Ward 6: 634
Ward 7: 469
Ward 8: 949
Ward 9: 919
Ward 10: 945
Ward 11: 545

Eric Damkot, Data and GIS Manager from Washington County, started with the current ward map and took the following steps:

- Merged the small wards that were added in the past 10 years due to annexations and attachments to the 'main' village ward it was adjacent to
- Made sure that no village ward crossed a supervisory district line. Most of the Village is in District 20, but there are 1464 people in District 21. Wards 9 and 11 together include exactly those 1464 people.
- Verified Ward 11 should be the entire part of the Village that is in the Germantown School District.
- Fixed any remaining issues where ward populations were outside of the required 300-1,000 person range.
- Ward 10 was created to get 2 and 6 under 1,000 people.
- Some shifts between 5 and 8 were needed to get those wards with the range.

# ORDINANCE #21-08

## AMENDING CHAPTER 2, ARTICLE IX OF THE VILLAGE CODE OF ORDINANCES REGARDING ELECTIONS, WARDS AND POLLING PLACE

**THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN,** does hereby ordain the following changes to the Village Code:

**WHEREAS,** pursuant to section 5.15, Wisconsin Statutes, the Village of Jackson shall be divided into election wards with boundaries based on Year 2020 U.S. Census data within 60 days after the receipt of a tentative county supervisory district plan for the County Board; and

**WHEREAS,** that said division must give consideration to the tentative plan submitted by the County Board,

**NOW THEREFORE,** the Village Board of the Village of Jackson, Washington County, Wisconsin does ordain as follows:

**SECTION I.** Amending Chapter 2-466 of the Municipal Code of the Village of Jackson, Wisconsin, creating election wards in the Village of Jackson under section 5.15 Wisconsin Statutes;

**Sec. 2-466. - Wards and polling place.**

A. WARDS (as referenced by the Village of Jackson Proposed Ward Plan dated September 27, 2021, attached to this ordinance.)

1. WARD 1: Census blocks in Tract 450103 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 1029, 1030, 1031, 1032, 1033, 1034. Census blocks in Tract 450107 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 1014, 1015, 1016, 1017.

2. WARD 2: Census blocks in Tract 450107 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1031, 1034, 1063, 1064, 1065, 1066.

3. WARD 3: Census blocks in Tract 450103 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 2005, 2006, 2007, 2009, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028.

4. WARD 4: Census blocks in Tract 450103 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 1020 (Part), 1021, 2000, 2001, 2002, 2015, 2016, 3002, 3003 (Part), 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 4010 (Part), 4011.

5. WARD 5: Census blocks in Tract 450103 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 2012, 2013, 2014, 2017, 2018, 3019, 3020, 3021, 3022.

6. WARD 6: Census blocks in Tract 450107 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 3001, 3002.

7. WARD 7: Census blocks in Tract 450107 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 2003, 2004, 2007, 2008.

8. WARD 8: Census blocks in Tract 450103 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 3000, 3004, 3005, 3006, 3016, 3017, 3018, 3023, 3024 (Part), 4019.

9. WARD 9: Census blocks in Tract 450107 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 2000, 2002, 2005, 2006. Census blocks in Tract 450108 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 2001, 2002, 2003, 2004, 2005, 2006, 2015, 2016, 2017, 2018.

10. WARD 10: Census blocks in Tract 450107 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 1000, 1001, 1002, 1003, 1004, 3003, 3004, 3005, 3006, 3007.

11. WARD 11: Census blocks in Tract 450108 that are within the Village limits of the Village of Jackson in Washington County, Wisconsin. Blocks 2007 (Part), 2008 (Part), 2009 (Part), 2010 (Part), 2011 (Part), 2013 (Part), 2014 (Part), 2019 (Part), 2020.

B. POLLING PLACE The polling place for all wards shall be the Village of Jackson Municipal Complex, N167W19851 Main Street in the Village of Jackson.

**SECTION II.** This Ordinance shall, upon passage and posting, become effective for elections after December 31, 2021.

Introduced by:_____ Seconded by:_____

Vote: _____ Aye _____ Nay Passed and Approved:_____

_____
Michael E. Schwab, Village President

_____
Attest: Jilline S. Dobratz, Village Clerk

Proof of Posting

I, the undersigned, certify that I posted this Ordinance on the bulletin boards at the Village Hall, post office, and one other location in the Village of Jackson.

Village Official:_____ Date:_____

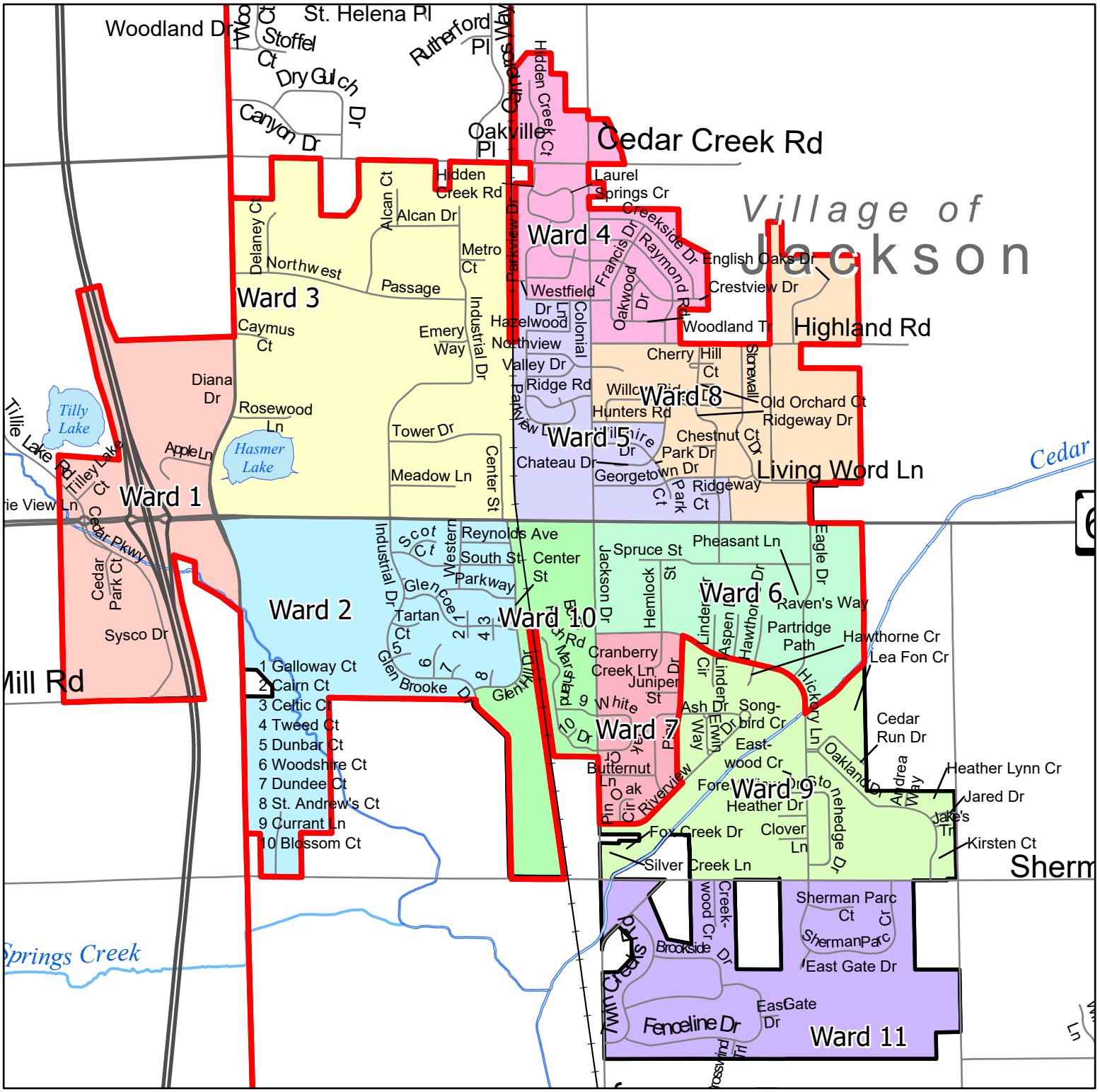
# Village of Jackson

## Ward Plan

Tentative Supevisory District Plan

### Wards

- 1 (Population 15)
- 2 (Population 777)
- 3 (Population 850)
- 4 (Population 853)
- 5 (Population 870)
- 6 (Population 634)
- 7 (Population 469)
- 8 (Population 949)
- 9 (Population 919)
- 10 (Population 945)
- 11 (Population 545)




Map Prepared September 27, 2021

# RESOLUTION #21-19

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## VILLAGE OF JACKSON
## WASHINGTON COUNTY, WISCONSIN

## Village Board Resolution Authorizing Connection to Water System at Property with Tax Key No. T7-07300D on Maple Road, Jackson, Wisconsin

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**WHEREAS,** Jim and Nicolle Feilbach ("Feilbach") is the owner of undeveloped real estate located at Property with Tax Key No. T7-07300D on Maple Road in the Town of Jackson, Wisconsin ("Property"); and

**WHEREAS,** the Village has duly considered the question of the connection of the Property to the Village's water system and has agreed to approve the Application subject to the terms and conditions set forth in this Resolution;

**NOW, THEREFORE, BE IT RESOLVED,** that an Application for the property submitted by Feilbach or Feilbach' s authorized agent is hereby approved by the Village subject to the following terms and conditions, each of which is material to this approval:

1. A complete Application with the appropriate filing fee (if not already paid) must be submitted.

2. Approval of the Application shall be limited to a single-family residence for the Property.

3. The single-family residence referenced above must be both occupied and connected to the Village's water distribution system within twelve (12) months of the date of the Village's approval of this Resolution.

4. Neither Feilbach nor their authorized agents have a property right in the renewal or extension of the Village's approval of the Application, and all rights are reserved by the Village to approve or deny a subsequent request for amendment or renewal of the Application.

5. The connection of the Property to the Village's water distribution system shall comply with all material rules and regulations of the Village Water Utility.

Introduced by:_____ Seconded by:_____

Vote: _____ Ayes _____ Nays Passed and Approved:_____

_____
Michael E. Schwab – Village President

Attest:_____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post Office, and one other location in the Village.

| _____ | _____ |
|---|---|
| Village Official | Date |

**RESOLUTION #21-20**

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**VILLAGE OF JACKSON**
**WASHINGTON COUNTY, WISCONSIN**

**A Resolution Adopting the Mid-Moraine Municipal Court Fourteenth-Amended Agreement**

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**WHEREAS,** the Village is a member of the Mid-Moraine Municipal Court.

**WHEREAS,** the Mid-Moraine Municipal Court has recently made amendments to the Mid-Moraine Municipal Agreement and presented it to members of the Court as the Mid-Moraine Municipal Court Fourteenth-Amended Agreement.

**WHEREAS,** on March 9, 2021, the Village approved the amendments proposed by the Mid-Moraine Municipal Court to Mid-Moraine Municipal Court Fourteenth-Amended Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that the Village of Jackson Village Board does hereby adopt the Mid-Moraine Municipal Court Fourteenth-Amended Agreement.

**FURTHER RESOLVED** that all relevant Village officials are hereby authorized and directed to execute all documents and take all other action necessary to implement this resolution.

Introduced by:_____ Seconded by:_____

Vote: _____ Ayes _____ Nays Passed and Approved:_____

_____
Michael E. Schwab – Village President

Attest:_____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post Office, and one other location in the Village.

_____ _____
Village Official Date

# ORDINANCE #21-09

## AMENDING CHAPTER 12 OF THE VILLAGE CODE OF ORDINANCES REGARDING COURTS

**THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN,** at a public meeting with quorum present, hereby adopts the following amendments to Chapter 12 of the Village Code of Ordinances Regarding Courts:

**Article III, Sections 12-54 through Section 12-63 are repealed**.

All other provisions of Chapter 12 of the Village Code of Ordinances Regarding Courts remain in full force and effect.

The Village Clerk and Village Attorney are hereby authorized and directed to make all changes within the Village Code of Ordinances necessary to reflect this Ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____

Michael E. Schwab, Village President

Attest:

_____

Jilline S. Dobratz, 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

**DRAFT MINUTES**
**Village Board Meeting**
**Tuesday, September 14, 2021 at 7:30 p.m.**
**Jackson Village Hall**
**N168 W20733 Main Street**
**Jackson, WI 53037**

**1. Call to Order and Roll Call**

Pres. Schwab called the meeting to order at 7:30 p.m.
Members Present: Trustees Emmrich, Engelhardt, Heckendorf, Kruepke, Matter, and Wells.
Staff Present: Administrator Jen Keller, Director of Public Works Brian Kober, Fire Chief Aaron Swaney, Parks & Recreation Director Kelly Valentino, and Police Chief Ryan Vossekuil.
Also Present: Cory Scheidler of Cedar Corporation.

**2. Pledge of Allegiance**

Pres. Schwab led the assembly in the Pledge of Allegiance.

**3. Any Village Citizen Comment on an Agenda Item**

None.

Pres. Schwab asked the Board to move Item #19 after Item #3 to allow West Bend School District Superintendent, Jen Wimmer, to give an update. The Board had no objections.

**19. West Bend School District Report**

Superintendent Wimmer reported that the first nine (9) days of school have gone well with the COVID protocol developed by the School District. The Jackson Elementary School Library has been renovated and the Greater Jackson Business Association is invited on Thursday for a tour.

**4. Presentation – "Our Great Community" Washington County Executive Josh Schoemann** spoke on the need to manage growth, so it does not manage us. Our Great Community is a vison for 2050 and beyond, which includes workforce/education, Social Capital, and next generation housing. The next Generation Housing Event is October 7th. Tr. Matter asked how are the Developers reacting to your proposal? Schoemann stated Developers have three (3) items to figure out: 1) Utility Installation cost; 2) Impact Fees; and 3) A down payment by the homeowner. Tr. Heckendorf stated a friend lived in an apartment in the City of Hartford then had to move to City of Mayville to purchase a house they could afford. Schoemann said yes, there are many stories on housing. Tr. Engelhardt asked how do we get around not paying for the infrastructure? Schoemann stated we do not want to compete with the Developers, but be in a niche market.

**5. Public Hearing – Conditional Use Permit – Greg Beaudry/On Demand Transportation – Sign – W212N17470 Alcan Court**

Pres. Schwab opened the Public Hearing, nobody spoke. Pres. Schwab closed the Public Hearing.
Motion by Pres. Schwab, second by Tr. Emmrich to approve the Conditional Use Permit – Greg Beaudry/On Demand Transportation – Sign – W212N17470 Alcan Court.
Vote: 7 ayes, 0 nays. Motion carried.

**6. Public Hearing – Conditional Use Permit – Matt Sweeney/Jade Group International – Business Development – W225N16718 Cedar Park Court**

Pres. Schwab opened the Public Hearing, nobody spoke. Pres. Schwab closed the Public Hearing.

Motion by Pres. Schwab, second by Tr. Wells to approve the Conditional Use Permit – Matt Sweeney/Jade Group International – Business Development – W225N16718 Cedar Park Court.

Vote: 7 ayes, 0 nays. Motion carried.

**7. Public Hearing – Conditional Use Permit – Design 2 Construct/Delaney Group LLC – Sign – N173W21710-60 Northwest Passage**

Pres. Schwab opened the Public Hearing, nobody spoke. Pres. Schwab closed the Public Hearing.

Motion by Pres. Schwab, second by Tr. Emmrich to approve the Conditional Use Permit – Design 2 Construct/Delaney Group LLC – Sign – N173W21710-60 Northwest Passage.

Vote: 7 ayes, 0 nays. Motion carried.

**8. Ordinance #21-06 – Amending Chapter 1 and Chapter 20 of Code of Ordinance Regarding Violations and Penalties (2nd Reading)**

Motion by Pres. Schwab, second by Tr. Emmrich to approve Ordinance #21-06 – Amending Chapter 1 and Chapter 20 of Code of Ordinance Regarding Violations and Penalties (2nd Reading).

Vote: 7 ayes, 0 nays. Motion carried.

**9. Ordinance #21-07 – Amending Chapter 2 of Code of Ordinances Regarding Public Records, Destruction of Records (2nd Reading)**

Motion by Pres. Schwab, second by Tr. Heckendorf to approve Ordinance #21-07 – Amending Chapter 2 of Code of Ordinances Regarding Public Records, Destruction of Records (2nd Reading).

Vote: 7 ayes, 0 nays. Motion carried.

**10. Approval of Minutes for the Village Board Meeting of August 10, 2021.**

Motion by Tr. Heckendorf, second by Tr. Emmrich to approve the Village Board Minutes of August 10, 2021 as presented.

Vote: 7 ayes, 0 nays. Motion carried.

**11. Approval of Licenses**

- Operator's Licenses:
  - East Side Mart, Main Street Mart & The Village Mart: Tera Garza, Riley Laetsch, Janos Mariahazy, Brian Truss

    Motion by Tr. Wells, second by Tr. Engelhardt to approve the licenses as listed.

    Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

**12. Budget & Finance Committee**

- Pay Request #17 – Municipal Complex Building

  Motion by Tr. Heckendorf, second by Tr. Wells to approve payment for Pay Request #17 – Municipal Complex Building in the amount of $230,133.69.

  Vote: 7 ayes, 0 nays. Motion carried.

- Change Order #10 – Municipal Complex Building
  Motion by Tr. Heckendorf, second by Tr. Wells to approve Change Order #10 – Municipal Complex Building in the amount of $9,248.25.
  Vote: 7 ayes, 0 nays. Motion carried.

- Authorization of Repayment of Taxes – Kerry Inc.
  Motion by Tr. Kruepke, second by Tr. Heckendorf to approve the Authorization of Repayment of Taxes – Kerry Inc. in the amount of $22,578.43.
  Vote: 7 ayes, 0 nays. Motion carried.

- Pay Request #4 (Final) – Village of Jackson Improvements – Payne & Dolan
  Motion by Tr. Kruepke, second by Tr. Heckendorf to approve Pay Request #4 (Final) – Village of Jackson Improvements – Payne & Dolan in the amount of $3,558.30.
  Vote: 7 ayes, 0 nays. Motion carried.

- Pay Request #1 – Willow Ridge Reconstruction Project – Soper Companies
  Motion by Tr. Wells, second by Tr. Heckendorf to approve Pay Request #1 – Willow Ridge Reconstruction Project – Soper Companies in the amount of $89,091.00.
  Vote: 7 ayes, 0 nays. Motion carried.

**13. Plan Commission**

- Concept Plan – Ryan Fritsch/Neumann Developments – Proposed Subdivision 3245 Maple Road
  Motion by Pres. Schwab, second by Tr. Emmrich to approve Concept Plan – Ryan Fritsch/Neumann Developments – Proposed Subdivision 3245 Maple Road.
  Vote: 7 ayes, 0 nays. Motion carried

**14. Board of Public Works**

- Review of Water Connection Application – Feilbach
  Motion by Pres. Schwab, second by Tr. Kruepke to approve the Review of Water Connection Application by Feilbach and direct Staff to create a resolution for review at the next meeting.
  Vote: 6 ayes, 0 nays, 1 abstain (Tr. Heckendorf). Motion carried.

**15. Joint Parks & Recreation**

- No Recommendations

**16. Request for Letter of Credit Reduction – Home Path Financial LP – Morning Meadows Phase II**

Motion by Tr. Engelhardt, second by Tr. Emmrich to approve the Request for Letter of Credit Reduction – Home Path Financial LP – Morning Meadows Phase II in the amount of $233,019.21.
Vote: 7 ayes, 0 nays. Motion carried.

**17. Village Municipal Complex – Update – Cedar Corp**

Cory Scheidler from Cedar Corporation gave a presentation.

DRAFT

**18. 2022 Budget Workshop Dates – Discussion and Possible Action**
Administrator Keller reviewed the dates with the Board. This was information only, no action was necessary.

**19. West Bend School District Report**
Moved on the agenda by the request of the Village President.

**20. Washington County Board Report**
Supervisor Hartwig gave a report.

**21. Greater Jackson Business Alliance Report**
Tr. Matter reported that the next meeting will be at the Jackson Elementary School Library. The group is working with the Village Administrator on the upcoming Municipal Complex open house.

**22. Department Reports**
Fire Chief Swaney reported on the Kewaskum 911 Memorial, in which a check of $1,700.00 was presented from the T-shirt sales. The Jackson Fire Department was part of the flag ceremony at the Memorial on Saturday.

Police Chief Vossekuil started moving items to the new building.

Parks & Recreation Director Valentino thanked all for supporting the Circus event. The Glo Run and Chili Cook-off are the next events.

Director of Public Works Kober gave an update on the Coffee Connection Trail Project.

Administrator Keller provided an update on the RFP on selecting a realtor for the sale of the existing Village Hall/PD Site. The TIF #7 planning meeting was held.

**23. Mid-Moraine Municipal Association Report**
Tr. Wells reported that the Village of Jackson will host the Mid-Moraine Legislation Group meeting Wednesday, September 15th. The Dinner meeting will be hosted by West Bend on September 22nd.

**24. Citizens to Address the Village Board**
None**.**

**25. Future Agenda Items**
Tr. Emmrich, what to do with the existing Village Hall building, and employee recognition.

**26. Jackson Police Association Successor Collective Bargaining Agreement**
Pres. Schwab entertained any comments before going into close session. No one spoke.

**27. Closed Session pursuant to Wis. Stats. §19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and pursuant to Wis Stats. §19.85(1)(e)**

DRAFT

**deliberating or negotiating the purchasing of public properties, the investing of public funds, and conduction other public business because competitive and bargaining reasons require a closed session. Wis Stats. §19.85(1)(c)**

**During the closed session, the Village Board will discuss matters related to the Development and Operations Agreement with the Town of Jackson, the purchase of public land and the tentative Collective Bargaining Agreement with the Jackson Police Association.**
Motion by Pres. Schwab, second by Tr. Emmrich to convene into closed session at 9:13 p.m. to include the Village Board, Village Administrator, Police Chief, Parks & Recreation Director, and the Village Engineer.
Roll Call Vote: 7 ayes, 0 nays. Motion carried.

**28. Reconvene into Open Session.**
Motion by Pres. Schwab, second by Tr. Emmrich to reconvene into open session at 10:07 p.m.
Vote: 7 ayes, 0 nays. Motion carried.

**29. Possible Action related to the closed session, including possible termination of Development and Operations Agreement with the Town of Jackson, possible offer to purchase public land, and possible ratification of the Jackson Police Association Successor Collective Bargaining Agreement.**
Motion by Pres. Schwab, second Tr. Emmrich to ratify the Jackson Police Association Successor Collective Bargaining Agreement.
Vote: 7 ayes, 0 nays. Motion carried.

Motion by Pres. Schwab, second Tr. Kruepke to authorize the Village Administrator to negotiate the purchase of public land.
Vote: 7 ayes, 0 nays. Motion carried.

**30. Adjourn**
Motion by Tr. Engelhardt, second by Tr. Emmrich to adjourn.
Vote: 7 ayes, 0 nays. Meeting was adjourned at 10:09 p.m.

Respectfully submitted:

Brian W. Kober, P.E.
Director of Public Works/Village Engineer

DRAFT

Licenses: October 12, 2021 Village Board Meeting

| Name | Establishment | Police Chief Recommendation |
|---|---|---|
| **OPERATOR'S LICENSES** | | |
| Lauren Bagneski | East Side Mart, Main Street Mart & The Village Mart | Approval |
| Arthur Moses | East Side Mart, Main Street Mart & The Village Mart | Approval |

Cedar corporation

engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

October 7, 2021

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Brian Kober, P.E., Director of Public Works

Re: Contractor's Application for Payment No. 18
Municipal Complex
Project No. J05789-0002

Dear Mr. Kober:

Enclosed for your use in payment to Mike Koenig Construction Co., Inc. in the amount of $270,020.38 is Contractor's Application for Payment No. 18.

Please Note: As the Contractor received payment from the Village related to their Application for Payment No. 17 on September 20, 2021, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application No. 17. These lien waivers will be submitted and included with Contractor's application for payment no. 19.

Following your review and approval, please complete the application for payment forms within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION

Douglas T. Kroes
Senior Construction Manager

Enclosed: Contractor's Application for Payment No. 18
Lien Waivers – Application for Payment No. 16

Cc: Pete Schmoll, Project Manager – Mike Koenig Construction Co., Inc.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

☐ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

# Contractor's Application for Payment No. 18

| | | | |
|---|---|---|---|
| | Application Period: | 9/1/2021 to 9/30/2021 | Application Date: 9/30/2021 |
| To (Owner): **Village of Jackson** | From (Contractor): | **Mike Koenig Construction Co., Inc.** | Via (Engineer): Cedar Corporation |
| Project: **Municpal Complex** | Contract: **B-20** | | |
| Owner's Contract No: | Contractor's Project No: | 200500 | Engineer's Project No: **J5789-0002** |

**Application For Payment**
**Change Order Summary**

| Approved Change Orders | | |
|---|---|---|
| Number | Additions | Deductions |
| 1 & 2 | $98,969.67 | |
| 3 | | $16,234.00 |
| 4 | $16,392.00 | |
| 5 | | $759.00 |
| 6 & 7 | $29,586.75 | |
| 8 | $13,193.67 | |
| 9 | $28,195.02 | |
| 10 | $9,248.25 | |
| TOTALS | $195,585.36 | $16,993.00 |
| NET CHANGE BY CHANGE ORDERS | **$178,592.36** | |

| | | |
|---|---|---|
| 1. ORIGINAL CONTRACT PRICE | | $ $11,595,340.00 |
| 2. Net change by Change Orders | | $ $178,592.36 |
| 3. Current Contract Price (Line 1 ± 2) | | $ $11,773,932.36 |
| 4. TOTAL COMPLETED AND STORED TO DATE (Column I total on Progress Estimates) | | $ $11,079,736.67 |
| 5. RETAINAGE: | | |
| a. 5% X | $11,079,736.67 Work Completed | $ $553,986.83 |
| b. 5% X | Stored Material | $ |
| c. Total Retainage (Line 5.a + Line 5.b) | | $ $553,986.83 |
| 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c) | | $ $10,525,749.84 |
| 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) | | $ $10,255,729.46 |
| 8. AMOUNT DUE THIS APPLICATION | | $ $270,020.38 |

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor Signature**

By: _____ Date: 10/7/21

Payment of: $ $270,020.38
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 10/7/21
(Engineer) (Date)

Payment of: $ $270,020.38
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding or Financing Entity (if applicable) (Date)

# Progress Estimate - Lump Sum Work

# Contractor's Application

| | | | |
|---|---|---|---|
| Project: | Municpal Complex | Application Number: | 18 |
| Application Period: | 9/1/2021 to 9/30/2021 | Application Date: | 9/30/2021 |

| | | | Work Completed | | E | F | | G |
|---|---|---|---|---|---|---|---|---|
| A | | B | C | D | | | | |
| Specification Section No. | Description | Scheduled Value ($) | From Previous Application (C+D) | This Period | Materials Presently Stored (not in C or D) | Total Completed and Stored to Date (C + D + E) | % (F / B) | Balance to Finish (B - F) |
| | General Conditions | $280,000.00 | $266,000.00 | | | $266,000.00 | 95.0% | $14,000.00 |
| | Bond | $80,000.00 | $80,000.00 | | | $80,000.00 | 100.0% | |
| | Site Utilities | $225,200.00 | $225,200.00 | | | $225,200.00 | 100.0% | |
| | Site Work | $106,330.00 | $96,371.10 | | | $96,371.10 | 90.6% | $9,958.90 |
| | Asphalt | $213,247.00 | $137,065.60 | | | $137,065.60 | 64.3% | $76,181.40 |
| | Fencing | $23,834.00 | $20,838.00 | $2,996.00 | | $23,834.00 | 100.0% | |
| | Landscaping | $45,000.00 | | - | | | | $45,000.00 |
| | Concrete Foundations | $180,000.00 | $180,000.00 | | | $180,000.00 | 100.0% | |
| | Concrete Flatwork | $515,000.00 | $515,000.00 | | | $515,000.00 | 100.0% | |
| | Precast Concrete | $1,690,000.00 | $1,690,000.00 | | | $1,690,000.00 | 100.0% | |
| | Masonry | $325,000.00 | $325,000.00 | | | $325,000.00 | 100.0% | |
| | Structural Steel | $780,000.00 | $780,000.00 | | | $780,000.00 | 100.0% | |
| | Carpentry | $180,000.00 | $162,000.00 | $18,000.00 | | $180,000.00 | 100.0% | |
| | Cabinets | $162,080.00 | $140,000.00 | | | $140,000.00 | 86.4% | $22,080.00 |
| | Insulation | $5,165.00 | $2,980.00 | | | $2,980.00 | 57.7% | $2,185.00 |
| | Roofing | $330,875.00 | $330,875.00 | | | $330,875.00 | 100.0% | |
| | EIFS | $21,782.00 | $21,782.00 | | | $21,782.00 | 100.0% | |
| | Caulking | $15,000.00 | $15,000.00 | | | $15,000.00 | 100.0% | |
| | HM & Wood Doors | $206,860.00 | $197,504.00 | $9,356.00 | | $206,860.00 | 100.0% | |
| | Aluminum Entrances | $272,555.00 | $205,552.00 | $61,620.00 | | $267,172.00 | 98.0% | $5,383.00 |
| | Overhead Doors | $287,700.00 | $212,785.71 | $74,914.29 | | $287,700.00 | 100.0% | |
| | Gypsum Board Assemblies | $543,000.00 | $543,000.00 | | | $543,000.00 | 100.0% | |
| | Flooring | $217,739.00 | $171,150.76 | $46,588.24 | | $217,739.00 | 100.0% | |
| | Epoxy Flooring | $100,749.30 | $76,915.02 | | | $76,915.02 | 76.3% | $23,834.28 |
| | Painting | $131,975.00 | $131,975.00 | | | $131,975.00 | 100.0% | |
| | Acoustic Ceilings | $85,250.00 | $55,217.62 | | | $55,217.62 | 64.8% | $30,032.38 |
| | Specialties | $80,000.00 | $37,687.00 | $16,018.00 | | $53,705.00 | 67.1% | $26,295.00 |
| | Lockers | $109,673.00 | | $26,975.00 | | $26,975.00 | 24.6% | $82,698.00 |
| | Mobil Storage Shelving | $35,000.00 | $9,000.00 | | | $9,000.00 | 25.7% | $26,000.00 |
| | Furnishings - Blinds | $7,245.00 | | | | | | $7,245.00 |
| | Elevator | $59,050.00 | $56,098.00 | | | $56,098.00 | 95.0% | $2,952.00 |
| | Firehose Lift | $53,000.00 | $53,000.00 | | | $53,000.00 | 100.0% | |
| | Firehouse Slide Pole | $21,500.00 | $20,688.00 | | | $20,688.00 | 96.2% | $812.00 |
| | Mechanical HVAC | $1,215,000.00 | $1,037,308.00 | | | $1,037,308.00 | 85.4% | $177,692.00 |
| | Sprinklers | $109,510.00 | $108,650.00 | | | $108,650.00 | 99.2% | $860.00 |
| | Plumbing | $613,850.00 | $613,850.00 | | | $613,850.00 | 100.0% | |
| | Electrical | $1,146,400.00 | $1,146,400.00 | | | $1,146,400.00 | 100.0% | |
| | OH, Supervision & Profit | $458,895.70 | $373,914.15 | $16,147.20 | | $390,061.35 | 85.0% | $68,834.35 |

# Progress Estimate - Lump Sum Work

# Contractor's Application

| | | | |
|---|---|---|---|
| Project: | Municpal Complex | Application Number: | 18 |
| Application Period: | 9/1/2021 to 9/30/2021 | Application Date: | 9/30/2021 |

| | | | Work Completed | | E | F | | G |
|---|---|---|---|---|---|---|---|---|
| A | | B | C | D | | | | |
| Specification Section No. | Description | Scheduled Value ($) | From Previous Application (C+D) | This Period | Materials Presently Stored (not in C or D) | Total Completed and Stored to Date (C + D + E) | % (F / B) | Balance to Finish (B - F) |
| | | **$10,933,465.00** | **$10,038,806.96** | **$272,614.73** | | **$10,311,421.69** | | **$622,043.31** |

# WAIVER OF LIEN

September 30, 2021

**For value received, we** hereby waive **partial** rights and claims for lien on land and on Buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for **Village of Jackson** Owner
by **Mike Koenig Construction Co., Inc.**, contractor
for **Application No. 18 Invoice #11336 $270,020.38** *contingent on payment*
same being situated in **Washington County, State of Wisconsin,** described as

**Village of Jackson Municipal Complex**
**New facility**
**N168W19721 Main Street**
**Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances, upon receipt of payment.

MIKE KOENIG CONSTRUCTION CO., INC.

(Signature) 10/7/21 (Date)

NAME: Pete Schmoll
TITLE: Project Manager

## UNCONDITIONAL WAIVER OF LIEN

## DATE CHECK RECEIVED: 9/20/2021

**For value received, we** hereby waive **partial** rights and claims for lien on land and on Buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for **Village of Jackson** Owner
by **Mike Koenig Construction Co., Inc.**, contractor
for **Application #17 Invoice #11319 $230,133.69** same being situated in **Washington County, State of Wisconsin,** described as

**Village of Jackson Municipal Complex**
**New facility**
**N168W19721 Main Street**
**Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.

MIKE KOENIG CONSTRUCTION CO., INC.

Donna Tewelis 9/22/21
(Signature) (Date)

NAME: Donna Tewelis
TITLE: Office Manager

**Amundson Insulation Inc.**
**P. O. Box 479**
**Jackson, WI 53037-0479**

**414-354-4602**

Mike Koenig Construction Co.
3502 Behrens Parkway
Sheboygan, WI 53081

# WAIVER OF LIEN

For value received, **Amundson Insulation, Inc.** hereby waives ALL rights to and claims for lien on the building being erected, altered or repaired and to the appurtenances thereto,

To: **Village of Jackson - Owner**

Contractor: **Mike Koenig Construction**

For: **Building Insulation**

Same being situated in **Washington County**

Described as **Jackson Municipal Complex at N168W19721 Main Street, Jackson, WI 53037** for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

**AMUNDSON INSULATION, INC.**

Michelle O'Connell **8/27/2021**
**Michelle O'Connell – Office Manager**

# UNCONDITIONAL LIEN WAIVER

STATE OF Wisconsin DATE 8/31/2021

COUNTY OF Waukesha

For value received, I hereby waive **partial** rights and claims for lien on land and on buildings about to be erected, erected, altered, or repaired and to the appurtenances thereunto,

**For:** **Village of Jackson** owner
**Contractor:** **Mike Koenig Construction Co., Inc.**
**By:** **Patriot Fence**
**Invoices #2834 & 2853 $19,796.10**

Said lands being situated in Washington County, State of Wisconsin, and being described as follows:

**Village of Jackson Municipal Complex**
**New facility**
**N168W19721 Main Street**
**Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.

Patriot Fence and Construction LLC.

Conditional Partial Release and Waiver of Lien

Owner:

Project: Village of Jackson Municipal Complex

Upon receipt by the undersigned contractor of a check from Contractor Mike Koenig Construction Co., Inc. in the sum of $995.12 which check will constitute payment of all sums due the Contractor for labor, material and or equipment supplied in connection with the Project under invoice number(s) 40713*07 only, and when said check has been paid by the bank upon which it is drawn, this document shall become effective to fully waive and release any and all liens, claims and rights to lien under the Statute of Wisconsin, relating to mechanic's liens, with respect to the listed invoice(s), while keeping open all rights on all other invoices, either issued or to be issued in the future, on said above Project, or against Owner, Lender, the Project and against the real property upon which the Project is located on account of or in connection with labor, equipment and/or materials supplied by the undersigned to the Project as identified by the listed invoice(s).

The undersigned Contractor does hereby further acknowledge and represent that through the date hereof the undersigned has received payments totaling $103,217.00 for labor, equipment and/or materials supplied to the Project under this and prior invoice(s) and there remains a balance due the undersigned of $5,433.00.
This instrument has been executed as of the 31st day of August, 2021.

Contractor TOTAL-Mechanical Inc.

By: Gena Nardi

Title: Billing Coordinator

STATE OF Wisconsin
COUNTY OF Waukesha
Sworn to and subscribed before me the undersigned authority on this 31st day of August, 2021

Notary Public, State of Wisconsin
Erika Berglund
(Name of Notary)

Seal
My Commission Expires: 7/20/2024

NOTARY PUBLIC
ERIKA BERGLUND
STATE OF WISCONSIN

# UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

**NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.**

## Identifying Information

Name of Claimant: Edgewater Plumbing, LLC

Name of Customer: Village of Jackson

Job Location: N168 W9721 Main St, Jackson

Owner:

Through Date: July 2021

## Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

$ 28,500.00

## Exceptions

This document does not affect any of the following:

(1) Retentions.

(2) Extras for which the claimant has not received payment.

(3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature:

Claimant's Title: Owner

Date of Signature: 8/30/2021

# WAIVER OF LIEN

.....August 25, 2021.....

**For value received,** we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, Through 7/31/2021

for .....**Mike Koenig Construction Co Inc**..... (Owner) ,

by .....BMCI Construction/TP Concrete LLC.....(Subcontractor) ,

for ..... Curb & Gutter.....,

same being situated in ..**Washington**.. County, State of Wisconsin, described as:

.....**Jackson Municipal Complex**.....

.....N168 W19721 Main St.....

.....**Jackson, WI 53037** .....

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, .....

.....

.....Mark Fayse.....

..... BMCI Construction .....

# WAIVER OF LIEN

Date: 9/01/2021

Upon receipt of $12,439.30 we hereby waive partial rights and claims for lien on land and buildings about to be erected, altered or repaired and to the appurtenances thereunto.

For: Village of Jackson Owner

By: JT Rams LLC Contractor,

Reason: Labor and Materials

Same being situated in State of Wisconsin, describe

As located Jackson, WI

For all labor performed and/or for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, including disposal unit except none.

Mark R Schmidt - JT Rams LLC

Contractor Signature- Company- Title

Mark R Schmidt - JT Rams LLC

Print Contractor Name – Company - Title

# UNCONDITIONAL LIEN WAIVER

STATE OF Wisconsin DATE 08/24/2021

COUNTY OF Dane

For value received, I hereby waive **partial** rights and claims for lien on land and on buildings about to be erected, erected, altered, or repaired and to the appurtenances thereunto,

**For:** **Village of Jackson** owner
**Contractor:** **Mike Koenig Construction Co., Inc.**
**By:** **Tailored Living of Madison**
**Invoice #47100 $26,530.37**

Said lands being situated in Washington County, State of Wisconsin, and being described as follows:

**Village of Jackson Municipal Complex**
**New facility**
**N168W19721 Main Street**
**Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.

Tailored Living of Madison

# UNCONDITIONAL LIEN WAIVER

STATE OF Wisconsin DATE 9/1/2021

COUNTY OF Waukesha

For value received, I hereby waive **partial** rights and claims for lien on land and on buildings about to be erected, erected, altered, or repaired and to the appurtenances thereunto,

**For:** **Village of Jackson** owner
**Contractor:** **Mike Koenig Construction Co., Inc.**
**For:** **Electrical**
**$66,590.44**

Said lands being situated in Washington County, State of Wisconsin, and being described as follows:

**Village of Jackson Municipal Complex**
**N168W19721 Main Street**
**Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.

Empower Electric

# WAIVER OF LIEN

8-27-21 19

For value received, We hereby waive Partial rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for ..... owner,
by Mike Koenig Construction Co. ..... contractor,
for Furnish + Install Bullet Resistant Glass
same being situated in Washington County, State of Wisconsin, described as
Jackson Municipal Complex
N168 W19771 Main St.
Jackson, WI 53037

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except.

Tri City Glass + Door
Larry Bender, President
Larry Bender

FORM 1382 WAIVER OF LIEN

WISCONSIN LEGAL BLANK CO. MILWAUKEE

# 8/27/21
# PARTIAL
# WAIVER OF LIEN

For value received, we hereby waive partial rights and claims for lien on land and buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

for **Village of Jackson** owner,
by **Mike Koenig Construction** contractor,
for **Excavation** same
being situated in **Washington** County, State of Wisconsin, described as
**Jackson Municipal Complex**
**N168 W19721 Main Street**
**Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, **retainage**

Invoice # 14303
Inv. Date 7/24/21
Invoice Amount $16,269.20
Amount Paid $15,455.74
Date Paid 8/27/21

C. Spielvogel & Sons Excavating, Inc.

Steve Spielvogel

Steve Spielvogel, President

# Waiver of Construction Lien, Payment Bond and Lien on Funds

Sept. 22, 2021

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bond(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by Village of Jackson (owner), is located at N168W19721 Main St. Jackson, WI in the County of Washington Wisconsin is described as and this waiver pertains to a portion of the work to be performed by JAK Enterprises (prime contractor).

This waiver covers all labor, material and supplies for construction alteration, erection, and repairs furnished by the undersigned under a contract with Mike Koenig Construction Co. Inc. through the dated of this waver in the amount of $57,000.00

Company Name JAK Enterprises

By Tina M Dahl

Its Adm. Mgr.

Subcontract Waiver Form
Wisconsin Chapter, AGC

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

☐ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

# SECTION 00 63 63
# CHANGE ORDER

**Change Order No. 11**

| | | | |
|---|---|---|---|
| Date of Issuance: | October 11, 2021 | Effective Date: | October 12, 2021 |
| Owner: | Village of Jackson | Owner's Contract No.: | B-20 |
| Contractor: | Mike Koenig Construction Co. | Contractor's Project No.: | |
| Engineer: | Cedar Corporation | Engineer's Project No.: | J5789-002 |
| Project: | Municipal Complex | Contract Name: | |

The Contract is modified as follows upon execution of this Change Order:

Description:

| | | | |
|---|---|---|---|
| 1 | ADD Lump Sum Repair Hose Tower Lift Winch | | $6,814.76 |
| | | TOTAL = | $6,814.76 |

Reason for Change Order:

a) Change Order Item No.1: Cost associated with the repair of damage to the winch mechanism associated with the Fire Department Hose Tower Lift. Damage resulted from the operation of the lift by Owner's staff prior to winch overload control settings being established/incorporated into the controls by the Contractor.

Attachments: (List documents supporting change)

a) Change Order Item No.1: 1) E-mail correspondence between Contractor and Owner dated 9/2/21, 2) 9/8/21 Progress Meeting Minutes, Page 5, Item K.7 , 3) E-mail correspondence between Contractor and Engineer dated 9/28/21, 4) Winch Repair Quote - Wisconsin Lifting Specialists, Inc. dated 9/24/21, 5) E-mail correspondence between Contractor and Owner dated 10/7/21.

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIMES: |
|---|---|
| Original Contract Price<br>$ 11,595,340.00 | Original Contract Times:<br>Substantial completion (date): September 17, 2021<br>Ready for Final Payment (date): October 15, 2021 |
| Increase (Decrease) from previous approved Change Orders No. 1 to No. 10 :<br>$ 178,592.36 | from previous Change Orders: No. 1 to No. 10 :<br>Substantial Completion (days): 0<br>Ready for Final Payment (days): 0 |
| Contract Price prior to this Change Order:<br>$ 11,773,932.36 | Contract Times prior to this Change Order:<br>Substantial completion (date): September 17, 2021<br>Ready for Final Payment (date): October 15, 2021 |
| Increase (Decrease) of this Change Order:<br>$ 6,814.76 | Increase (Decrease) this Change Order:<br>Substantial Completion (days): 0<br>Ready for Final Payment (days): 0 |
| Contract Price incorporating this Change Order:<br>$ 11,780,747.12 | Contract Times with all approved Change Orders:<br>Substantial completion (date): September 17, 2021<br>Ready for Final Payment (date): October 15, 2021 |

| RECOMMENDED: | ACCEPTED: | ACCEPTED: |
|---|---|---|
| By: | By: | By: |
| Engineer (if required) | Owner (Authorized Signature) | CONTRACTOR (Authorized Signature) |
| Title: Senior Construction Manager | Title: | Title: |
| Date: October 11, 2021 | Date: | Date: |

Approved by Funding Agency (if applicable):

By: _____ Date: _____

Title: _____

## Doug Kroes

**From:** Jason Kossman <jasonk@mikekoenigconstruction.com>
**Sent:** Thursday, September 2, 2021 3:03 PM
**To:** Brian Kober
**Cc:** Pete Schmoll; Doug Kroes; Kristopher Dressler
**Subject:** jackson municipal hose tower lift

Good afternoon
I will start with the issue. On the hose tower the electric hoist's overload break, as far as we can tell from in place troubleshooting, has been activated the hoist will need to be repaired by a certified Coffing repair shop.

I did ask Aaron to bring by some hoses so we could run them up the Tiger Hose Tower so we could find where the hoses will rub to install some rollers. When I left on Tuesday afternoon the FD was not here with hoses. I received a text from Aaron stating the hoist was broke and there was a hose hanging from it so I informed him I would look into it in the morning. Wednesday morning I looked into the reason for the inability of the hoist to run down. In talks with the Coffing hoist supplier we have come to the conclusion that the overload break has been activated.

Talking to the Tiger Hose Tower owner and their hoist supplier we will need to remove the hoist and have it repaired. That being said this repair will need an electrician to unwire the hoist, we will need to lower the hose rack, remove and lower the hoist, get the hoist repaired, reinstall the hoist, rewire, and reinstall the hose rack. This will, according to the hose tower owner, will involve about 7 trips up the pole to complete. So we are all aware this is going to be a labor intensive repair.

I don't know Brian if you have a repair company you use if you have any hoist inspections for the village. But we will have to know how we want to proceed from here.

Jason Kossman
Project Superintendent
Mike Koenig Construction
Cell: 920-378-9769
Office: 920-457-0923
Email: jasonk@mikekoenigconstruction.com

Pending Change Order(s):

- Change Order No. 10: Prepared for Contractor signature and Owner review at the 9/14/21 Village Board Meeting. Includes: Deletion of Traffic Alert System, PD cabinet height adjustment, Pylon Sign Electric Circuit Wiring, Rerouting Data Cables to 2nd Floor Switch Gear & Revised Speaker Wire Plan/Addtl. Volume Controls.

Net Change Order:
Amount = +$9,248.25

## I. Environmental / Erosion Control:

1) Discussion – Conditions of Installed Measures/Devices: *No known/reported issues.*
2) Weekly Submittal of EC Inspection Reports: *Submittals are current.*
3) Roadway Cleaning/Maintenance (On-site equipment): *No known/reported issues*
4) Status – Silt fence removal/restoration around Storm Water Pond: *Contractor reported that this item is not yet complete.*

## K. Additional Items:

1) Update: STH 60 10' Sidewalk contract construction: *B. Kober reported that the Contractor has mobilized to the site as of this morning.*
2) Update: Appliance Installation Schedule - Coordination with Contractor: *Chief Swaney to provide the Contractor with a list of appliance for preparation for installation.*
3) Discussion: Owner's Reimbursement of Utility Costs During Construction: *Included as pending change order item.*
4) Discussion - Paving Schedule/Burn Tower Schedule: *Chief Swaney to coordinate with Burn Tower contractor to have materials removed by 9/10/21.*
5) Additional Electrical Outlets (Microwaves & Refrigerator): A/E to coordinate costs with Contractor.
6) Status – Lawn Restoration Rework/Plantings Replacements: *Contractor expressed frustrations with their subcontractor's performance and therefore, has reached out to an alternate landscape subcontractor to repair, maintain and complete the work.*
7) Discussion – Repairs to Hose Tower Winch: *Last week there was damage done to the tower winch resulting from Fire Dept. use. B. Kober stated that the repair would be a Village cost as the equipment has not been transferred to the Village (Owner). The Contractor stated that the intent of the coordinated visit by the FD was to define hose friction areas and subsequent ideal roller locations on the west door where the hoses will enter the building and that the Contractor would be on site at the time to evaluate and operate the equipment. The FD was not available at the scheduled time due to a fire call and therefore, arrived at the site after the Contractor had left for the day and the FD operated the tower equipment. Chief Swaney stated that he did not understand the discussion with the Contractor to mean that they could not operate the equipment without his supervision. The Contractor reported that they are expecting the winch service company to arrive at the site tomorrow morning for the purpose of diagnosing the damage/necessary repair. It is believed that because the winch travel limits have not yet been set, when the winch was operated to its upper limit, it damaged the winches over limit break system.*

## Doug Kroes

**From:** Pete Schmoll <petes@mikekoenigconstruction.com>
**Sent:** Tuesday, September 28, 2021 1:29 PM
**To:** Doug Kroes
**Cc:** Brian Kober (dirpubwks@villageofjackson.com); Jason Kossman
**Subject:** FW: Repair or Replace Coffing Hoist, WLS quote 213691
**Attachments:** Quote 213691, repair or replacement of 2-Ton Coffing hoist, 9-27-21.pdf; New Customer Credit Application, T. Schaab.pdf

Here is the estimate from the vendor that Jason found to repair the Fire Hose Lift Hoist.

There are two options quoted, one to repair the hoist which is $6,814.76. This will require us to provide and erect scaffolding so the repair can be complete with the hoist in place. We will provide and erect the scaffolding for no charge.

The 2nd is to replace the hoist with new, the cost for this is $6,970.00. This requires removal and replacement of the hoist including the hose rack to be completed by someone other than Wisconsin Lifting Specialists. MKC does not have the equipment to complete this work and we do not feel comfortable talking this on.

We can facilitate and coordinate this work, but we prefer to have the village contract directly with Wisconsin Lifting Specialists to complete this work.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

---

**From:** Jason Kossman
**Sent:** Monday, September 27, 2021 9:26 AM
**To:** Pete Schmoll <petes@mikekoenigconstruction.com>
**Subject:** Fwd: Repair or Replace Coffing Hoist, WLS quote 213691

Here's the quote to fix the hoist

Jason Kossman
Project Superintendent
Mike Koenig Construction
Cell: 920-378-9769
Office: 920-457-0923
Email: jasonk@mikekoenigconstruction.com

Begin forwarded message:

**From:** pfruncek@wisconsinlifting.com
**Date:** September 27, 2021 at 09:17:36 CDT
**To:** Jason Kossman <jasonk@mikekoenigconstruction.com>
**Cc:** Tom Schaab <TSCHAAB@wisconsinlifting.com>
**Subject: Repair or Replace Coffing Hoist, WLS quote 213691**

Hello Jason.

Thank you for this opportunity to quote.
Please share your comments and questions.

Note: Please return this credit application, and copy of Tax Exempt Documents (if applicable) to us, so we can establish "open credit" for you.

THANK YOU,
REGARDS,

Paul Fruncek (inside sales)
Wisconsin Lifting Specialists, Inc.
2013 S. 37th Street
Milwaukee, WI 53215
800-242-4449, 414-342-7475
pfruncek@wisconsinlifting.com

# Quote

**2013 S. 37th Street**
**Milwaukee, WI. 53215**
**Sales@Wisconsinlifting.com**
**WWW.Wisconsinlifting.com**
**(414) 342-7475 Fax (414) 342-7554**

Quote # 213691

Date 9/24/2021

**Name / Address**

Koenig Construcion
3502 Behrens Parkway
Sheboygan, WI 53081
Mike Koenig
920-457-0923

**Ship To**

Koenig Construcion
3502 Behrens Parkway
Sheboygan, WI 53081
jasonk@mikekoenigconstruction.com

| Terms | CC | Enter by | Paul | Lead Time | As noted belos | REP | 6 |
|---|---|---|---|---|---|---|---|

| Quantity | U/M | Item | Description | Price/UM | Total |
|---|---|---|---|---|---|
| | | | Repair or Replace 2-Ton Coffing, electric hoist.<br>Model EC4024<br>Serial Number EC3G1647UK<br>2-Tons capacity, 20 ft. lift at 24 fpm<br>Cross mounted, lug mounted to manually-powered trolley<br>460/3/60 power, 3-HP, 4.3 amps<br><br>Load hook just below the highest point of lift and will not raise or lower.<br>Best prediction: load brake (Weston) is damaged.<br>Parts and repair time are quoted<br>Run-problem cannot be determined without dismantling the hoist's gear-box.<br>Replacement hoist is quoted for comparison.<br><br>Freight is not included | | |
| 1 | ea | INSPECTION-... | CRANE & HOIST SERVICE<br>WLS REP: Tom Schaaab<br>PHONE: 414-708-0176<br>EMAIL: tschaabb@wisconsinlifting.com<br><br>SERVICE DESCRIPTION: See above<br><br>The following parts will (very likely) be replaced.<br>Quantity (1) of each<br>Item Description Price<br>Number<br>7jg16 1 Ratchet disc. assm $779.12<br>5j9 Pressure plate 214.73<br>h5219 Pin, shearproof 3.32<br>402j6 Inter Pinion 811.97 | 6,574.41 | 6,574.41T |

Please reference this quote when ordering.
Quoted price may not include incoming or outgoing freight charges.
thank you for giving us the opportunity to quote your needs.
we lookforward to serving your needs in the future.
Quote valid for 30 days

**Total**

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|---|---|---|---|---|---|
| | | | 591jg13 Load Equal Sub-assm 1,529.49<br>591jg12 Load Equal Sub-assm 1,459.98<br>25jg4 1 Pawl Assem. 45.52<br>854jg21 Disk, brake assm 1,689.71<br>560j6 Trans cover gasket 19.46<br>560j3 Ctrl Cover Gasket 19.08<br>560k15 Trans adapt. gasket 19.46<br>561k19 Oil seal DL 055 MM 97.55<br>561k18 Oli seal 23.28<br>561k17 Oil seal DL 016MM 23.95<br>14j11 EC3 oil 78.14<br>TOTAL $ 6,814.76<br><br>LABOR to install these parts is based on:<br>Koenig providing adequate scaffolding for two purposes:<br>1.) To provide working access<br>2.) To support the load that is currently hanging from<br>the hoist hook.<br>Koenig to remove this load.<br>The hoist body needs to be dismantled (seperated)<br>for the replacement of these parts.<br>Additional Labor-details need to be reviewed.<br><br>OR, Replacement Hoist | | |

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| Quantity | U/M | Item | Description | Price/UM | Total |
|---|---|---|---|---|---|
| 1 | ea | HCH-NERP02... | HCH-NERP020S-20, Harrington hoist, 2-Ton capacity, 20ft. lift at 28 fpm, cross-mounted, lug-mounted from manually-powered trolley, fits 3.23" to 6.02" flange, with chain bag, 230/460/3/60 power (choose), 110v. control from 2-button pendent.<br><br>Installation by Koenig Construction | 6,970.00 | 6,970.00T |
| | | | Delivery Time:<br>Hoist: 1-2 weeks (based on current inventory)<br>Parts:<br>4-days except for the following:<br>402j6 3-5 weeks<br>591jg12 4-6 weeks<br>854jg21 1-2 weeks<br>561k17 3-4 weeks | | |
| | | | NOTE: Tax Calculation is not accurate: it is based on the total of the Parts & Repairs, and the Replacement Hoist.<br>The choice is eiither/or and not the summation. | | |
| | | | MILWAUKEE COUNTY SALES TAX | 5.50% | 744.94 |

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Quote valid for 30 days

**Total** $14,289.35

**From:** Pete Schmoll <petes@mikekoenigconstruction.com>
**Sent:** Thursday, October 7, 2021 2:38 PM
**To:** Kristopher Dressler <kris.dressler@cedarcorp.com>
**Subject:** RE: Jackson Scaffolding Costs

Kris,

Our labor and materials cost to provide, erect and dismantle scaffolding for access to those tower hoist is;

$1,800.00.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

# JACKSON POLICE DEPARTMENT

N168 W20733 Main Street, Jackson, WI 53037

*Integrity - Respect - Courage*

**RYAN D. VOSSEKUIL**
CHIEF OF POLICE

PHONE: (262) 677-4949
FAX: (262) 677-8570

Date: October 6, 2021

To: Village Administrator Jen Keller, Village Board

From: Chief Ryan Vossekuil

Ref: 2022 Police Department Fleet Leasing Program

Administrator Keller and Village Trustees,

Historically, the Jackson Police Department replaces one squad car per year. With our current rotation, that means we generally keep a squad car in service for 6-8 years. Currently, the two oldest vehicles in our fleet are a 2014 Ford Interceptor SUV and a 2015 Chevrolet Impala. Our fleet incurs more maintenance costs when we keep them longer than the industry standard (typically 3-5 years). The last two years a tow truck was required to remove the vehicles that we were sending to auction due to severe mechanical issues.

We began working on a long-term solution this summer, and I'm pleased to report that we've identified an opportunity with Enterprise Fleet Leasing which would reduce our fleet, fuel, and maintenance costs on an annual basis. By capitalizing on the equity in the vehicles at the right time, the Village has the opportunity to replace three of our vehicles in 2022 for $10,716.42, plus the cost of equipment (estimated at $25,000).

The approval of this agreement would allow us to replace three vehicles and fully equip them for a cost that is significantly less than we typically budget for just one squad car each year. This is a long-term solution which will positively benefit the Village now and in the future. We have developed a long-term plan to eventually replace all of our patrol squads with leased squad cars that would stay in the fleet for no more than four years.

I am recommending the Village Board approve the attached Fleet Management Agreement with Enterprise.

Thank you for your consideration.

Sincerely,

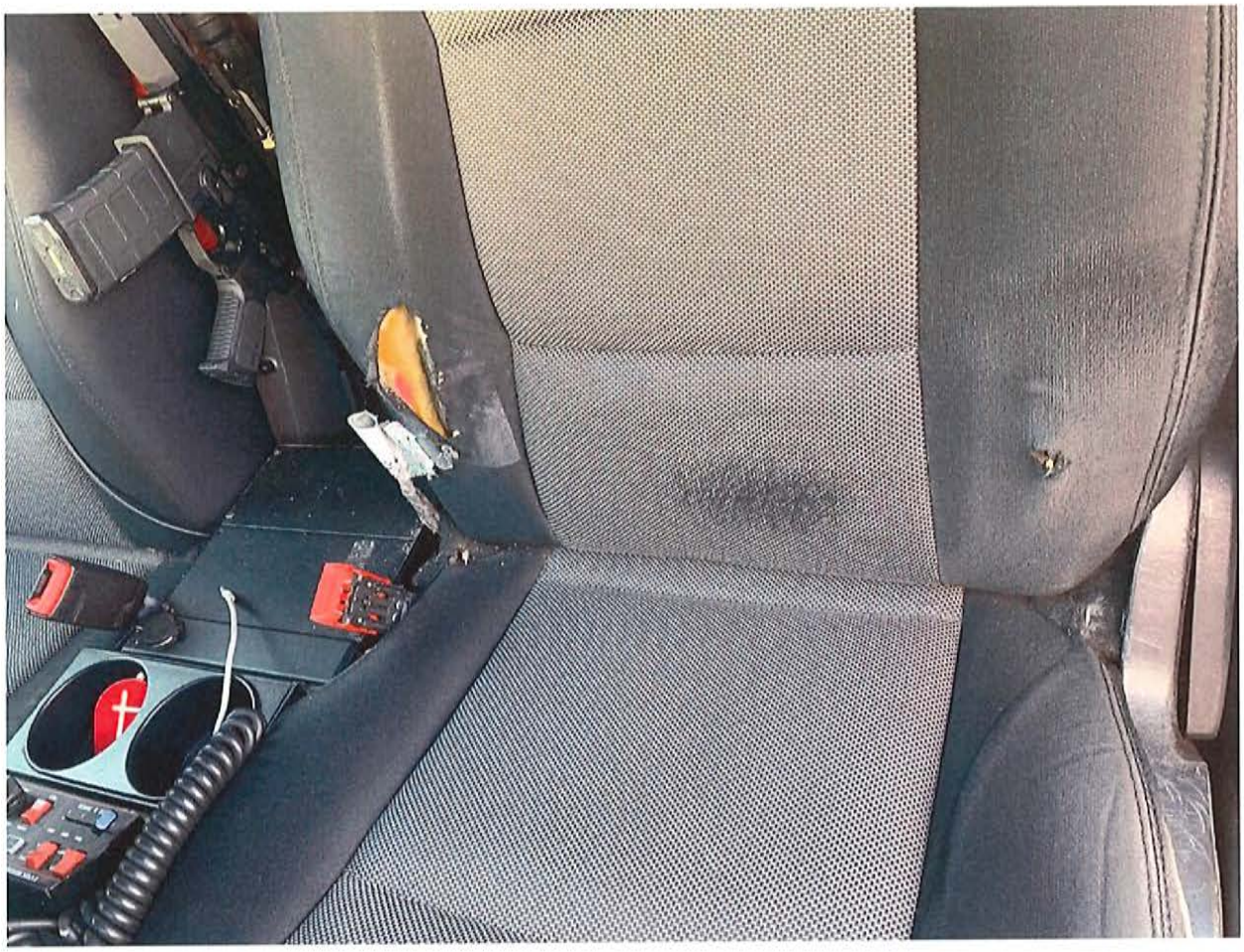
Chief Ryan Vossekuil

Squad 4 (2014 Ford Interceptor Utility) showing a fuel economy of 7.1 MPG.

The 2021 Ford Police Interceptor Utility hybrid has an EPA-estimated 24 MPG combined. Ford's website shows an estimated savings of 350 gallons of fuel per year, per car by switching to the hybrid engine.

This photo shows the accumulated idle hours of squad 5 (a 2016 Ford Interceptor Utility).

Although we don't idle our squads for an entire shift, 8856 hours is the equivalent of over 1,100 shifts or 369 days straight.



This is a photo of the seat from squad 4. The wear and tear is evident as the padding within the seat has basically disintegrated.

enterprise FLEET MANAGEMENT

# Village of Jackson PD - 2022 Fleet Budget Proposal

## Equity Lease Rates

| Year | Make | Model | Trim Level | Term (Years) | Estimated Annual Mileage | Monthly Cost (Lease Rate) | Annual Lease Cost | Total Annual Cost | Estimated Equity @ Lease Term |
|---|---|---|---|---|---|---|---|---|---|
| 2022 | Ford | F-150* | SuperCrew Cab 4x4 XLT | 2 | 12,000 | $533.81 | $6,405.72 | $6,405.72 | $13,000.00 |
| 2022 | Ford | SUV** | Police Utility Interceptor Hybrid | 4 | 15,000 | $626.13 | $7,513.56 | $7,513.56 | $6,000.00 |

| Quantity | Fully Annualized Lease Costs | Estimated Lease Equity at Term By Quantity |
|---|---|---|
| 1 | $6,405.72 | $13,000.00 |
| 2 | $15,027.12 | $12,000.00 |
| 3 | $21,432.84 | $25,000.00 |

**Assumes Estimate Resale of Squad 2 as Down Payment on Lease - $7,000*
**Assumes Estimate Resale of Squad 4 and 5 as Down Payment on Leases - $8,000 Each*
*Pro-Rated Costs Projects June 22' Deliveries*

| | |
|---|---|
| Pro-Rated 22' Actual Lease Charges | $10,716.42 |
| Total 2022 Budget Spend | $10,716.42 |

enterprise

FLEET MANAGEMENT

## MASTER EQUITY LEASE AGREEMENT

This Master Equity Lease Agreement is entered into this _____ day of _____, by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor"), and the lessee whose name and address is set forth on the signature page below ("Lessee").

**1. LEASE OF VEHICLES:** Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the vehicles (individually, a "Vehicle" and collectively, the "Vehicles") described in the schedules from time to time delivered by Lessor to Lessee as set forth below ("Schedule(s)") for the rentals and on the terms set forth in this Agreement and in the applicable Schedule. References to this "Agreement" shall include this Master Equity Lease Agreement and the various Schedules and addenda to this Master Equity Lease Agreement. Lessor will, on or about the date of delivery of each Vehicle to Lessee, send Lessee a Schedule covering the Vehicle, which will include, among other things, a description of the Vehicle, the lease term and the monthly rental and other payments due with respect to the Vehicle. The terms contained in each such Schedule will be binding on Lessee unless Lessee objects in writing to such Schedule within ten (10) days after the date of delivery of the Vehicle covered by such Schedule. Lessor is the sole legal owner of each Vehicle. This Agreement is a lease only and Lessee will have no right, title or interest in or to the Vehicles except for the use of the Vehicles as described in this Agreement. This Agreement shall be treated as a true lease for federal and applicable state income tax purposes with Lessor having all benefits of ownership of the Vehicles. It is understood and agreed that Enterprise Fleet Management, Inc. or an affiliate thereof (together with any subservicer, agent, successor or assign as servicer on behalf of Lessor, "Servicer") may administer this Agreement on behalf of Lessor and may perform the service functions herein provided to be performed by Lessor.

**2. TERM:** The term of this Agreement ("Term") for each Vehicle begins on the date such Vehicle is delivered to Lessee (the "Delivery Date") and, unless terminated earlier in accordance with the terms of this Agreement, continues for the "Lease Term" as described in the applicable Schedule.

**3. RENT AND OTHER CHARGES:**

(a) Lessee agrees to pay Lessor monthly rental and other payments according to the Schedules and this Agreement. The monthly payments will be in the amount listed as the "Total Monthly Rental Including Additional Services" on the applicable Schedule (with any portion of such amount identified as a charge for maintenance services under Section 4 of the applicable Schedule being payable to Lessor as agent for Enterprise Fleet Management, Inc.) and will be due and payable in advance on the first day of each month. If a Vehicle is delivered to Lessee on any day other than the first day of a month, monthly rental payments will begin on the first day of the next month. In addition to the monthly rental payments, Lessee agrees to pay Lessor a pro-rated rental charge for the number of days that the Delivery Date precedes the first monthly rental payment date. A portion of each monthly rental payment, being the amount designated as "Depreciation Reserve" on the applicable Schedule, will be considered as a reserve for depreciation and will be credited against the Delivered Price of the Vehicle for purposes of computing the Book Value of the Vehicle under Section 3(c). Lessee agrees to pay Lessor the "Total Initial Charges" set forth in each Schedule on the due date of the first monthly rental payment under such Schedule. Lessee agrees to pay Lessor the "Service Charge Due at Lease Termination" set forth in each Schedule at the end of the applicable Term (whether by reason of expiration, early termination or otherwise).

(b) In the event the Term for any Vehicle ends prior to the last day of the scheduled Term, whether as a result of a default by Lessee, a Casualty Occurrence or any other reason, the rentals and management fees paid by Lessee will be recalculated in accordance with the rule of 78's and the adjusted amount will be payable by Lessee to Lessor on the termination date.

(c) Lessee agrees to pay Lessor within thirty (30) days after the end of the Term for each Vehicle, additional rent equal to the excess, if any, of the Book Value of such Vehicle over the greater of (i) the wholesale value of such Vehicle as determined by Lessor in good faith or (ii) except as provided below, twenty percent (20%) of the Delivered Price of such Vehicle as set forth in the applicable Schedule. If the Book Value of such Vehicle is less than the greater of (i) the wholesale value of such Vehicle as determined by Lessor in good faith or (ii) except as provided below, twenty percent (20%) of the Delivered Price of such Vehicle as set forth in the applicable Schedule, Lessor agrees to pay such deficiency to Lessee as a terminal rental adjustment within thirty (30) days after the end of the applicable Term. Notwithstanding the foregoing, if (i) the Term for a Vehicle is greater than forty-eight (48) months (including any extension of the Term for such Vehicle), (ii) the mileage on a Vehicle at the end of the Term is greater than 15,000 miles per year on average (prorated on a daily basis) (i.e., if the mileage on a Vehicle with a Term of thirty-six (36) months is greater than 45,000 miles) or (iii) in the sole judgment of Lessor, a Vehicle has been subject to damage or any abnormal or excessive wear and tear, the calculations described in the two immediately preceding sentences shall be made without giving effect to clause (ii) in each such sentence. The "Book Value" of a Vehicle means the sum of (i) the "Delivered Price" of the Vehicle as set forth in the applicable Schedule minus (ii) the total Depreciation Reserve paid by Lessee to Lessor with respect to such Vehicle plus (iii) all accrued and unpaid rent and/or other amounts owed by Lessee with respect to such Vehicle.

(d) Any security deposit of Lessee will be returned to Lessee at the end of the applicable Term, except that the deposit will first be applied to any losses and/or damages suffered by Lessor as a result of Lessee's breach of or default under this Agreement and/or to any other amounts then owed by Lessee to Lessor.

(e) Any rental payment or other amount owed by Lessee to Lessor which is not paid within twenty (20) days after its due date will accrue interest, payable on demand of Lessor, from the date due until paid in full at a rate per annum equal to the lesser of (i) Eighteen Percent (18%) per annum or (ii) the highest rate permitted by applicable law (the "Default Rate").

(f) If Lessee fails to pay any amount due under this Agreement or to comply with any of the covenants contained in this Agreement, Lessor, Servicer or any other agent of Lessor may, at its option, pay such amounts or perform such covenants and all sums paid or incurred by Lessor in connection therewith will be repayable by Lessee to Lessor upon demand together with interest thereon at the Default Rate.

(g) Lessee's obligations to make all payments of rent and other amounts under this Agreement are absolute and unconditional and such payments shall be made in immediately available funds without setoff, counterclaim or deduction of any kind. Lessee acknowledges and agrees that neither any Casualty Occurrence to any Vehicle nor any defect, unfitness or lack of governmental approval in, of, or with respect to, any Vehicle regardless of the cause or consequence nor any breach by Enterprise Fleet Management, Inc. of any maintenance agreement between Enterprise Fleet Management, Inc. and Lessee covering any Vehicle regardless of the cause or consequence will relieve Lessee from the performance of any of its obligations under this Agreement, including, without limitation, the payment of rent and other amounts under this Agreement.

**4. USE AND SURRENDER OF VEHICLES:** Lessee agrees to allow only duly authorized, licensed and insured drivers to use and operate the Vehicles. Lessee agrees to comply with, and cause its drivers to comply with, all laws, statutes, rules, regulations and ordinances and the provisions of all insurance policies affecting or covering the Vehicles or their use or operation. Lessee agrees to keep the Vehicles free of all liens, charges and encumbrances. Lessee agrees that in no event will any Vehicle be used or operated for transporting hazardous substances or persons for hire, for any illegal purpose or to pull trailers that exceed the manufacturer's trailer towing recommendations. Lessee agrees that no Vehicle is intended to be or will be utilized as a "school bus" as defined in the Code of Federal Regulations or any applicable state or municipal statute or regulation. Lessee agrees not to remove any Vehicle from the continental United States without first obtaining Lessor's written consent. At the expiration or earlier termination of this Agreement with respect to each Vehicle, or upon demand by Lessor made pursuant to Section 14, Lessee at its risk and expense agrees to return such Vehicle to Lessor at such place and by such reasonable means as may be designated by Lessor. If for any reason Lessee fails to return any Vehicle to Lessor as and when required in accordance with this Section, Lessee agrees to pay Lessor additional rent for such Vehicle at twice the normal pro-rated daily rent. Acceptance of such additional rent by Lessor will in no way limit Lessor's remedies with respect to Lessee's failure to return any Vehicle as required hereunder.

**5. COSTS, EXPENSES, FEES AND CHARGES:** Lessee agrees to pay all costs, expenses, fees, charges, fines, tickets, penalties and taxes (other than federal and state income taxes on the income of Lessor) incurred in connection with the titling, registration, delivery, purchase, sale, rental, use or operation of the Vehicles during the Term. If Lessor, Servicer or any other agent of Lessor incurs any such costs or expenses, Lessee agrees to promptly reimburse Lessor for the same.

**6. LICENSE AND CHARGES:** Each Vehicle will be titled and licensed in the name designated by Lessor at Lessee's expense. Certain other charges relating to the acquisition of each Vehicle and paid or satisfied by Lessor have been capitalized in determining the monthly rental, treated as an initial charge or otherwise charged to Lessee. Such charges have been determined without reduction for trade-in, exchange allowance or other credit attributable to any Lessor-owned vehicle.

**7. REGISTRATION PLATES, ETC.:** Lessee agrees, at its expense, to obtain in the name designated by Lessor all registration plates and other plates, permits, inspections and/or licenses required in connection with the Vehicles, except for the initial registration plates which Lessor will obtain at Lessee's expense. The parties agree to cooperate and to furnish any and all information or documentation, which may be reasonably necessary for compliance with the provisions of this Section or any federal, state or local law, rule, regulation or ordinance. Lessee agrees that it will not permit any Vehicle to be located in a state other than the state in which such Vehicle is then titled for any continuous period of time that would require such Vehicle to become subject to the titling and/or registration laws of such other state.

**8. MAINTENANCE OF AND IMPROVEMENTS TO VEHICLES:**

(a) Lessee agrees, at its expense, to (i) maintain the Vehicles in good condition, repair, maintenance and running order and in accordance with all manufacturer's instructions and warranty requirements and all legal requirements and (ii) furnish all labor, materials, parts and other essentials required for the proper operation and maintenance of the Vehicles. Any alterations, additions, replacement parts or improvements to a Vehicle will become and remain the property of Lessor and will be returned with such Vehicle upon such Vehicle's return pursuant to Section 4. Notwithstanding the foregoing, so long as no Event of Default has occurred and is continuing, Lessee shall have the right to remove any additional equipment installed by Lessee on a Vehicle prior to returning such Vehicle to Lessor under Section 4. The value of such alterations, additions, replacement parts and improvements will in no instance be regarded as rent. Without the prior written consent of Lessor, Lessee will not make any alterations, additions, replacement parts or improvements to any Vehicle which detract from its economic value or functional utility. Lessor will not be required to make any repairs or replacements of any nature or description with respect to any Vehicle, to maintain or repair any Vehicle or to make any expenditure whatsoever in connection with any Vehicle or this Agreement.

(b) Lessor and Lessee acknowledge and agree that if Section 4 of a Schedule includes a charge for maintenance, (i) the Vehicle(s) covered by such Schedule are subject to a separate maintenance agreement between Enterprise Fleet Management, Inc. and Lessee and (ii) Lessor shall have no liability or responsibility for any failure of Enterprise Fleet Management, Inc. to perform any of its obligations thereunder or to pay or reimburse Lessee for its payment of any costs and expenses incurred in connection with the maintenance or repair of any such Vehicle(s).

**9. SELECTION OF VEHICLES AND DISCLAIMER OF WARRANTIES:**

(a) LESSEE ACCEPTANCE OF DELIVERY AND USE OF EACH VEHICLE WILL CONCLUSIVELY ESTABLISH THAT SUCH VEHICLE IS OF A SIZE, DESIGN, CAPACITY, TYPE AND MANUFACTURE SELECTED BY LESSEE AND THAT SUCH VEHICLE IS IN GOOD CONDITION AND REPAIR AND IS SATISFACTORY IN ALL RESPECTS AND IS SUITABLE FOR LESSEE'S PURPOSE. LESSEE ACKNOWLEDGES THAT LESSOR IS NOT A MANUFACTURER OF ANY VEHICLE OR AN AGENT OF A MANUFACTURER OF ANY VEHICLE.

(b) LESSOR MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO ANY VEHICLE, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, IT BEING AGREED THAT ALL SUCH RISKS ARE TO BE BORNE BY LESSEE. THE VEHICLES ARE LEASED "AS IS," "WITH ALL FAULTS." All warranties made by any supplier, vendor and/or manufacturer of a Vehicle are hereby assigned by Lessor to Lessee for the applicable Term and Lessee's only remedy, if any, is against the supplier, vendor or manufacturer of the Vehicle.

Initials: EFM_____ Customer_____

(c) None of Lessor, Servicer or any other agent of Lessor will be liable to Lessee for any liability, claim, loss, damage (direct, incidental or consequential) or expense of any kind or nature, caused directly or indirectly, by any Vehicle or any inadequacy of any Vehicle for any purpose or any defect (latent or patent) in any Vehicle or the use or maintenance of any Vehicle or any repair, servicing or adjustment of or to any Vehicle, or any delay in providing or failure to provide any Vehicle, or any interruption or loss of service or use of any Vehicle, or any loss of business or any damage whatsoever and however caused. In addition, none of Lessor, Servicer or any other agent of Lessor will have any liability to Lessee under this Agreement or under any order authorization form executed by Lessee if Lessor is unable to locate or purchase a Vehicle ordered by Lessee or for any delay in delivery of any Vehicle ordered by Lessee.

**10. RISK OF LOSS:** Lessee assumes and agrees to bear the entire risk of loss of, theft of, damage to or destruction of any Vehicle from any cause whatsoever ("Casualty Occurrence"). In the event of a Casualty Occurrence to a Vehicle, Lessee shall give Lessor prompt notice of the Casualty Occurrence and thereafter will place the applicable Vehicle in good repair, condition and working order; provided, however, that if the applicable Vehicle is determined by Lessor to be lost, stolen, destroyed or damaged beyond repair (a "Totaled Vehicle"), Lessee agrees to pay Lessor no later than the date thirty (30) days after the date of the Casualty Occurrence the amounts owed under Sections 3(b) and 3(c) with respect to such Totaled Vehicle. Upon such payment, this Agreement will terminate with respect to such Totaled Vehicle.

**11. INSURANCE:**

(a) Lessee agrees to purchase and maintain in force during the Term, insurance policies in at least the amounts listed below covering each Vehicle, to be written by an insurance company or companies satisfactory to Lessor, insuring Lessee, Lessor and any other person or entity designated by Lessor against any damage, claim, suit, action or liability:

(i) Commercial Automobile Liability Insurance (including Uninsured/Underinsured Motorist Coverage and No-Fault Protection where required by law) for the limits listed below (Note - $2,000,000 Combined Single Limit Bodily Injury and Property Damage with No Deductible is required for each Vehicle capable of transporting more than 8 passengers):

| State of Vehicle Registration | Coverage |
|---|---|
| Connecticut, Massachusetts, Maine, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont | $1,000,000 Combined Single Limit Bodily Injury and Property Damage - No Deductible |
| Florida | $500,000 Combined Single Limit Bodily Injury and Property Damage or $100,000 Bodily Injury Per Person, $300,000 Per Occurrence and $50,000 Property Damage (100/300/50) - No Deductible |
| All Other States | $300,000 Combined Single Limit Bodily Injury and Property Damage or $100,000 Bodily Injury Per Person, $300,000 Per Occurrence and $50,000 Property Damage (100/300/50) - No Deductible |

(ii) Physical Damage Insurance (Collision & Comprehensive): Actual cash value of the applicable Vehicle. Maximum deductible of $500 per occurrence - Collision and $250 per occurrence - Comprehensive).

If the requirements of any governmental or regulatory agency exceed the minimums stated in this Agreement, Lessee must obtain and maintain the higher insurance requirements. Lessee agrees that each required policy of insurance will by appropriate endorsement or otherwise name Lessor and any other person or entity designated by Lessor as additional insureds and loss payees, as their respective interests may appear. Further, each such insurance policy must provide the following: (i) that the same may not be cancelled, changed or modified until after the insurer has given to Lessor, Servicer and any other person or entity designated by Lessor at least thirty (30) days prior written notice of such proposed cancellation, change or modification, (ii) that no act or default of Lessee or any other person or entity shall affect the right of Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns to recover under such policy or policies of insurance in the event of any loss of or damage to any Vehicle and (iii) that the coverage is "primary coverage" for the protection of Lessee, Lessor, Servicer, any other agent of Lessor and their respective successors and assigns notwithstanding any other coverage carried by Lessee, Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns protecting against similar risks. Original certificates evidencing such coverage and naming Lessor, Servicer, any other agent of Lessor and any other person or entity designated by Lessor as additional insureds and loss payees shall be furnished to Lessor prior to the Delivery Date, and annually thereafter and/or as reasonably requested by Lessor from time to time. In the event of default, Lessee hereby appoints Lessor, Servicer and any other agent of Lessor as Lessee's attorney-in-fact to receive payment of, to endorse all checks and other documents and to take any other actions necessary to pursue insurance claims and recover payments if Lessee fails to do so. Any expense of Lessor, Servicer or any other agent of Lessor in adjusting or collecting insurance shall be borne by Lessee.

Lessee, its drivers, servants and agents agree to cooperate fully with Lessor, Servicer, any other agent of Lessor and any insurance carriers in the investigation, defense and prosecution of all claims or suits arising from the use or operation of any Vehicle. If any claim is made or action commenced for death, personal injury or property damage resulting from the ownership, maintenance, use or operation of any Vehicle, Lessee will promptly notify Lessor of such action or claim and forward to Lessor a copy of every demand, notice, summons or other process received in connection with such claim or action.

(b) Notwithstanding the provisions of Section 11(a) above: (i) if Section 4 of a Schedule includes a charge for physical damage waiver, Lessor agrees that (A) Lessee will not be required to obtain or maintain the minimum physical damage insurance (collision and comprehensive) required under Section 11(a) for the Vehicle(s) covered by such Schedule and (B) Lessor will assume the risk of physical damage (collision and comprehensive) to the Vehicle(s) covered by such Schedule; provided, however, that such physical damage waiver shall not apply to, and Lessee shall be and remain liable and responsible for, damage to a covered Vehicle caused by wear and tear or mechanical breakdown or failure, damage to or loss of any parts, accessories or components added to a covered

Vehicle by Lessee without the prior written consent of Lessor and/or damage to or loss of any property and/or personal effects contained in a covered Vehicle. In the event of a Casualty Occurrence to a covered Vehicle, Lessor may, at its option, replace, rather than repair, the damaged Vehicle with an equivalent vehicle, which replacement vehicle will then constitute the "Vehicle" for purposes of this Agreement; and (ii) if Section 4 of a Schedule includes a charge for commercial automobile liability enrollment, Lessor agrees that it will, at its expense, obtain for and on behalf of Lessee, by adding Lessee as an additional insured under a commercial automobile liability insurance policy issued by an insurance company selected by Lessor, commercial automobile liability insurance satisfying the minimum commercial automobile liability insurance required under Section 11(a) for the Vehicle(s) covered by such Schedule. Lessor may at any time during the applicable Term terminate said obligation to provide physical damage waiver and/or commercial automobile liability enrollment and cancel such physical damage waiver and/or commercial automobile liability enrollment upon giving Lessee at least ten (10) days prior written notice. Upon such cancellation, insurance in the minimum amounts as set forth in 11(a) shall be obtained and maintained by Lessee at Lessee's expense. An adjustment will be made in monthly rental charges payable by Lessee to reflect any such change and Lessee agrees to furnish Lessor with satisfactory proof of insurance coverage within ten (10) days after mailing of the notice. In addition, Lessor may change the rates charged by Lessor under this Section 11(b) for physical damage waiver and/or commercial automobile liability enrollment upon giving Lessee at least thirty (30) days prior written notice.

**12. INDEMNITY:** To the extent permitted by state law, Lessee agrees to defend and indemnify Lessor, Servicer, any other agent of Lessor and their respective successors and assigns from and against any and all losses, damages, liabilities, suits, claims, demands, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) which Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns may incur by reason of Lessee's breach or violation of, or failure to observe or perform, any term, provision or covenant of this Agreement, or as a result of any loss, damage, theft or destruction of any Vehicle or related to or arising out of or in connection with the use, operation or condition of any Vehicle. The provisions of this Section 12 shall survive any expiration or termination of this Agreement. Nothing herein shall be deemed to affect the rights, privileges, and immunities of Lessee and the foregoing indemnity provision is not intended to be a waiver of any sovereign immunity afforded to Lessee pursuant to the law.

**13. INSPECTION OF VEHICLES; ODOMETER DISCLOSURE; FINANCIAL STATEMENTS:** Lessee agrees to accomplish, at its expense, all inspections of the Vehicles required by any governmental authority during the Term. Lessor, Servicer, any other agent of Lessor and any of their respective successors or assigns will have the right to inspect any Vehicle at any reasonable time(s) during the Term and for this purpose to enter into or upon any building or place where any Vehicle is located. Lessee agrees to comply with all odometer disclosure laws, rules and regulations and to provide such written and signed disclosure information on such forms and in such manner as directed by Lessor. Providing false information or failure to complete the odometer disclosure form as required by law may result in fines and/or imprisonment. Lessee hereby agrees to promptly deliver to Lessor such financial statements and other financial information regarding Lessee as Lessor may from time to time reasonably request.

**14. DEFAULT; REMEDIES:** The following shall constitute events of default ("Events of Default") by Lessee under this Agreement: (a) if Lessee fails to pay when due any rent or other amount due under this Agreement and any such failure shall remain unremedied for ten (10) days; (b) if Lessee fails to perform, keep or observe any term, provision or covenant contained in Section 11 of this Agreement; (c) if Lessee fails to perform, keep or observe any other term, provision or covenant contained in this Agreement and any such failure shall remain unremedied for thirty (30) days after written notice thereof is given by Lessor, Servicer or any other agent of Lessor to Lessee; (d) any seizure or confiscation of any Vehicle or any other act (other than a Casualty Occurrence) otherwise rendering any Vehicle unsuitable for use (as determined by Lessor); (e) if any present or future guaranty in favor of Lessor of all or any portion of the obligations of Lessee under this Agreement shall at any time for any reason cease to be in full force and effect or shall be declared to be null and void by a court of competent jurisdiction, or if the validity or enforceability of any such guaranty shall be contested or denied by any guarantor, or if any guarantor shall deny that it, he or she has any further liability or obligation under any such guaranty or if any guarantor shall fail to comply with or observe any of the terms, provisions or conditions contained in any such guaranty; (f) the occurrence of a material adverse change in the financial condition or business of Lessee or any guarantor; or (g) if Lessee or any guarantor is in default under or fails to comply with any other present or future agreement with or in favor of Lessor, The Crawford Group, Inc. or any direct or indirect subsidiary of The Crawford Group, Inc.. For purposes of this Section 14, the term "guarantor" shall mean any present or future guarantor of all or any portion of the obligations of Lessee under this Agreement.

Upon the occurrence of any Event of Default, Lessor, without notice to Lessee, will have the right to exercise concurrently or separately (and without any election of remedies being deemed made), the following remedies: (a) Lessor may demand and receive immediate possession of any or all of the Vehicles from Lessee, without releasing Lessee from its obligations under this Agreement; if Lessee fails to surrender possession of the Vehicles to Lessor on default (or termination or expiration of the Term), Lessor, Servicer, any other agent of Lessor and any of Lessor's independent contractors shall have the right to enter upon any premises where the Vehicles may be located and to remove and repossess the Vehicles; (b) Lessor may enforce performance by Lessee of its obligations under this Agreement; (c) Lessor may recover damages and expenses sustained by Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns by reason of Lessee's default including, to the extent permitted by applicable law, all costs and expenses, including court costs and reasonable attorneys' fees and expenses, incurred by Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns in attempting or effecting enforcement of Lessor's rights under this Agreement (whether or not litigation is commenced) and/or in connection with bankruptcy or insolvency proceedings; (d) upon written notice to Lessee, Lessor may terminate Lessee's rights under this Agreement; (e) with respect to each Vehicle, Lessor may recover from Lessee all amounts owed by Lessee under Sections 3(b) and 3(c) of this Agreement (and, if Lessor does not recover possession of a Vehicle, (i) the estimated wholesale value of such Vehicle for purposes of Section 3(c) shall be deemed to be $0.00 and (ii) the calculations described in the first two sentences of Section 3(c) shall be made without giving effect to clause (ii) in each such sentence); and/or (f) Lessor may exercise any other right or remedy which may be available to Lessor under the Uniform Commercial Code, any other applicable law or in equity. A termination of this Agreement shall occur only upon written notice by Lessor to Lessee. Any termination shall not affect Lessee's obligation to pay all amounts due for periods prior to the effective date of such termination or Lessee's obligation to pay any indemnities under this Agreement. All remedies of Lessor under this Agreement or at law or in equity are cumulative.

**15. ASSIGNMENTS:** Lessor may from time to time assign, pledge or transfer this Agreement and/or any or all of its rights and obligations under this Agreement to any person or entity. Lessee agrees, upon notice of any such assignment, pledge or transfer of any amounts due or to become due to Lessor under this Agreement to pay all such amounts to such assignee, pledgee or transferee. Any such assignee, pledgee or transferee of any rights or obligations of Lessor under this Agreement will have all of the rights and obligations that have been assigned to it. Lessee's rights and interest in and to the Vehicles are and will continue

at all times to be subject and subordinate in all respects to any assignment, pledge or transfer now or hereafter executed by Lessor with or in favor of any such assignee, pledgee or transferee, provided that Lessee shall have the right of quiet enjoyment of the Vehicles so long as no Event of Default under this Agreement has occurred and is continuing. Lessee acknowledges and agrees that the rights of any assignee, pledgee or transferee in and to any amounts payable by the Lessee under any provisions of this Agreement shall be absolute and unconditional and shall not be subject to any abatement whatsoever, or to any defense, setoff, counterclaim or recoupment whatsoever, whether by reason of any damage to or loss or destruction of any Vehicle or by reason of any defect in or failure of title of the Lessor or interruption from whatsoever cause in the use, operation or possession of any Vehicle, or by reason of any indebtedness or liability howsoever and whenever arising of the Lessor or any of its affiliates to the Lessee or to any other person or entity, or for any other reason.

Without the prior written consent of Lessor, Lessee may not assign, sublease, transfer or pledge this Agreement, any Vehicle, or any interest in this Agreement or in and to any Vehicle, or permit its rights under this Agreement or any Vehicle to be subject to any lien, charge or encumbrance. Lessee's interest in this Agreement is not assignable and cannot be assigned or transferred by operation of law. Lessee will not transfer or relinquish possession of any Vehicle (except for the sole purpose of repair or service of such Vehicle) without the prior written consent of Lessor.

**16. MISCELLANEOUS:** This Agreement contains the entire understanding of the parties. This Agreement may only be amended or modified by an instrument in writing executed by both parties. Lessor shall not by any act, delay, omission or otherwise be deemed to have waived any of its rights or remedies under this Agreement and no waiver whatsoever shall be valid unless in writing and signed by Lessor and then only to the extent therein set forth. A waiver by Lessor of any right or remedy under this Agreement on any one occasion shall not be construed as a bar to any right or remedy, which Lessor would otherwise have on any future occasion. If any term or provision of this Agreement or any application of any such term or provision is invalid or unenforceable, the remainder of this Agreement and any other application of such term or provision will not be affected thereby. Giving of all notices under this Agreement will be sufficient if mailed by certified mail to a party at its address set forth below or at such other address as such party may provide in writing from time to time. Any such notice mailed to such address will be effective one (1) day after deposit in the United States mail, duly addressed, with certified mail, postage prepaid. Lessee will promptly notify Lessor of any change in Lessee's address. This Agreement may be executed in multiple counterparts (including facsimile and pdf counterparts), but the counterpart marked "ORIGINAL" by Lessor will be the original lease for purposes of applicable law. All of the representations, warranties, covenants, agreements and obligations of each Lessee under this Agreement (if more than one) are joint and several.

**17. SUCCESSORS AND ASSIGNS; GOVERNING LAW:** Subject to the provisions of Section 15, this Agreement will be binding upon Lessee and its heirs, executors, personal representatives, successors and assigns, and will inure to the benefit of Lessor, Servicer, any other agent of Lessor and their respective successors and assigns. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Missouri (determined without reference to conflict of law principles).

**18. NON-PETITION:** Each party hereto hereby covenants and agrees that, prior to the date which is one year and one day after payment in full of all indebtedness of Lessor, it shall not institute against, or join any other person in instituting against, Lessor any bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other similar proceeding under the laws of the United States or any state of the United States. The provisions of this Section 18 shall survive termination of this Master Equity Lease Agreement.

**19. NON-APPROPRIATION:** Lessee's funding of this Agreement shall be on a Fiscal Year basis and is subject to annual appropriations. Lessor acknowledges that Lessee is a municipal corporation, is precluded by the County or State Constitution and other laws from entering into obligations that financially bind future governing bodies, and that, therefore, nothing in this Agreement shall constitute an obligation of future legislative bodies of the County or State to appropriate funds for purposes of this Agreement. Accordingly, the parties agree that the lease terms within this Agreement or any Schedules relating hereto are contingent upon appropriation of funds. The parties further agree that should the County or State fail to appropriate such funds, the Lessor shall be paid all rentals due and owing hereunder up until the actual day of termination. In addition, Lessor reserves the right to be paid for any reasonable damages. These reasonable damages will be limited to the losses incurred by the Lessor for having to sell the vehicles on the open used car market prior to the end of the scheduled term (as determined in Section 3 and Section 14 of this Agreement).

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Master Equity Lease Agreement as of the day and year first above written.

LESSEE: _____

Signature: _____

By: _____

Title: _____

Address: _____

_____

_____

Date Signed: _____, _____

LESSOR: Enterprise FM Trust
By: Enterprise Fleet Management, Inc. its attorney in fact

Signature: _____

By: _____

Title: _____

Address: _____

_____

_____

Date Signed: _____, _____

Initials: EFM_____ Customer_____

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# Open-End (Equity) Lease Rate Quote

**Quote No:** 5956898

**Prepared For:** Village of Jackson

**Date** 09/29/2021
**AE/AM** BW0

**Unit #**
**Year** 2022 **Make** Ford **Model** Police Interceptor Utility
**Series** Base All-Wheel Drive
**Vehicle Order Type** Ordered **Term** 48 **State** WI **Customer#** 614804

| | | |
|---|---|---|
| $ 38,518.00 | | Capitalized Price of Vehicle[1] |
| $ 0.00 | * | Sales Tax 0.0000% **State** WI |
| $ 164.50 | * | Initial License Fee |
| $ 0.00 | | Registration Fee |
| $ 200.00 | | Other: (See Page 2) |
| $ 0.00 | * | Capitalized Price Reduction |
| $ 0.00 | * | Tax on Capitalized Price Reduction |
| $ 8,000.00 | | Gain Applied From Prior Unit |
| $ 0.00 | * | Tax on Gain On Prior |
| $ 0.00 | * | Security Deposit |
| $ 179.91 | * | Tax on Incentive ( Taxable Incentive Total : $3,271.00 ) |
| $ 30,718.00 | | Total Capitalized Amount (Delivered Price) |
| $ 537.57 | | Depreciation Reserve @ 1.7500% |
| $ 101.02 | | Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)[2] |
| **$ 638.59** | | **Total Monthly Rental Excluding Additional Services** |
| | | **Additional Fleet Management** |
| | | Master Policy Enrollment Fees |
| $ 0.00 | | Commercial Automobile Liability Enrollment |
| | | Liability Limit $0.00 |
| $ 0.00 | | Physical Damage Management |
| $ 0.00 | | Full Maintenance Program[3] Contract Miles 0 |
| | | Incl: # Brake Sets (1 set = 1 Axle) 0 |
| **$ 0.00** | | **Additional Services SubTotal** |
| $ 0.00 | | Sales Tax 5.5000% **State** WI |
| **$ 638.59** | | **Total Monthly Rental Including Additional Services** |
| $ 4,914.64 | | Reduced Book Value at 48 Months |
| $ 450.00 | | Service Charge Due at Lease Termination |

**All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.**

**Order Information**

| | |
|---|---|
| **Driver Name** | |
| **Exterior Color** | Agate Black |
| **Interior Color** | Charcoal Black w/Unique HD Cloth Front Bucket |
| **Lic. Plate Type** | Official Municipal |
| **GVWR** | 0 |

| | |
|---|---|
| Comp/Coll Deductible | 0 / 0 |
| OverMileage Charge | $ 0.00 Per Mile |
| # Tires 0 | Loaner Vehicle Not Included |

Quote based on estimated annual mileage of 15,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

***ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.***
Lessee hereby authorizes this vehicle order, agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle. Lessee certifies that it intends that more than 50% of the use of the vehicle is to be in a trade or business of the Lessee.

**LESSEE** Village of Jackson

**BY** **TITLE** **DATE**

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
[1] Capitalized Price of Vehicle May be Adjusted to Reflect Final Manufacturer's Invoice. Lessee Hereby Assigns to Lessor anyManufacturer Rebates And/Or Manufacturer Incentives Intended for the Lessee, Which Rebates And/Or Incentives Have Been UsedBy Lessor to Reduce the Capitalized Price of the Vehicle.
[2] Monthly Lease Charge Will Be Adjusted to Reflect the Interest Rate on the Delivery Date (Subject to a Floor).
[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

## Other Totals

| Description | (B)illed or (C)apped | Price |
|---|---|---|
| Pricing Plan Delivery Charge | B | $ 150.00 |
| Courtesy Delivery Fee | C | $ 200.00 |
| | | |
| **Total Other Charges Billed** | | $ 150.00 |
| **Total Other Charges Capitalized** | | $ 200.00 |
| **Other Charges Total** | | $ 350.00 |

# Open-End (Equity) Lease Rate Quote

Quote No: 5956898

## VEHICLE INFORMATION:

2022 Ford Police Interceptor Utility Base All-Wheel Drive - US

Series ID: K8A

**Pricing Summary:**

| | INVOICE | MSRP |
|---|---|---|
| Base Vehicle | $39,751 | $40,980.00 |
| Total Options | $1,593.00 | $1,695.00 |
| Destination Charge | $1,245.00 | $1,245.00 |
| **Total Price** | **$42,589.00** | **$43,920.00** |

## SELECTED COLOR:

Exterior: UM-Agate Black

Interior: 96-Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear

## SELECTED OPTIONS:

| CODE | DESCRIPTION | INVOICE | MSRP |
|---|---|---|---|
| 119WB | 119" Wheelbase | STD | STD |
| 153 | Front License Plate Bracket | NC | NC |
| 17T | Switchable Red/White Lighting in Cargo Area | $47.00 | $50.00 |
| 18D | Global Lock/Unlock Feature | NC | NC |
| 425 | 50 State Emission System | STD | STD |
| 43D | Dark Car Feature | $24.00 | $25.00 |
| 44B | Transmission: 10-Speed Automatic | Included | Included |
| 47A | Police Engine Idle Feature | $244.00 | $260.00 |
| 500A | Order Code 500A | NC | NC |
| 51R | Driver Only LED Spot Lamp (Unity) | $371.00 | $395.00 |
| 9 | Unique HD Cloth Front Bucket Seats w/Vinyl Rear | Included | Included |
| 549 | Heated Sideview Mirrors | $56.00 | $60.00 |
| 55F | Remote Keyless Entry Key Fob w/o Key Pad | $320.00 | $340.00 |
| 59B | Keyed Alike - 1284x | $47.00 | $50.00 |
| 66C | Rear Lighting Solution | $428.00 | $455.00 |
| 86T | Tail Lamp/Police Interceptor Housing Only | $56.00 | $60.00 |
| 96_01 | Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear | NC | NC |
| 99W | Engine: 3.3L V6 Direct-Injection Hybrid System | Included | Included |
| PAINT | Monotone Paint Application | STD | STD |
| STDAX | 3.73 Axle Ratio | Included | Included |
| STDGV | GVWR: 6,840 lbs (3,103 kgs) | Included | Included |
| STDRD | Radio: AM/FM/MP3 Capable | Included | Included |
| STDTR | Tires: 255/60R18 AS BSW | Included | Included |
| STDWL | Wheels: 18" x 8" 5-Spoke Painted Black Steel | Included | Included |
| UM_01 | Agate Black | NC | NC |

## CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: liftgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Convex Driver Mirror: convex driver and passenger mirror
- Spoiler: rear lip spoiler
- Door Handles: black
- Front And Rear Bumpers: body-coloured front and rear bumpers with black rub strip
- Front Tow Hooks: 1 front tow hooks
- Front License Plate Bracket: front license plate bracket
- Body Material: galvanized steel/aluminum body material
- : class III trailering with harness, hitch
- Body Side Cladding: body-coloured bodyside cladding
- Grille: black grille

Convenience Features:

- Air Conditioning automatic dual-zone front air conditioning
- Air Filter: air filter
- Cruise Control: cruise control with steering wheel controls
- Trunk/Hatch/Door Remote Release: power cargo access remote release
- Power Windows: power windows with driver and passenger 1-touch down
- 1/4 Vent Rear Windows: power rearmost windows
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Driver and Passenger Vanity Mirror: driver and passenger-side visor mirrors
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Dashboard Storage: dashboard storage
- Driver Footrest: driver's footrest
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:

- radio AM/FM stereo with seek-scan
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 4 speakers
- Internet Access: Fleet Telematics Modem internet access
- 1st Row LCD: 1 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type projector beam LED low/high beam headlamps
- Front Wipers: variable intermittent speed-sensitive wipers wipers
- Rear Window wiper: fixed interval rear window wiper with heating wiper park
- Rear Window Defroster: rear window defroster
- Tinted Windows: deep-tinted windows
- Dome Light: dome light with fade
- Front Reading Lights: front and rear reading lights
- Variable IP Lighting: variable instrument panel lighting
- Display Type: analog appearance
- Tachometer: tachometer
- Low Tire Pressure Warning: tire specific low-tire-pressure warning
- Trip Computer: trip computer
- Trip Odometer: trip odometer
- Water Temp Gauge: water temp. gauge

Engine Hour Meter: engine hour meter
Clock: in-radio display clock
Systems Monitor: systems monitor
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:
ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Spare Tire Type: full-size spare tire
Spare Tire Mount: spare tire mounted inside under cargo
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Knee Airbag: knee airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Electronic Stability: electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:
Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Lumbar: manual driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Rear Seat Type: rear 35-30-35 split-bench seat
Rear Folding Position: rear seat fold-forward seatback
Leather Upholstery: cloth front seat upholstery
Rear Seat Material: vinyl rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
Interior Accents: metal-look interior accents
Cargo Space Trim: carpet cargo space
Trunk Lid: plastic trunk lid/rear cargo door
Cargo Tie Downs: cargo tie-downs

Cargo Light: cargo light

Cargo Tray: cargo tray/organizer

Standard Engine:

Engine 318-hp, 3.3-liter V-6 (hybrid regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD

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# Open-End (Equity) Lease Rate Quote

**Quote No: 5956902**

**Prepared For:** Village of Jackson

**Date** 09/29/2021
**AE/AM** BW0

**Unit #**
**Year** 2022 **Make** Ford **Model** F-150
**Series** XLT 4x4 SuperCrew Cab Styleside 5.5 ft. box 145 in. WB
**Vehicle Order Type** Ordered **Term** 24 **State** WI **Customer#** 614804

| | | |
|---|---|---|
| $ 37,650.00 | | Capitalized Price of Vehicle [1] |
| $ 0.00 | * | Sales Tax 0.0000% **State** WI |
| $ 164.50 | * | Initial License Fee |
| $ 0.00 | | Registration Fee |
| $ 200.00 | | Other: (See Page 2) |
| $ 0.00 | | Capitalized Price Reduction |
| $ 0.00 | | Tax on Capitalized Price Reduction |
| $ 7,000.00 | | Gain Applied From Prior Unit |
| $ 0.00 | * | Tax on Gain On Prior |
| $ 0.00 | * | Security Deposit |
| $ 0.00 | * | Tax on Incentive ( Taxable Incentive Total : $9,019.00 ) |
| $ 30,850.00 | | Total Capitalized Amount (Delivered Price) |
| $ 416.48 | | Depreciation Reserve @ 1.3500% |
| $ 130.82 | | Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)[2] |
| **$ 547.30** | | **Total Monthly Rental Excluding Additional Services** |
| | | **Additional Fleet Management** |
| | | Master Policy Enrollment Fees |
| $ 0.00 | | Commercial Automobile Liability Enrollment |
| | | Liability Limit $0.00 |
| $ 0.00 | | Physical Damage Management |
| $ 0.00 | | Full Maintenance Program [3] Contract Miles 0 |
| | | Incl: # Brake Sets (1 set = 1 Axle) 0 |
| **$ 0.00** | | **Additional Services SubTotal** |
| $ 0.00 | | Sales Tax 5.5000% **State** WI |
| **$ 547.30** | | **Total Monthly Rental Including Additional Services** |
| $ 20,854.48 | | Reduced Book Value at 24 Months |
| $ 450.00 | | Service Charge Due at Lease Termination |

**All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.**

**Order Information**

| | |
|---|---|
| **Driver Name** | |
| **Exterior Color** | Carbonized Gray Metallic |
| **Interior Color** | Black w/Medium Dark Slate w/Cloth 40/Console/ |
| **Lic. Plate Type** | Municipal |
| **GVWR** | 0 |

| | |
|---|---|
| Comp/Coll Deductible | 0 / 0 |
| OverMileage Charge | $ 0.00 Per Mile |
| # Tires 0 | Loaner Vehicle Not Included |

Quote based on estimated annual mileage of 12,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

***ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.***
Lessee hereby authorizes this vehicle order, agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle. Lessee certifies that it intends that more than 50% of the use of the vehicle is to be in a trade or business of the Lessee.

**LESSEE** Village of Jackson

**BY** **TITLE** **DATE**

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
[1] Capitalized Price of Vehicle May be Adjusted to Reflect Final Manufacturer's Invoice. Lessee Hereby Assigns to Lessor anyManufacturer Rebates And/Or Manufacturer Incentives Intended for the Lessee, Which Rebates And/Or Incentives Have Been UsedBy Lessor to Reduce the Capitalized Price of the Vehicle.
[2] Monthly Lease Charge Will Be Adjusted to Reflect the Interest Rate on the Delivery Date (Subject to a Floor).
[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

## Other Totals

| Description | (B)illed or (C)apped | Price |
|---|---|---|
| Pricing Plan Delivery Charge | B | $ 150.00 |
| Courtesy Delivery Fee | C | $ 200.00 |
| | | |
| **Total Other Charges Billed** | | $ 150.00 |
| **Total Other Charges Capitalized** | | $ 200.00 |
| **Other Charges Total** | | $ 350.00 |

# Open-End (Equity) Lease Rate Quote

Quote No: 5956902

## VEHICLE INFORMATION:

2022 Ford F-150 XLT 4x4 SuperCrew Cab Styleside 5.5 ft. box 145 in. WB - US

Series ID: W1E

**Pricing Summary:**

| | INVOICE | MSRP |
|---|---|---|
| Base Vehicle | $41,613 | $44,505.00 |
| Total Options | $3,361.00 | $3,690.00 |
| Destination Charge | $1,695.00 | $1,695.00 |
| **Total Price** | **$46,669.00** | **$49,890.00** |

## SELECTED COLOR:

Exterior: M7-Carbonized Gray Metallic

Interior: US-Black w/Medium Dark Slate w/Cloth 40/Console/40 Front Seats or Cloth 40/Console/40 Front Seats

## SELECTED OPTIONS:

| CODE | DESCRIPTION | INVOICE | MSRP |
|---|---|---|---|
| 145WB | 145" Wheelbase | STD | STD |
| 18B | Black Platform Running Boards | $228.00 | $250.00 |
| 300A | Equipment Group 300A Standard | NC | NC |
| 425 | 50 State Emissions | NC | NC |
| 44G | Transmission: Electronic 10-Speed Automatic | Included | Included |
| 53A_ | Trailer Tow Package (Fleet) | $537.00 | $590.00 |
| 53B | Class IV Trailer Hitch Receiver | Included | Included |
| 59R | Remote Start System w/Remote Tailgate Release (Fleet) | $178.00 | $195.00 |
| 64F | Wheels: 17" Silver Painted Aluminum | Included | Included |
| 67T | Integrated Trailer Brake Controller | Included | Included |
| 91P | 8-Way Power Driver's Seat w/Power Lumbar (Fleet) | $319.00 | $350.00 |
| 96W | Tough Bed Spray-In Bedliner | $542.00 | $595.00 |
| 99P | Engine: 2.7L V6 EcoBoost | $1,088.00 | $1,195.00 |
| FIMAC | Front & Rear Molded Splash Guards | $200.00 | $220.00 |
| M7_05 | Carbonized Gray Metallic | NC | NC |
| NONGV1 | GVWR: 6,600 lbs Payload Package | Included | Included |
| PAINT | Monotone Paint Application | STD | STD |
| PNTTBL01 | Paint Table : Monotone Paint Application | $0.00 | $0.00 |
| PTBA | Pro Trailer Backup Assist | Included | Included |
| STDRD | Radio: AM/FM Stereo w/6 Speakers | Included | Included |
| STDTR | Tires: 265/70R17 BSW A/T | Included | Included |
| SYNC | SYNC 4 | Included | Included |
| U | Cloth 40/Console/40 Front Seats | $269.00 | $295.00 |
| US_01 | Black w/Medium Dark Slate w/Cloth 40/Console/40 Front Seats or Cloth 40/Console/40 Front Seats | NC | NC |
| X19 | 3.55 Axle Ratio | Included | Included |

## CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Convex Driver Mirror: convex driver and passenger mirror
- Running Boards: running boards
- Door Handles: black
- Front And Rear Bumpers: chrome front and rear bumpers with body-coloured rub strip
- Rear Step Bumper: rear step bumper
- Front Tow Hooks: 2 front tow hooks
- Front Mud Flaps: front and rear mud flaps
- Bed Liner: bed liner
- Box Style: regular
- Body Material: aluminum body material
- : class IV trailering with harness, hitch, brake controller
- Grille: black w/chrome surround grille

Convenience Features:

- Air Conditioning manual air conditioning
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Remote Engine Start: remote engine start - keyfob and smart device
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Driver and Passenger Vanity Mirror: driver and passenger-side visor mirrors
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with locking box
- Overhead Console: full overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 2 seatback storage pockets
- Dashboard Storage: dashboard storage
- IP Storage: bin instrument-panel storage
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:

- radio AM/FM stereo with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- Internet Access: FordPass Connect 4G internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off aero-composite halogen headlamps
- Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
- Front Fog Lights: front fog lights

Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front and rear reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Reverse Sensing System rear parking sensors
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: in-radio display clock
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:
ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints

Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5

Front Bucket Seats: front bucket seats

Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments

Reclining Driver Seat: power reclining driver and manual reclining passenger seats

Driver Lumbar: power 2-way driver and passenger lumbar support

Driver Height Adjustment: power height-adjustable driver and passenger seats

Driver Fore/Aft: power driver and passenger fore/aft adjustment

Driver Cushion Tilt: power driver and passenger cushion tilt

Front Centre Armrest Storage: front centre armrest

Rear Seat Type: rear 60-40 split-bench seat

Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: cloth front and rear seat upholstery

Headliner Material: full cloth headliner

Floor Covering: full carpet floor covering

Cabback Insulator: cabback insulator

Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert

Shift Knob Trim: urethane shift knob

Floor Mats: carpet front and rear floor mats

Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 325-hp, 2.7-liter V-6 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and PowerShift automatic

Cedar corporation

engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

September 24, 2021

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Brian Kober, P.E., Director of Public Works

Re: Contractor's Application for Payment No. 2
Willow Ridge Drive Reconstruction
Project No. 05789-0013

Dear Mr. Kober:

Enclosed for your use in payment to Soper Sewer & Water LLC in the amount of $224,864.81 is Contractor's Application for Payment No. 2.

Please Note: As the Contractor has not yet received payment from the Village related to their Application for Payment No. 1, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application No. 1. These lien waivers will be submitted and included with Contractor's application for payment no. 3.

Following your review and approval, please complete the application for payment forms within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment, and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION

Douglas T. Kroes
Senior Construction Manager

Enclosed: As Noted

Cc: Doug Hansen, Soper Sewer & Water LLC

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

☒ Owner ☐ Engineer ☐ Contractor ☐ Funding Agency

# Contractor's Application for Payment No. 2

| | | |
|---|---|---|
| | Application Date: 9/20/2021 | Application Period: Through 9/17/2021 |
| To (Owner): Village of Jackson | From (Contractor): Soper Sewer & Water LLC | Via (Engineer): Cedar Corporation |
| Contact: Brian Kober | Contact: Doug Hansen | Contact: Doug Kroes |
| Project: Willow Ridge Drive Reconstruction | Address: 139 E. Packer Avenue Oshkosh, WI 54901 | Address: Cedar Corporation W61 N497 Washington Avenue Cedarburg, WI 53012 |
| Owner's Contract No.: A-21 | Contractor's Project No.: SSW21-049 | Engineer's Project No.: 05789-0013 |

## Change Order Summary

Approved Change Orders

| Number | Additions | Deductions (Enter as Positive Number) |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| TOTALS | | |
| NET CHANGE BY CHANGE ORDERS | | |

| | | |
|---|---|---|
| 1. ORIGINAL CONTRACT PRICE | $ | 788,832.75 |
| 2. Net change by Change Orders | $ | - |
| 3. CURRENT CONTRACT PRICE (Line 1 + Line 2) | $ | 788,832.75 |
| 4. TOTAL COMPLETED TO DATE (Column L Total on Progress Estimates) | $ | 330,479.80 |
| 5. RETAINAGE: a. 5% X $330,479.80 Work Completed | $ | 16,523.99 |
| 6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number) | $ | |
| 7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 6) | $ | 313,955.81 |
| 8. LESS PREVIOUS PAYMENTS (Line 7 from Prior Application) | $ | 89,091.00 |
| 9. AMOUNT DUE THIS APPLICATION | $ | 224,864.81 |

**Contractor's Certification**

The undersigned Contractor certifies that to the best of its knowledge:

(1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;

(2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and

(3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Date: 9/21/2021

Payment of: $ $224,864.81
(Line 9 or other - attach explanation of the other amount)

Recommended by: (Engineer) 9-24-21 (Date)

Payment of: $
(Line 9 or other - attach explanation of the other amount)

Approved by: (Owner) (Date)

Adapted from EJCDC C-620 Contractor's Application for Payment
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# Progress Estimate - Unit Price Work

## Contractor's Application for Payment No. 2

For (Project): Willow Ridge Drive Reconstruction

Application Date: 9/20/2021

Application Period: Through 9/17/2021

Owner's Contract No.: A-21

Engineer's Project No.: 05789-0013

| A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Work Completed Previously | | Work Completed This Period | | Total Work Completed to Date | |
| Item No. | Description | Unit | Estimated Quantity | Bid Unit Price | Bid Item Value ($) | Estimated Quantity Installed | Value of Work Installed ($) | Estimated Quantity Installed | Value of Work Installed ($) | Estimated Quantity Installed | Value of Work Installed ($) |
| 1. | COMMON EXCAVATION | L.S. | 4,200.00 | $ 16.20 | $ 68,040.00 | | $ - | 3,150.00 | $ 51,030.00 | 3,150.00 | $ 51,030.00 |
| 2. | SAW CUTTING ASPHALT ROADWAY | L.S. | 200.00 | $ 3.10 | $ 620.00 | | $ - | | $ - | | $ - |
| 3. | SAN MH CHIMNEY & CASTING REPLACEMENT | I.D. | 7.00 | $ 1,440.00 | $ 10,080.00 | 3.00 | $ 4,320.00 | | $ - | 3.00 | $ 4,320.00 |
| 4. | VALVE BOX REPLACEMENT | S.F. | 3.00 | $ 420.00 | $ 1,260.00 | | $ - | 2.00 | $ 840.00 | 2.00 | $ 840.00 |
| 5. | 48" STORM SEWER MANHOLE | L.F. | 4.00 | $ 2,870.00 | $ 11,480.00 | | $ - | 4.00 | $ 11,480.00 | 4.00 | $ 11,480.00 |
| 6. | 12" DIA. STORM SEWER | L.F. | 595.00 | $ 90.00 | $ 53,550.00 | | $ - | 639.00 | $ 57,510.00 | 639.00 | $ 57,510.00 |
| 7. | 6" DIA. PVC STORM SEWER | EA. | 98.00 | $ 90.00 | $ 8,820.00 | | $ - | 72.50 | $ 6,525.00 | 72.50 | $ 6,525.00 |
| 8. | 4" DIA. STORM LATERAL | EA. | 2,084.00 | $ 68.00 | $ 141,712.00 | 1,065.00 | $ 72,420.00 | 966.10 | $ 65,694.80 | 2,031.10 | $ 138,114.80 |
| 9. | STORM MANHOLE CHIMNEY & CASTING REPLACEMENT | 1,000GAL | 4.00 | $ 1,600.00 | $ 6,400.00 | 1.00 | $ 1,600.00 | | $ - | 1.00 | $ 1,600.00 |
| 10. | CATCH BASIN REPLACEMENT | 100 LBS | 6.00 | $ 3,000.00 | $ 18,000.00 | | $ - | 6.00 | $ 18,000.00 | 6.00 | $ 18,000.00 |
| 11. | CURB BOX REPLACEMENT | L.F . | 5.00 | $ 650.00 | $ 3,250.00 | 1.00 | $ 650.00 | 5.00 | $ 3,250.00 | 6.00 | $ 3,900.00 |
| 12. | CURB STOP REPLACEMENT | S.Y. | 3.00 | $ 1,200.00 | $ 3,600.00 | | $ - | 2.00 | $ 2,400.00 | 2.00 | $ 2,400.00 |
| 13. | SANITARY LATERAL REPLACEMENT (1 UNIT) | S.Y. | 12.00 | $ 200.00 | $ 2,400.00 | | $ - | 12.50 | $ 2,500.00 | 12.50 | $ 2,500.00 |
| 14. | 6" SAN LATERAL RECONNECTION (7 UNITS) | L.S. | 71.00 | $ 200.00 | $ 14,200.00 | | $ - | 56.10 | $ 11,220.00 | 56.10 | $ 11,220.00 |
| 15. | REMOVE CONCRETE SIDEWALK | C.Y. | 13,435.00 | $ 0.50 | $ 6,717.50 | | $ - | | $ - | | $ - |
| 16. | 4" CONCRETE SIDEWALK | TON | 12,968.00 | $ 4.35 | $ 56,410.80 | | $ - | | $ - | | $ - |
| 17. | REMOVE CURB & GUTTER | S.Y. | 3,461.00 | $ 0.70 | $ 2,422.70 | | $ - | | $ - | | $ - |
| 18. | 30" CURB & GUTTER TYPE "D" | TON | 3,234.00 | $ 13.50 | $ 43,659.00 | | $ - | | $ - | | $ - |
| 19. | REMOVE CONCRETE DRIVEWAY APRON | TON | 6,754.00 | $ 0.50 | $ 3,377.00 | | $ - | | $ - | | $ - |
| 20. | 7" CONCRETE DRIVEWAY APRON & SIDEWALK | GAL | 10,319.00 | $ 5.50 | $ 56,754.50 | | $ - | | $ - | | $ - |
| 21. | EXCAVATION BELOW SUBGRADE (EBS) | TON | 420.00 | $ 17.00 | $ 7,140.00 | | $ - | | $ - | | $ - |
| 22. | EBS BACKFILL 1-1/4" DENSE | TON | 840.00 | $ 15.00 | $ 12,600.00 | | $ - | | $ - | | $ - |
| 23. | 1-1/4" DENSE CRUSHED AGGREGATE BASE COURSE | L.F. | 3,900.00 | $ 15.00 | $ 58,500.00 | | $ - | | $ - | | $ - |
| 24. | LOWER LAYER HMA PAVEMENT 3-1/4" | L.F. | 1,275.00 | $ 71.00 | $ 90,525.00 | | $ - | | $ - | | $ - |
| 25. | UPPER LAYER HMA PAVEMENT 1-3/4" | L.S. | 685.00 | $ 75.65 | $ 51,820.25 | | $ - | | $ - | | $ - |
| 26. | TRAFFIC CONTROL (Includes Mobilization) | EA. | 1.00 | $ 25,000.00 | $ 25,000.00 | 0.25 | $ 6,250.00 | 0.25 | $ 6,250.00 | 0.50 | $ 12,500.00 |
| 27. | LAWN RESTORATION | S.F. | 3,509.00 | $ 6.00 | $ 21,054.00 | | $ - | | $ - | | $ - |
| 28. | INLET PROTECTION | S.F. | 10.00 | $ 90.00 | $ 900.00 | | $ - | | $ - | | $ - |
| 29. | ABANDON 8" SAN SEWER & WTM | S.F. | 1.00 | $ 4,880.00 | $ 4,880.00 | 1.00 | $ 4,880.00 | | $ - | 1.00 | $ 4,880.00 |
| 30. | REMOVE SAN. MANHOLE | S.Y. | 1.00 | $ 2,660.00 | $ 2,660.00 | 1.00 | $ 2,660.00 | | $ - | 1.00 | $ 2,660.00 |
| 31. | SALVAGE HYDRANT AND VALVE | L.F. | 1.00 | $ 1,000.00 | $ 1,000.00 | 1.00 | $ 1,000.00 | | $ - | 1.00 | $ 1,000.00 |
| 'OTAL BID ITEMS 1-31 | | | | | $ 788,832.75 | | $ 93,780.00 | | $ 236,699.80 | | $ 330,479.80 |
| ADDITIONAL ITEMS | | | | | | | | | | | |
| | | | | | $ - | | $ - | | $ - | | $ - |
| | | | | | $ - | | $ - | | $ - | | $ - |
| 'OTAL ADDITIONAL ITEMS | | | | | $ - | | $ - | | $ - | | $ - |
| 'OTAL ALL ITEMS | | | | | $ 788,832.75 | | $ 93,780.00 | | $ 236,699.80 | | $ 330,479.80 |

Adapted from EJCDC C-620 Contractor's Application for Payment
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GREMMER
& ASSOCIATES, INC.
CONSULTING ENGINEERS

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
Phone 920-924-5720
Fax 920-924-5725

September 24, 2021

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Brian Kober, P.E.
Director of Public Works

Subject: Project: VOJ 21-01
Coffee Connection Trail
Jackson Drive – Eagle Drive
Pay Request #1

Dear Mr. Kober:

Enclosed you will find Pay Request #1 for the Coffee Connection Trail project in the Village of Jackson. The total amount, due to the contractor, has been reduced by five percent (5%) for retainage. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

| | |
|---|---|
| Work completed, Pay Request #1 | = $87,644.00 |
| Retainage, Pay Request #1 (5%) | = $4,382.20 |
| Amount due to Contractor, Pay Request #1 | = $83,261.80 |

If you have any questions or comments, please contact me at (920) 924-5720.

Sincerely,

Jeffrey A. Chvosta
Project Engineer
Gremmer & Associates, Inc.

**Project VOJ 21-01**
**Coffee Connection Trail**
**Jackson Drive - Eagle Drive**

**Pay Request #1**
**Poblocki Paving - Prime Contractor**

| | | | | Poblocki Paving | | Pay Request #1 | | Pay Request #2 | | Cumulative Totals | | % Complete |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description | Units | Total | Unit Price | Bid Total | Actual Quantity | Total | Actual Quantity | Total | Actual Quantity | Total | |
| 100-01 | Removing Small Pipe Culverts | EACH | 1 | $200.00 | $200.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-02 | Removing Concrete Pavement | SY | 65 | $30.00 | $1,950.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-03 | Removing Asphaltic Surface | SY | 35 | $12.00 | $420.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-04 | Removing Curb & Gutter | LF | 350 | $11.00 | $3,850.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-05 | Removing Concrete Sidewalk | SY | 65 | $30.00 | $1,950.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-06 | Excavation Common | CY | 637 | $66.00 | $42,042.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-07 | Base Aggregate Dense 3/4-Inch | TON | 104 | $32.00 | $3,328.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-08 | Base Aggregate Dense 1 1/4-Inch | TON | 1,135 | $29.00 | $32,915.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-09 | Breaker Run | TON | 180 | $29.00 | $5,220.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-10 | Concrete Driveway 6-Inch | SY | 31 | $90.00 | $2,790.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-11 | Drilled Tie Bars | EACH | 36 | $15.00 | $540.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-12 | Asphaltic Surface | TON | 370 | $114.00 | $42,180.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-13 | Concrete Curb & Gutter 30-Inch Type D | LF | 350 | $66.00 | $23,100.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-14 | Concrete Curb Pedestrian | LF | 25 | $78.00 | $1,950.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-15 | Concrete Sidewalk 4-Inch | SF | 2,910 | $6.30 | $18,333.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-16 | Concrete Sidewalk 6-Inch | SF | 755 | $8.80 | $6,644.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-17 | Curb Ramp Detectable Warning Field Yellow | SF | 135 | $30.00 | $4,050.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-18 | Curb Ramp Detectable Warning Field Radial Yellow | SF | 101 | $30.00 | $3,030.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-19 | Lawn Restoration | SY | 4,456 | $10.14 | $45,183.84 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-20 | Silt Fence | LF | 1,895 | $2.00 | $3,790.00 | 1956 | $3,912.00 | | $0.00 | 1956 | $3,912.00 | 103% |
| 100-21 | Inlet Protection Type A | EACH | 1 | $105.00 | $105.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-22 | Inlet Protection Type C | EACH | 6 | $105.00 | $630.00 | 6 | $630.00 | | $0.00 | 6 | $630.00 | 100% |
| 100-23 | Temporary Ditch Checks | LF | 24 | $30.00 | $720.00 | 24 | $720.00 | | $0.00 | 24 | $720.00 | 100% |
| 100-24 | Culvert Pipe Checks | EACH | 8 | $185.00 | $1,480.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-25 | Posts Wood 4x6-Inch X 14-FT | EACH | 20 | $390.00 | $7,800.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-26 | Signs Type II Reflective F | SF | 135.0 | $26.00 | $3,510.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-27 | Traffic Control | LS | 1 | $8,556.00 | $8,556.00 | 1 | $8,556.00 | | $0.00 | 1 | $8,556.00 | 100% |
| 100-28 | Geotextile Type SAS | SY | 600 | $2.40 | $1,440.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-29 | Marking Crosswalk Epoxy Transverse Line 6-Inch | LF | 621 | $10.86 | $6,744.06 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-30 | Marking Crosswalk Epoxy Ladder Pattern 24-Inch | LF | 88 | $44.36 | $3,903.68 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-31 | Sawing Asphalt | LF | 225 | $2.50 | $562.50 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 100-32 | Sawing Concrete | LF | 115 | $3.00 | $345.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 200-01 | Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch | LF | -- | $180.00 | $0.00 | | $0.00 | | $0.00 | 0 | $0.00 | #DIV/0! |
| 200-02 | Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch | EACH | -- | $1,060.00 | $0.00 | | $0.00 | | $0.00 | 0 | $0.00 | #DIV/0! |
| 200-03 | Storm Sewer Pipe Class III-A 12-Inch | LF | 51 | $138.00 | $7,038.00 | 51 | $7,038.00 | | $0.00 | 51 | $7,038.00 | 100% |
| 200-04 | Inlet Covers Type MS | EACH | 1 | $748.00 | $748.00 | 1 | $748.00 | | $0.00 | 1 | $748.00 | 100% |
| 200-05 | Inlets Median 1 Grate | EACH | 1 | $748.00 | $748.00 | 1 | $748.00 | | $0.00 | 1 | $748.00 | 100% |
| 200-06 | Connect to Existing Storm Sewer Structure | EACH | 1 | $900.00 | $900.00 | 1 | $900.00 | | $0.00 | 1 | $900.00 | 100% |
| 200-07 | Storm Sewer Pipe PVC SDR-35 6-Inch | LF | 36 | $53.00 | $1,908.00 | 36 | $1,908.00 | | $0.00 | 36 | $1,908.00 | 100% |
| 300-01 | Adjusting Sanitary Sewer Manhole | EACH | 9 | $1,620.00 | $14,580.00 | 9 | $14,580.00 | | $0.00 | 9 | $14,580.00 | 100% |
| 400-01 | Adjusting Water Valves | EACH | 9 | $600.00 | $5,400.00 | 8 | $4,800.00 | | $0.00 | 8 | $4,800.00 | 89% |
| 400-02 | Adjusting Hydrants | EACH | 1 | $1,734.00 | $1,734.00 | 1 | $1,734.00 | | $0.00 | 1 | $1,734.00 | 100% |
| 400-03 | Relocating Hydrant | EACH | 1 | $8,370.00 | $8,370.00 | 1 | $8,370.00 | | $0.00 | 1 | $8,370.00 | 100% |
| 500-01 | Posts Wood 4x6-Inch X 16-FT | EACH | 1 | $410.00 | $410.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 500-02 | Posts Tubular Steel 2x2 X 16-FT | EACH | 1 | $410.00 | $410.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 500-03 | Signs Type II Reflective H | SF | 10.5 | $26.00 | $273.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 500-04 | Relocate Sign | EACH | 1 | $350.00 | $350.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 500-05 | Marking Line Epoxy 4-Inch | LF | 141 | $5.34 | $752.94 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 500-06 | Marking Stop Line Epoxy 18-Inch | LF | 76 | $25.00 | $1,900.00 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 500-07 | Removing Pavement Marking | LF | 337 | $2.34 | $788.58 | | $0.00 | | $0.00 | 0 | $0.00 | 0% |
| 600-01 | Sanitary Sewer Pipe PVC SDR-35 6-Inch, including all fittings (VOJ 21-02) | LF | 50 | $660.00 | $33,000.00 | 50 | $33,000.00 | | $0.00 | 50 | $33,000.00 | 100% |
| | | | **TOTAL** | | **$358,572.60** | | **$87,644.00** | | **$0.00** | | **$87,644.00** | **24.44%** |

**Pay Quantity less than Requested Quantity**

| | |
|---|---|
| **Work completed, previous estimate** | **$0.00** |
| **Work completed, this estimate** | **$87,644.00** |
| **Total work completed** | **$87,644.00** |
| **Retainage, this estimate** | **$4,382.20** |
| **Total retainage, previous estimates** | **$0.00** |
| **Total retainage** | **$0.00** |
| **Amout due to contractor, this estimate** | **$83,261.80** |

# Memo

**To:** Brian Kober

**From:** Jeff L. Deitsch JLD

**Date:** 09/22/2021

**Re:** Replacing Jet/Vac Sewer Truck

---

The Jet/Vac truck is scheduled to replace in 2022. This Jet/Vac purchase will come from the DNR replacement fund.

The WWTF staff has demo Six different Jet/Vac Manufactures. The staff found it hard to get an apple-to-apple comparison, so we came up with 22 different specifications to get as close to that comparison on how we use our truck. One big step was to take the chassis out of the comparison to concentrate on the real workings of the jet/vac. The Jet/Vac Manufactures were told that their equipment will be built on a 2022 HV513, 450 Hp International Chassis. The results of the specifications comparison are attached to this memo.

Next, staff investigated the ease of operation and how the jet/Vac manufactures would build their machines to how we used it in the village for the past 20 years. It soon came apparent that two manufacturers stood out and of the two GapVac was the choice of the staff.

Throughout the demos the staff often remark that it would be nice if we could take good ideas form each different manufactures and put it on one machine. GapVax is that manufacturer willing to build the Jet/Vac Truck to how we use the truck.

The Jet/Vac Comparison Truck memo has the apple-to-apple comparison to get a price from all the equipment manufactures. We recommend purchasing a GapVax and Lakeside truck for a price not to exceed $475.000.

We are still negotiating the final price. Building and delivery of the truck will take over a year, so we would like to confirm the order this year!

If you have any questions, please do not hesitate to ask.

Jeff

S:\JEFF\2021Jetterreplacement.doc

# Jetter TrucK Comparison

9/21/2021

| Specification | Camel | Vacall | Vactor | Jet Vac | Vac Con | GapVax |
|---|---|---|---|---|---|---|
| Single Engine Operaton | Yes | YES | YES | YES | YES | YES |
| 12 yd Dump Debris Body | YES | YES | YES | YES | YES | YES |
| Dump Debris Body With Remote/Cab | Yes | Yes | NO | NO | Yes | Yes |
| Boom Reach | 26 | 25 | 27 | 27 | 27 | 26 |
| Roots 824 18" Blower | YES | YES | YES | YES | YES | YES |
| Trash pump Rear GPM/Size | 720 /3" | 710 /4" | 500 /4" | 800 /4" | 750 /4" | 800/4" |
| Wireless Remote Control | YES | YES | YES | YES | YES | YES |
| Multi Directional Wireless Remote | No | YES | NO | NO | YES | YES |
| Front & Rear Cameras | YES | YES | YES | YES | YES | YES |
| International Chassis 450HP | YES | YES | YES | YES | YES | YES |
| Water Tank Capacity | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 |
| Water Pump GPM / PSI | 80 / 2500 | 80 / 2500 | 80 / 2500 | 80 / 2500 | 80 / 2500 | 80 / 2500 |
| Hose Reel Extends | Yes | NO | Yes | Yes | NO | NO |
| Final Blower Filter | Pleated | Steel | Stainless | Pleated | Stainless | Stainless |
| Jetter Hose Size / FT | 600 / 1" | 600 / 1 | 600 / 1" | 600 / 1" | 600 / 1 | 600 / 1 |
| Repair Facility Location In Miles | 34.5 | 23 | 16.5 | 95.7 | 14.5 | 50.3 |
| Moble Repair Service | YES | YES | YES | YES | YES | YES |
| Cold Weather Recirculator | YES | YES | YES | YES | YES | YES |
| Alumium Toolbox Behind Cab | 16x42x96 | 16x36x96 | 16x30x96 | 24x42x100 | 16x42x96 | NO |
| 2.5" water tank fill both sides | YES | YES | YES | YES | YES | YES |
| Auto Level Wind / Hose Tensioner | **Yes / Yes** | **Yes / Yes** | **Yes / Yes** | **Yes / Yes** | **YES / YES** | **YES / YES** |
| Two Front Bumper Mounted Tool Box | YES | YES | YES | YES | YES | YES |
| Hydro Excavation Kit | YES | YES | YES | YES | YES | YES |
| Truck mounted Jetter/Vac/ Hydro EX | **$ 302,618.00** | **$ 332,412.00** | **$ 322,302.00** | **$ 351,169.00** | **$ 349,654.00** | **$ 322,597.00** |
| Village Truck Chassis Bid | $ 124,987.00 | $ 124,987.00 | $ 124,987.00 | $ 124,987.00 | $ 124,987.00 | $ 124,987.00 |
| ***Total*** | ***$ 427,605.00*** | ***$ 457,399.00*** | ***$ 447,289.00*** | ***$ 476,156.00*** | ***$ 474,641.00*** | ***$ 447,584.00*** |
| Optional Hot Water | $ 12,500.00 | $ 7,201.00 | $ 14,599.00 | $ 14,857.00 | $ 19,469.00 | $ 17,259.00 |
| difference from low price unit | $ - | $ 29,794.00 | $ 19,684.00 | $ 48,551.00 | $ 47,036.00 | $ 19,979.00 |

# HV613

Configuration: 113" BBC, Set-Back Front Axle
Application: Truck or Tractor
Engine: International A26

- REFUSE
- HEAVY CONSTRUCTION DUMP
- RECOVERY
- CONCRETE MIXER

International® trucks have always answered the call for the toughest jobs around. Now there's a new breed of vocational truck that redefines the standard for uptime and productivity. Introducing the new International HV™ Series. The HV613 offers the superior maneuverability of a set-back, wide-track front axle. It also includes the industry standard for operator safety, versatility and dependability in its Diamond Logic® Electrical System. Plus, the HV613 reaches new levels of uptime, efficiency and performance with its advanced new A26™ engine and new interior that includes new, driver-focused controls and a new class-leading HVAC system.

HV613

HV INTERNATIONAL

## KEY FEATURES:

- New International® A26™ 12.4L engine with class-leading two-year unlimited mile warranty
- Wide-track axles providing maximum maneuverability and up to a 50-degree wheel cut
- New door, side glass and mirror designs improve lateral visibility and workplace safety
- All-new dash designed for the driver with more space for additional rocker switches
- Available premium gauge cluster designed with driver input is customizable with virtual gauges
- Best-in-class Diamond Logic® electrical system with new industry-standard J1939 architecture
- Easy-access column-mounted shifter integrated with engine braking helps keep hands on the wheel
- All-new HVAC system, designed for reliability, now includes a high-performance MAX defrost feature

# 113" BBC SET-BACK FRONT AXLE

### GVW
- 60,000 - lbs. (4x2)
- 74,000 - lbs. (6x4)
- 75,000 - lbs. (8x6)

### Models/BBC/BA
- 113"BBC / 45.9" BA

### Wheelbase Options
- 128 - 311"

### Axle Configurations
- 4x2
- 6x4
- 8x6 Tridem

### Rear Axle
- SINGLE REAR AXLE (4x2)
  - Meritor
    - Single Reduction: 20,000 - 30,000 lbs.
    - Double Reduction: 26,000 - 38,000* lbs.
    - Two-Speed: 23,000 lbs.
  - Dana Spicer
    - Single Reduction: 23,000 - 31,000 lbs.
    - Two-Speed: 23,000 lbs.
- TANDEM REAR AXLE (6x4)
  - Meritor:
    - Single Reduction: 40,000 - 52,000 lbs.
  - Dana Spicer:
    - Single Reduction: 46,000 lbs. - 50,000 lbs.
- TRIDEM REAR AXLE (8x6)
  - Meritor:
    - Single Reduction: 53,000 lbs.

### Front Axle
- Dana Spicer
  - Non-Driving: 12,000 - 22,000 lbs.
- Meritor
  - Non-Driving: 12,000 - 22,000 lbs.

### Frames
- Heat Treated Alloy Steel 120,000 PSI
- 11.25 x .5" THK Super Single Rail

### Front Suspension
- Spring Multileaf: 14,000 - 20,000 lbs.
- Parabolic Taperleaf: 12,000 - 22,000 lbs.

### Rear Suspension
- Chalmers: 23,000 - 52,000 lbs.
- Hendrickson
  - RT: 40,000 - 52,000 lbs.
  - HAS: 23,000 - 46,000 lbs.
  - HMX: 40,000 - 50,000 lbs.
  - PRIMAAX: 23,000 - 46,000 lbs. (Tandem) 69,000 lbs. (Tridem)
- Link: 46,000 lbs.
- International: 20,000 - 40,000* lbs.

### Electrical System
- ALTERNATORS
  - Leece-Neville: 12 Volt, 160 - 325 Amp
  - Delco Remy: 12 Volt, 165 - 240 Amp
- BATTERY SYSTEMS
  - JCI: 12 Volt 2100 CCA
  - Fleetrite®: 12 Volt 1980 - 3800 CCA

### Exhaust System
- Single canister after-treatment device
- Frame Mounted Right Side, Back of or Under Cab
- Single Vertical Tailpipe, Right Side Back of Cab

### Brakes
- Air Disc Brakes with ABS, Optional Traction Control, Optional Electronic Stability Program with Traction Control
- Optional Drum Brakes

### Power Steering
- Single Power
- Dual Power on Front Axle 16,000 lbs. and Above

### Engine
- International A26: Up to 475 hp, 1700 lb. -ft of torque

### Transmissions
- Eaton Manual: 8LL (10), 9ALL (11), 13, 15, and 18-speed
- Eaton Automated Manual: 8LL (10), 9ALL (11), 13, and 18-speed UltraShiftPLUS®, and 10-speed Eaton Fuller Advantage™
- Allison Automatic: EVS, RDS, HS Series

### Fuel Tanks
- 50 - 200 Gallons, Single or Dual, Non-Polished or Polished Aluminum, Mounted Right or Left Side Under Cab

### Tires
- Continental, Michelin, Goodyear, Bridgestone

* Application Restriction

**Note: The information and conclusions contained herein are believed to be correct at time of publication, but do not necessarily apply to similar vehicles with different specifications or with production dates after the production of this publication. Vehicles with different specifications or later dates of production may yield different results. Vehicle specifications are subject to change without notice. TAD17025 9/2017**

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GapVax
MC1510

Vapvax
MC1510

GapVax®

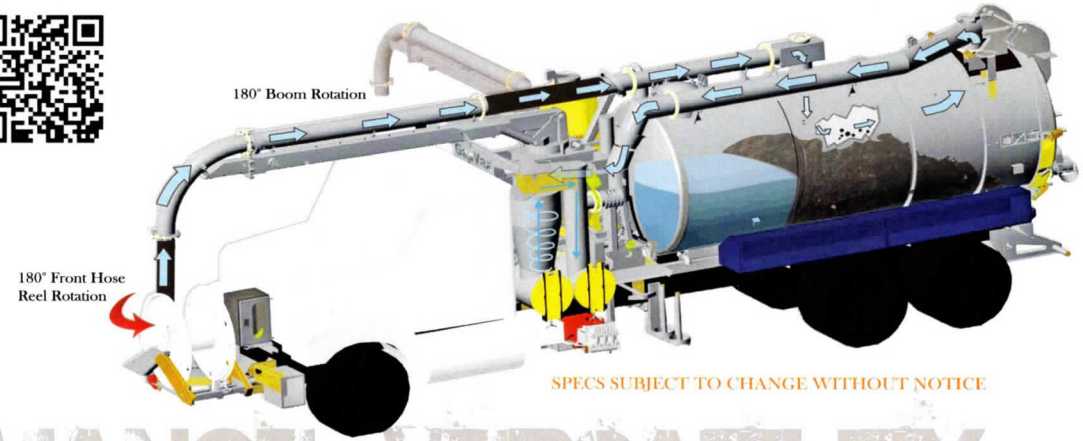
1989 30 YEARS 2019

# MC SERIES

## COMBINATION JETVAC

# GapVax

# MC SERIES
## COMBINATION JETVAC




SPECS SUBJECT TO CHANGE WITHOUT NOTICE

POWER. PERFORMANCE. VERSATILITY.

**VACUUM SYSTEM:**
Positive Displacement Pump; 3,500 CFM, 16" Hg 500 HP Transfer Case -15,500 ft-lb torque, with air shift. The 8' front-mounted, telescopic boom has twin lift cylinders, and a 26' reach.
(Options include blowers up to 6,000 CFM/27" Hg).

**FILTRATION:**
Top loading debris tank, debris body baffle, dual 10" stainless steel floatball shutoff, and centrifugal cyclone separator. They cyclone has a full opening door with removable vortex finder and 20" cleanout. Also equipped with a custom engineered, washable, stainless steel vee wire filter (300 micron).

**DEBRIS BODY:**
Our unique design offers a unitized water and debris tank with double sub-frame. Payload options of 5-13 cubic yards, made from 3/16" ASTM A572 Grade 50 exten steel. Full opening tailgate with field-adjustable hinge and dual cylinders. Four fail-safe, individually adjustable locks that assure a complete seal. Heavy duty, double acting lift cylinder provides a stable 50° dump angle.

**WATER SYSTEM:**
Our 3/16" Stainless steel water tank offers an available capacity of 500-2,000 gallons. The tri-plex water pump is standard at 80 gpm/2,000 PSI. (Optional water pump flow up to 100 gpm and PSI up to 3,000)

The front-mounted, articulating hose reel features a heavy duty frame mount with high ground clearance and allows for easy engine access. It is directly driven with a 1"x 800', 1 1/4" x 500', or 3/4" x 1,200' capacity.

The standard features of the water system include: a multi-flow water system; 3" water fill line with anti-siphon and 2 1/2" fire hose fitting; curbside water level site tube; 3" water supply line with easy access filter and shutoff valve; low point water drains.

**OPTIONS:**
Stainless steel debris body
HX packages
Pump-off systems
Various lighting options
Tons of storage options from toolboxes to tube racks
Body flush-out system
Interior coating in debris tank
Lateral hose reel kit
Hydraulic tool circuit
Wireless remote or pendant remote

*See website for complete listing

JWR
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Solutions & Technology for a Greener Tomorrow

AUTHORIZED GapVax Dealer

JWR INC. 322 N WATERTOWN ST., JOHNSON CREEK, WI 53038 SALES@JWRINC.COM (888) 699-2848 WWW.JWRINC.COM

**TREASURERS REPORT**

(Depository Accounts)

**August 31, 2021**

| | BALANCE 7/31/2021 | BALANCE 8/31/2021 |
|---|---|---|
| **GENERAL:** | | |
| GENERAL CHECKING | $544,266.14 | $1,314,225.96 |
| ANTIQUE FIRE TRUCK | $2,929.80 | $2,929.92 |
| CREDIT CARD ACCOUNT | $164,844.31 | $205,584.06 |
| HIPPA ACCOUNT | $217,676.55 | $243,382.64 |
| MONEY MARKET | $7,156,770.37 | $7,157,397.81 |
| DONATION ACCOUNT | $8,767.75 | $8,432.25 |
| JUNE 2019 BORROWS | $4,916.76 | $4,916.96 |
| PARK FEES | $292,476.69 | $304,388.64 |
| FIRE/RESCUE RESERVE | $6,152.63 | $6,152.87 |
| EMS FUNDING ESCROW | $6,226.02 | $6,226.27 |
| POLICE & FIRE IMPACT FEES | $83,727.13 | $102,750.97 |
| TD AMERITRADE - 6.4M | $0.00 | $0.00 |
| TD AMERITRADE - 1.8M | $12,228.95 | $12,227.80 |
| TD AMERITRADE - 8.03M | $4,484,386.29 | $4,156,413.14 |
| **TOTAL GENERAL** | **$12,985,369.39** | **$13,525,029.29** |
| **WATER UTILITY:** | | |
| WATER UTILITY DEPRECIATION FUND | $22,886.32 | $22,887.23 |
| WATER UTILITY RESERVE | $118,997.40 | $119,002.13 |
| WATER IMPACT FEES | $51,992.34 | $63,474.72 |
| **TOTAL WATER UTILITY** | **$193,876.06** | **$205,364.08** |
| **SEWER UTILITY:** | | |
| SEWER DEPRECIATION FUND | $5,755.14 | $5,755.37 |
| SEWER UTILITY RESERVE | $74,317.79 | $74,320.75 |
| DNR REPLACEMENT FUND | $1,253,928.39 | $1,253,978.25 |
| SEWER SPECIAL REDEMPTION FUND | $2,502.20 | $2,502.30 |
| SO. INTERCEPTOR IMPACT FEE | $54,860.71 | $56,152.93 |
| SEWER SERVICE FEES | $2,062,531.64 | $2,118,615.16 |
| **TOTAL SEWER UTILITY** | **$3,453,895.87** | **$3,511,324.76** |
| **GRAND TOTAL:** | **$16,633,141.32** | **$17,241,718.13** |

Village of Jackson

# PLAN COMMISSION APPLICATION

**Application/Permit #:** _____

## PROPERTY INFORMATION

☐ COMMERCIAL ■ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing Cond. Use ONLY)*

☐ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing PUD ONLY)*

■ CERTIFIED SURVEY MAP
- ☐ CONCEPT PLAN
- ☐ OTHER _____

**Property Address:** Caymus Way **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):** Mark Hertzfeldt - Design 2 Construct

**Mailing Address:** N173W21010 Northwest Passage **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** ( 262 ) 224-1342 **Fax:** ( 262 ) 677-9934

**Email:** mhertzfeldt@design2construct.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):** D2C/GCJackson LLC

**Address:** N173W21010 Northwest Passage **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** ( 262 ) 224-1333 **Fax:** ( 262 ) 677-9934

**Email:** jblise@design2construct.com

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

**Firm Name:** Mark Hertzfeldt - Design 2 Construct

**Primary Contact:** _____

**Address:** N173W21010 Northwest Passage **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** ( 262 ) 224-1342 **Fax:** ( 262 ) 677-9934

**Email:** mhertzfeldt@design2construct.com

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.*

**Applicant Name (Print):** Mark Hertzfeldt

**Applicant Signature:** _____

**Co-Applicant Name (Print):** _____

**C0-Applicant Signature:** _____

**Date of Application:** 09.14.2021

## ***You MUST sign and date this Application!***

**SUBMIT TO:** Village of Jackson – Village Hall *(Checks shall be made payable to Village of Jackson)*
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

**QUESTIONS?**

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

**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.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

## 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: _____

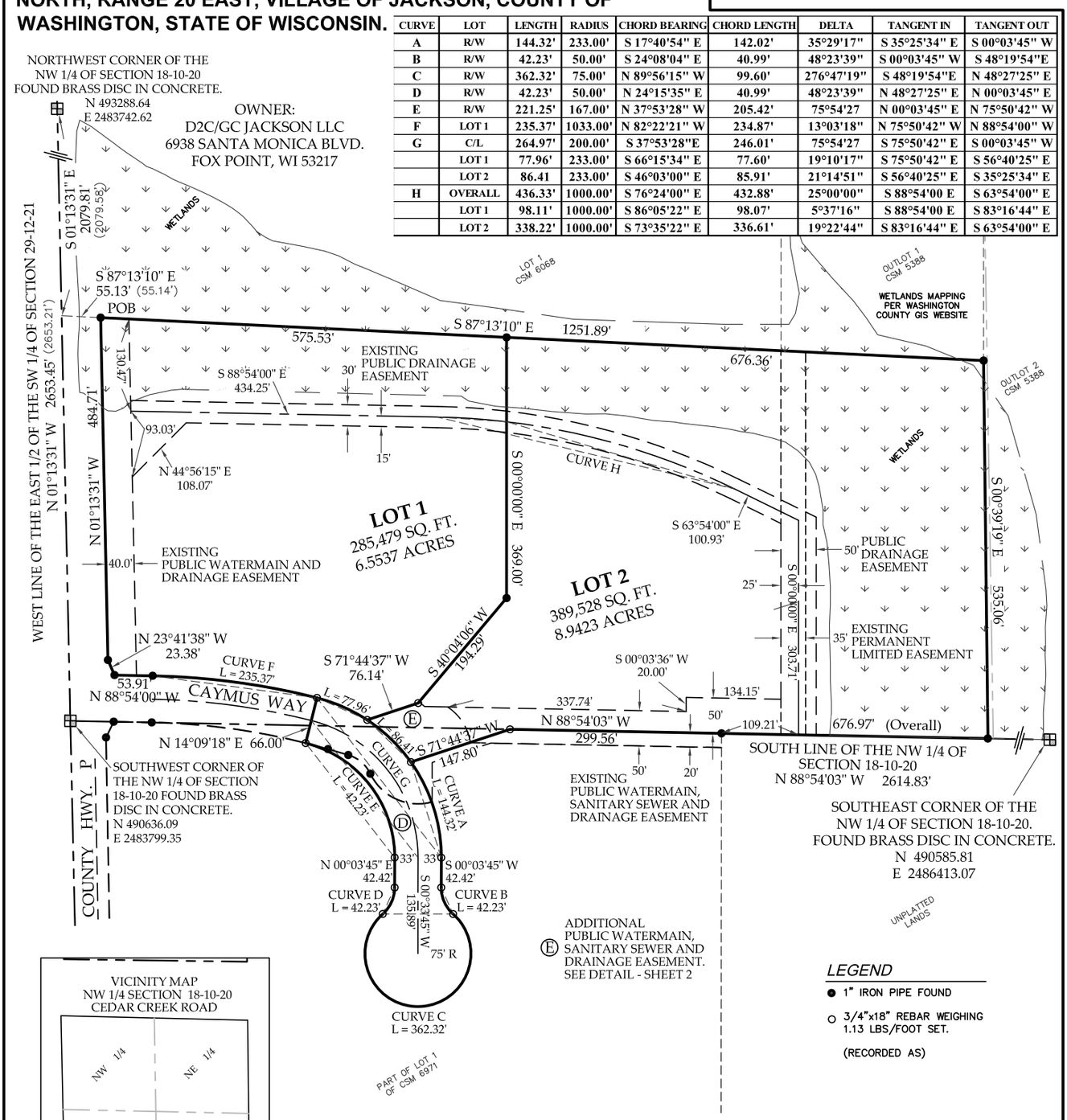
***FOR OFFICE USE ONLY***
**Acct. #: 100-00-45730-000-00**

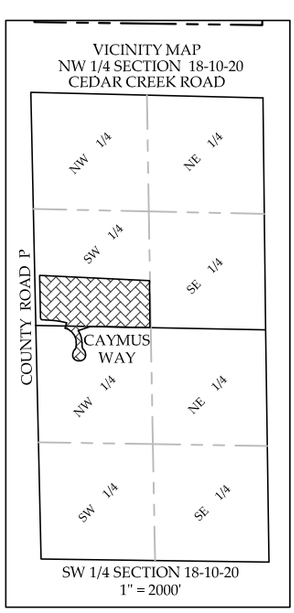
**Date Received:** 9-14-21
**Amount: $** 150.00
**Payment Type:** CH / CC / CASH
**Check/Rcpt. #:** 111414
**Received By:** [illegible]

# *CERTIFIED SURVEY MAP # _____*

**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT NO. AND THE VACATED PORTION OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

| CURVE | LOT | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA | TANGENT IN | TANGENT OUT |
|---|---|---|---|---|---|---|---|---|
| A | R/W | 144.32' | 233.00' | S 17°40'54" E | 142.02' | 35°29'17" | S 35°25'34" E | S 00°03'45" W |
| B | R/W | 42.23' | 50.00' | S 24°08'04" E | 40.99' | 48°23'39" | S 00°03'45" W | S 48°19'54"E |
| C | R/W | 362.32' | 75.00' | N 89°56'15" W | 99.60' | 276°47'19" | S 48°19'54"E | N 48°27'25" E |
| D | R/W | 42.23' | 50.00' | N 24°15'35" E | 40.99' | 48°23'39" | N 48°27'25" E | N 00°03'45" E |
| E | R/W | 221.25' | 167.00' | N 37°53'28" W | 205.42' | 75°54'27 | N 00°03'45" E | N 75°50'42" W |
| F | LOT 1 | 235.37' | 1033.00' | N 82°22'21" W | 234.87' | 13°03'18" | N 75°50'42" W | N 88°54'00" W |
| G | C/L | 264.97' | 200.00' | S 37°53'28"E | 246.01' | 75°54'27 | S 75°50'42" E | S 00°03'45" W |
| | LOT 1 | 77.96' | 233.00' | S 66°15'34" E | 77.60' | 19°10'17" | S 75°50'42" E | S 56°40'25" E |
| | LOT 2 | 86.41 | 233.00' | S 46°03'00" E | 85.91' | 21°14'51" | S 56°40'25" E | S 35°25'34" E |
| H | OVERALL | 436.33' | 1000.00' | S 76°24'00" E | 432.88' | 25°00'00" | S 88°54'00 E | S 63°54'00" E |
| | LOT 1 | 98.11' | 1000.00' | S 86°05'22" E | 98.07' | 5°37'16" | S 88°54'00 E | S 83°16'44" E |
| | LOT 2 | 338.22' | 1000.00' | S 73°35'22" E | 336.61' | 19°22'44" | S 83°16'44" E | S 63°54'00" E |




*LEGEND*

- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

(RECORDED AS)

(D) DEDICATED TO THE PUBLIC FOR ROAD PURPOSES
28,561 SQ. FT // 0.6.557 ACRES

N

SCALE
0 100 200 400

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE WEST LINE OF NW 1/4 OF SECTION 18-10-20 BEARS NORTH 01°13'31" WEST.

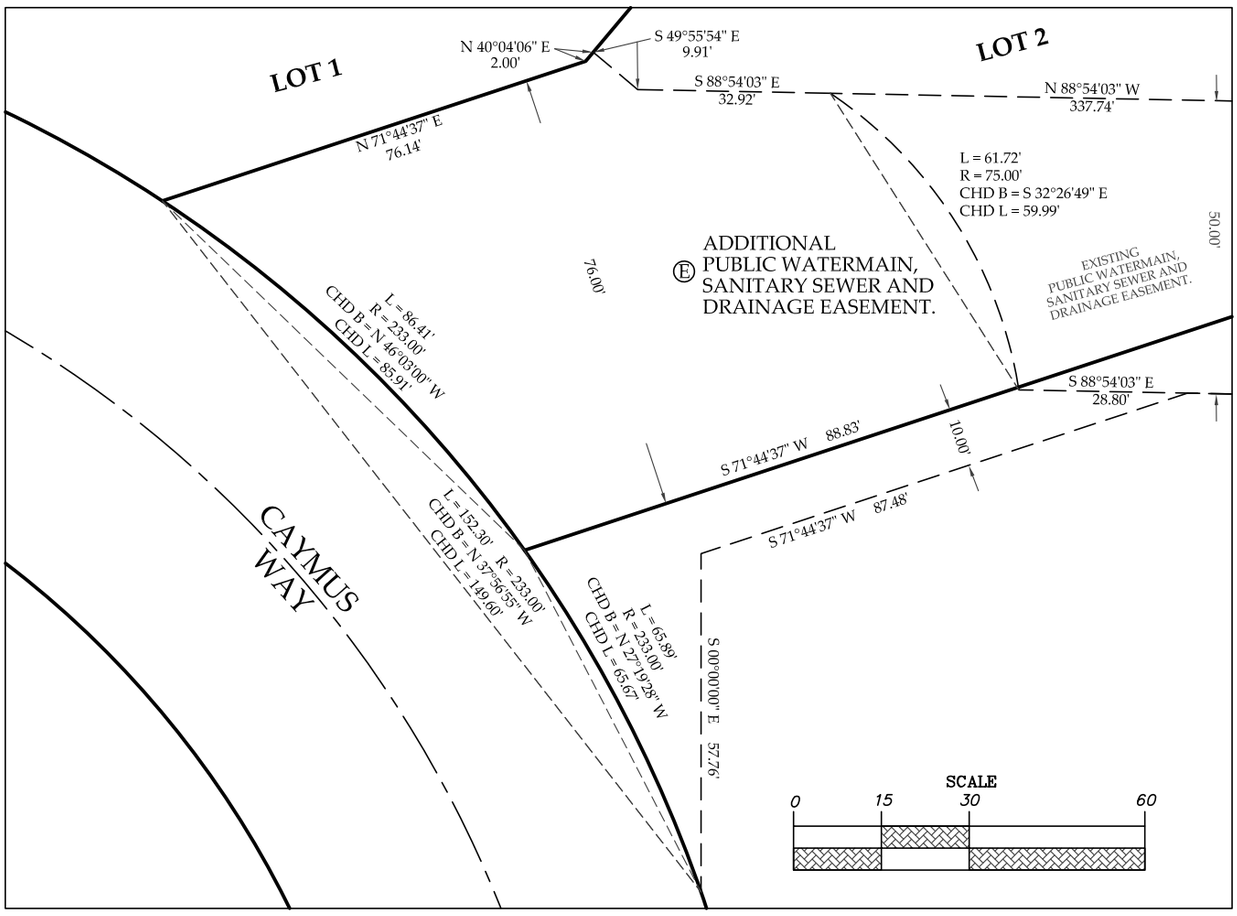

*QUAM ENGINEERING, LLC*
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com

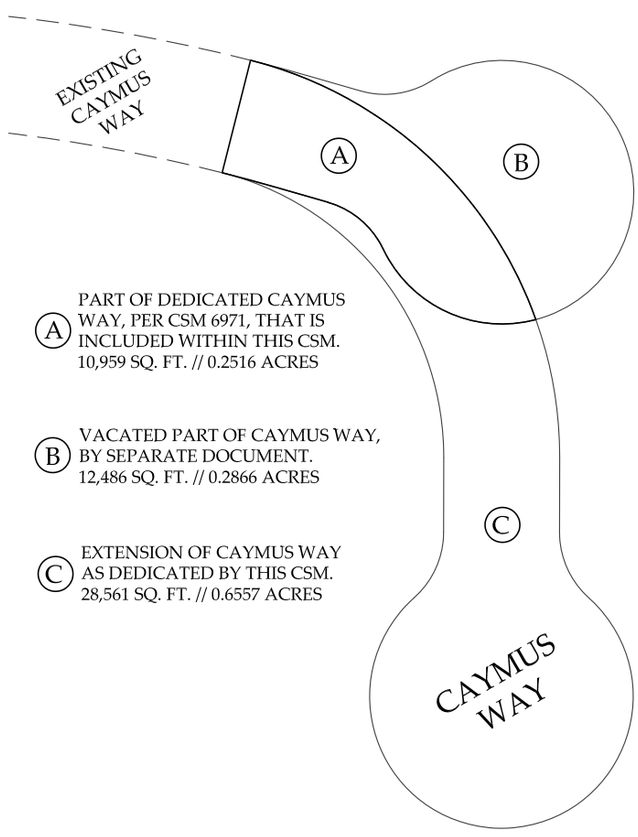

PROJECT # DE-128-21 Date: 5/07/21

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

# *CERTIFIED SURVEY MAP # _____*

**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT No. 1542204 AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**




(A) PART OF DEDICATED CAYMUS WAY, PER CSM 6971, THAT IS INCLUDED WITHIN THIS CSM.
10,959 SQ. FT. // 0.2516 ACRES

(B) VACATED PART OF CAYMUS WAY, BY SEPARATE DOCUMENT.
12,486 SQ. FT. // 0.2866 ACRES

(C) EXTENSION OF CAYMUS WAY AS DEDICATED BY THIS CSM.
28,561 SQ. FT. // 0.6557 ACRES


*QUAM ENGINEERING, LLC*
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com

PROJECT # DE-128-21 Date: 9/07/21

# *CERTIFIED SURVEY MAP # _____*

**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT No. 1542204 AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, 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, D2C/GC JACKSON LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT NO. 1542204, AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE SOUTH 01°13'31" EAST, 2079.81 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;
THENCE SOUTH 87°13'10" EAST, 55.13 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 87°13'10" EAST, 1251.89 FEET, ALONG THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 00°39'19" EAST, 535.07 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 88°54'03" WEST, 676.97 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4;
THENCE SOUTH 71°44'37" WEST, 147.80 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 144.32 FEET, WITH A RADIUS OF 233.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17°40'54" EAST, 142.02 FEET;
THENCE SOUTH 00°03'45" WEST, 42.42 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24°08'04" EAST, 40.99 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 362.32 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89°56'15" WEST, 99.60 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET; WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°15'35" EAST, 40.99 FEET;
THENCE NORTH 00°03'45" EAST, 42.42 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 221.25 FEET, WITH A RADIUS OF 167.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37°53'28" WEST, 205.42 FEET;
THENCE NORTH 14°09'18" EAST, 66.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF CAYMUS WAY;
THENCE ALONG SAID RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 235.37 FEET, WITH A RADIUS OF 1033.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°22'21" WEST, 234.87 FEET;
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°54'00" WEST, 53.91 FEET;
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 23°41'38" WEST, 23.38 FEET, TO THE EAST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY P;
THENCE NORTH 01°13'31" WEST, 484.71 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 703,568 SQUARE FEET // 16.1517 ACRES, MORE OR LESS, EXCLUDING THAT PART OF CAYMUS WAY PREVIOUSLY DEDICATED TO THE PUBLIC.

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, PLS 2495

*QUAM ENGINEERING, LLC*
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # DE-128-21 Date: 9/07/21

# *CERTIFIED SURVEY MAP # _____*

**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT No. 1542204 AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

**OWNER'S CERTIFICATE**

AS OWNER, **D2C/GC JACKSON LLC**, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

_____
JAMES G. BLISE

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, _____, TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

**CONSENT OF CORPORATE MORTGAGEE**

**HORICON BANK**, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF EXISTING LOT 1 OF CERTIFIED SURVEY MAP 6971 DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF D2C/GC LLC

IN WITNESS WHEREOF, THE SAID **HORICON BANK** HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS _____ AT _____, WISCONSIN,

THIS _____ DAY OF _____, 2021.

IN THE PRESENCE OF: **HORICON BANK**

_____ BY: _____

**VILLAGE OF JACKSON PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS _____ DAY OF

_____, 2021.

_____ _____
MICHAEL SCHWAB, CHAIRMAN JILLINE DOBRATZ, SECRETARY

**VILLAGE OF JACKSON VILLAGE BOARD APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS

_____ DAY OF _____, 2021.

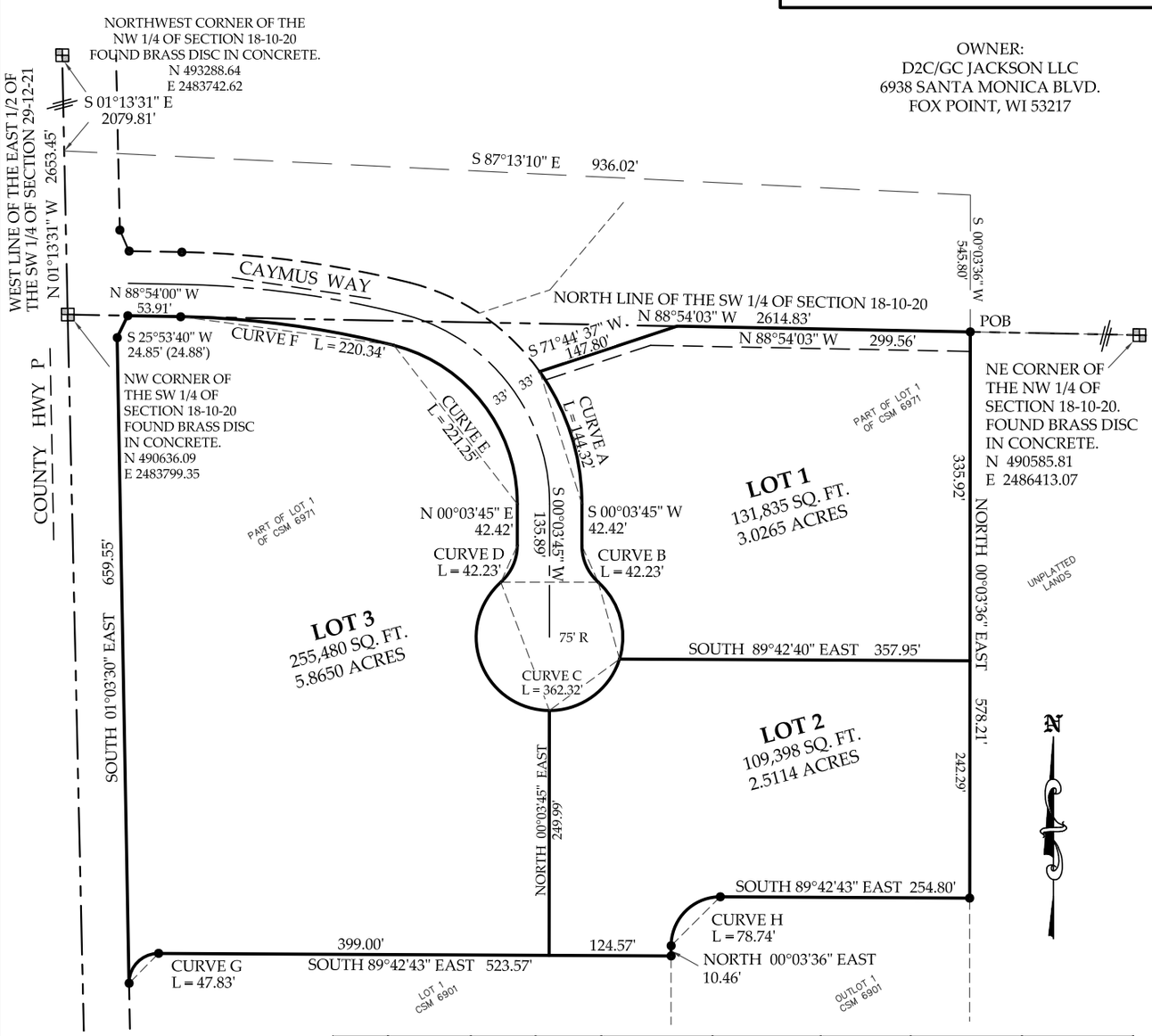
_____ _____
MICHAEL SCHWAB, VILLAGE PRESIDENT JILLINE DOBRATZ, VILLAGE CLERK

*QUAM ENGINEERING, LLC*
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # DE-128-21 Date: 9/07/21

# *CERTIFIED SURVEY MAP # _____*

**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

PRELIMINARY

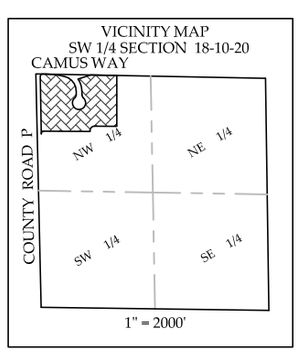



| CURVE | LOT | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA | TANGENT IN | TANGENT OUT |
|---|---|---|---|---|---|---|---|---|
| A | LOT 1 | 144.32' | 233.00' | S 17°40'54" E | 142.02' | 35°29'17" | S 35°25'34" E | S 00°03'45" W |
| B | LOT 1 | 42.23' | 50.00' | S 24°08'04" E | 40.99' | 48°23'39" | S 00°03'45" W | S 48°19'54"E |
| C | R/W | 362.32' | 75.00' | N 89°56'15" W | 99.60' | 276°47'19" | S 48°19'54"E | N 48°27'25" E |
| | LOT 1 | 86.01' | 75.00' | S 15°28'47" E | 81.37' | 65°42'13" | S 48°19'54"E | S 17°22'19" W |
| | LOT 2 | 95.15' | 75.00' | S 53°43'02" W | 88.90' | 72°41'26" | S 17°22'19" W | N 89°56'15 W |
| | LOT 3 | 181.16 | 75.00' | N 20°44'25" W | 140.22' | 138°23'40" | N 89°56'15 W | N 48°27'25" E |
| D | LOT 3 | 42.23' | 50.00' | N 24°15'35" E | 40.99' | 48°23'39" | N 48°27'25" E | N 00°03'45" E |
| E | LOT 3 | 221.25' | 167.00' | N 37°53'28" W | 205.42' | 75°54'27 | N 00°03'45" E | N 75°50'42" W |
| F | LOT 3 | 220.34' | 967.00' | N 82°22'21" W | 219.86' | 13°03'18" | N 75°50'42" W | N 88°54'00" W |
| G | LOT 3 | 47.83' | 30.00' | N 44°36'54"E | 42.92' | 91°20'47" | N 01°03'30" W | S 89°42'43" E |
| H | LOT 2 | 78.74' | 50.00' | N 45°10'26" E | 70.85' | 90°13'41" | N 00°03'36 E | S 89°42'43" E |

*LEGEND*

- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

(RECORDED AS)




BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE WEST LINE OF NW 1/4 OF SECTION 18–10–20 BEARS NORTH 01°13'31" WEST.

SCALE

0 100 200 400


*QUAM ENGINEERING, LLC*

122 WISCONSIN ST., WEST BEND, WI, 53095

262–346–7800 www.quamengineering.com


PROJECT # DE–130–21 Date: 9/07/21

SHEET 1 OF 3

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

# *CERTIFIED SURVEY MAP # _____*

**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, 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, D2C/GC JACKSON LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE SOUTH 01°13'31" EAST, 2079.81 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;
THENCE SOUTH 87°13'10" EAST, 936.02 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF;
THENCE SOUTH 00°03'36" WEST, 545.08 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 88°54'03" WEST, 299.56 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 71°44'37" WEST, 147.80 FEET, TO THE EAST RIGHT-OF-WAY LINE OF CAYMUS WAY;
THENCE ALONG SAID EAST BEING THE ARC OF A CURVE BEARING TO THE RIGHT 144.32 FEET, WITH A RADIUS OF 233.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17°40'54" EAST, 142.02 FEET;
THENCE ALONG SAID EAST LINE SOUTH 00°03'45" WEST, 42.42 FEET;
THENCE ALONG SAID EAST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24°08'04" EAST, 40.99 FEET;
THENCE ALONG SAID EAST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 362.32 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89°56'15" WEST, 99.60 FEET;
THENCE ALONG THE WEST RIGHT OF WAY LINE OF CAYMUS WAY BEING THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET; WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°15'35" EAST, 40.99 FEET;
THENCE ALONG SAID WEST LINE NORTH 00°03'45" EAST, 42.42 FEET;
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 221.25 FEET, WITH A RADIUS OF 167.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37°53'28" WEST, 205.42 FEET;
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAYMUS WAY BEING THE ARC OF A CURVE BEARING TO THE LEFT 220.34 FEET, WITH A RADIUS OF 967.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°22'21" WEST, 219.86 FEET;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 88°54'00" WEST, 53.91 FEET;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 25°53'40" WEST, 24.85 FEET, TO THE EAST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY P;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 01°03'30" EAST, 659.55 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 47.83 FEET, WITH A RADIUS OF 30.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 44°36'54" EAST, 42.92 FEET;
THENCE SOUTH 89°42'43" EAST, 523.57 FEET;
THENCE NORTH 00°03'36" EAST, 10.46 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 78.74 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'26" EAST, 70.85 FEET;
THENCE SOUTH 89°42'43" EAST, 254.80 FEET;
THENCE NORTH 00°03'36" EAST, 578.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING 496,713 SQUARE FEET // 11.4030 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, PLS 2495

*QUAM ENGINEERING, LLC*
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # DE-130-21 Date: 9/07/21

# *CERTIFIED SURVEY MAP # _____*

**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

**OWNER'S CERTIFICATE**

AS OWNER, D2C/GC JACKSON LLC, 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, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

_____
JAMES G. BLISE

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, _____, TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

**CONSENT OF CORPORATE MORTGAGEE**

**HORICON BANK**, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF EXISTING LOT 1 OF CERTIFIED SURVEY MAP 6971 DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF D2C/GC LLC

IN WITNESS WHEREOF, THE SAID **HORICON BANK** HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS _____ AT _____, WISCONSIN,

THIS _____ DAY OF _____, 2021.

IN THE PRESENCE OF: **HORICON BANK**

_____ BY: _____

**VILLAGE OF JACKSON PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS _____ DAY OF

_____, 2021.

_____ _____
MICHAEL SCHWAB, CHAIRMAN JILLINE DOBRATZ, SECRETARY

**VILLAGE OF JACKSON VILLAGE BOARD APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS

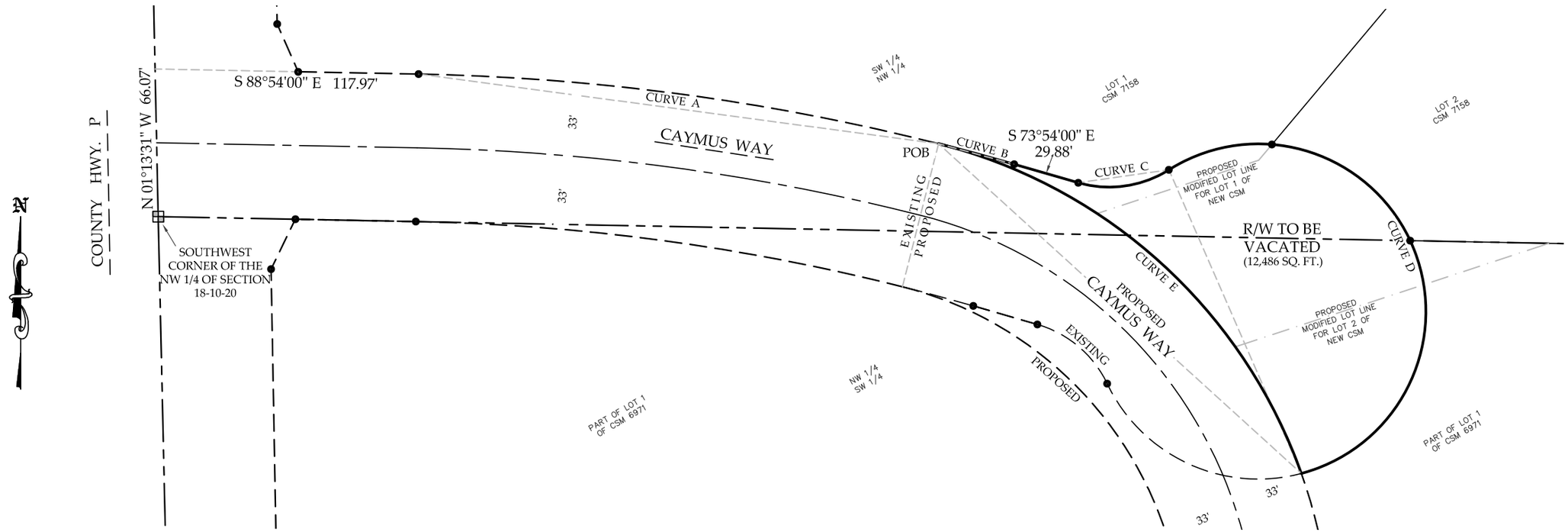
_____ DAY OF _____, 2021.

_____ _____
MICHAEL SCHWAB, VILLAGE PRESIDENT JILLINE DOBRATZ, VILLAGE CLERK

*QUAM ENGINEERING, LLC*
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # DE-130-21 Date: 9/07/21

# EXHIBIT A

| CURVE | LOT | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA | TANGENT IN | TANGENT OUT |
|---|---|---|---|---|---|---|---|---|
| A | R/W | 235.37' | 1033.00' | N 73°38'37" W | 234.87' | 13°03'18" | S 88°54'00" E | S 75°50'42" E |
| B | R/W | 35.07' | 1033.00' | N 55°10'10" W | 35.07' | 01°56'42" | S 75°50'42" E | S 73°54'00" E |
| C | R/W | 42.23' | 50.00' | S 76°10'48" W | 40.99' | 48°23'39" | S 73°54'00" E | N 57°42'21" E |
| D | R/W | 258.44' | 75.00' | S 81°54'10" W | 148.27' | 197³25'56" | N 57°42'21" E | S 75°08'17" W |
| E | R/W | 228.50' | 233.00' | N 81°24'00" W | 219.45' | 56°11'23" | N 19°39'19" W | N 75°50'42" W |




LEGEND

● 1" IRON PIPE FOUND

○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

MAPPED BY
J. SCOTT HENKEL, PLS

SCALE
0 30 60 120


QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com


PROJECT # DE-128-21 Date: 9/02/21

SHEET 1 OF 1

**LEGAL DESCRIPTION**

PART OF CAYMUS WAY AS DEDICATED ON CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 14992899, AND RENAMED ON CERTIFIED SURVEY MAP 7158, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON. COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE NORTH 01°13’31” WEST, 66.07 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;
THENCE SOUTH 88°54’00” EAST, 117.97 FEET, ALONG THE NORTH LINE OF CAYMUS WAY AND THE WESTERLY EXTENSION THEREOF;
THENCE ALONG THE NORTH LINE OF CAYMUS WAY BEING THE ARC OF A CURVE BEARING TO THE RIGHT 235.37 FEET, WITH A RADIUS OF 1033.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 82°22’21” EAST, 234.87 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE ALONG SAID NORTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 35.07 FEET, WITH A RADIUS OF 1033.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74°52’21” EAST, 35.07 FEET;
THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 73°54’00” EAST, 29.88 FEET;
THENCE CONTINUE ALONG SAID NORTH LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT, 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81°54’10” EAST, 40.99 FEET;
THENCE CONTINUE ALONG SAID NORTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 258.44 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 23°34’41” EAST, 148.27 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 228.50 FEET, WITH A RADIUS OF 233.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 47°45’00” WEST, 219.45 FEET, TO THE POINT OF BEGINNING.

**Building Inspection Department**

# Memo

**To:** Plan Commission Members

**From:** Collin Johnson, Director of Building Inspections

**Date:** 9/13/2021

**Re:** Discussion on Rytec Exterior Storage Request

---

Village staff have been in discussions with Rytec Corporation regarding their request to use their southeast parking lot for short-term storage of shipping crates.

Your packet information includes various documents outlining the proposed storage area, photos of the crate materials, building photos, and email correspondence related to the request and ongoing discussions.

The storage request was born out of supply issues with Rytec's shipping crate supplier and raw material shortages. The expanded storage would allow Rytec to give their supplier more lead time to produce the shipping crates and in turn, allow Rytec to maintain a higher inventory level of shipping crates thereby minimizing or eliminating the potential for shipping disruptions of their door products.

Staff, at the approval of the Village Administrator, did offer a temporary 30-day approval if the exterior storage were to be relocated to the parking lot located in the northwest corner of the Rytec property. Rytec indicated they were looking for a longer term and an immediate stop-gap measure necessary. Rytec has not provided a definitive timeframe for the storage request however, the initial duration would last at least through the end of the year.

For various reasons, in particular aesthetics, exterior storage of this or any kind is generally prohibited or at least discouraged by municipalities, absent some type of screening or buffer. The proposed location has direct exposure to the frontage road as well as to the adjoining freeway.

Staff has also reviewed the original submittals related to the general development and use of the property and found no requests, approvals, or references to the need for exterior storage as a function of their operation. Staff does have concerns regarding the existing exterior storage as well as the potential for additional storage.

This information is being presented simply for discussion purposes with potential for directives related to the overall request. Since the property is subject to Conditional Use

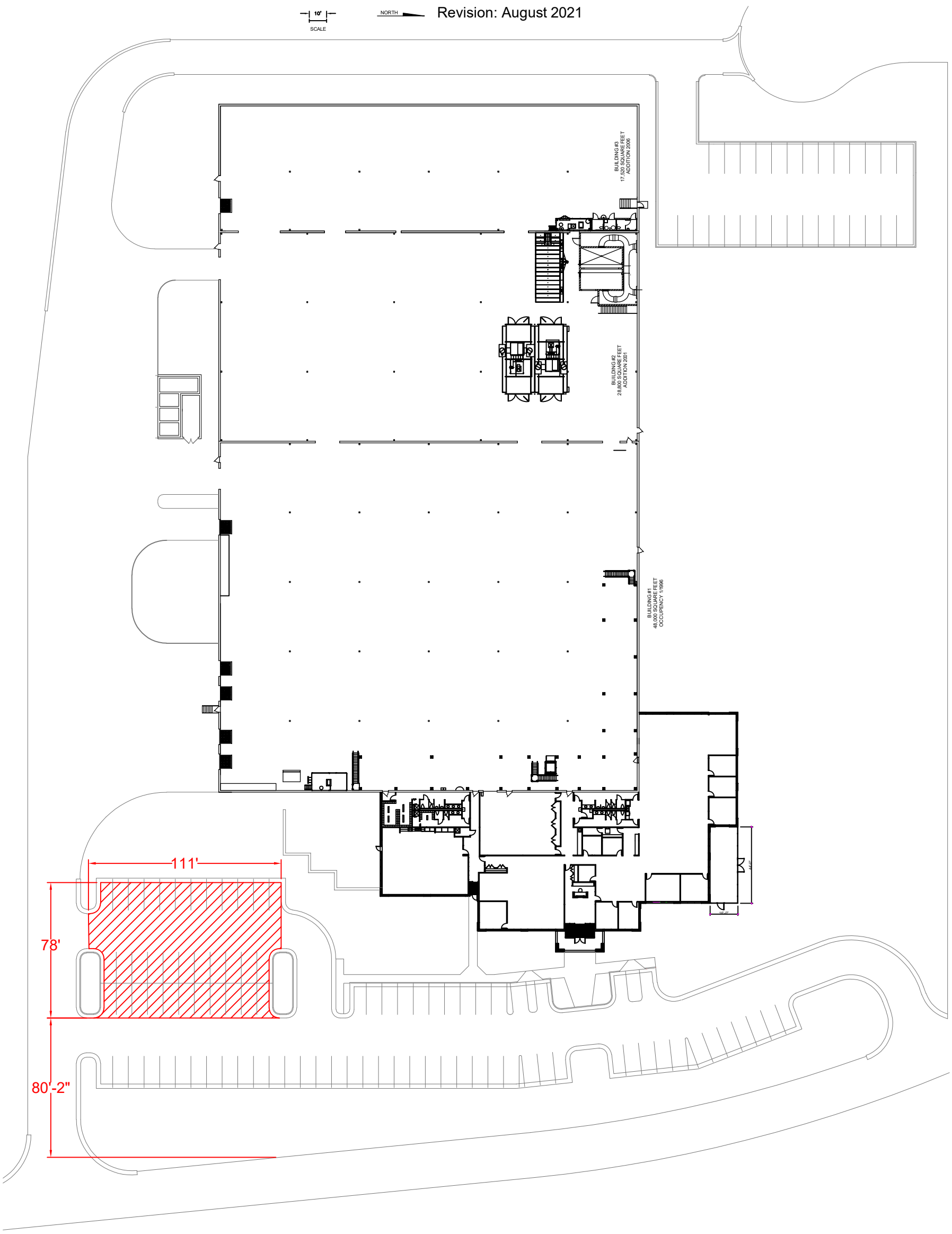
Approval, the Village holds purview over said request and any approval and/or conditions would have to come from the Plan Commission and Village Board through formal action.

Should the Village approve the request, staff recommends the proposed location be moved to the parking lot at the northwest corner of the property as mentioned above and shown on the site map and the duration of the storage be limited and specified.

# Rytec Corporation

## One Cedar Parkway
## Jackson, WI 53037

## Product Crate Storage Location



RYTEC
15 MINUTE PARKING
RESERVED

# DRAFT MINUTES
# PLAN COMMISSION MEETING
# Thursday, September 30, 2021 at 7:00 p.m.
# Jackson Village Hall
# N168W20733 Main Street
# Jackson, WI 53037

**1. Call to Order and Roll Call**

Pres. Schwab called the meeting to order at 7:00 p.m.
Members Present: Pres. Schwab, Tr. Emmrich, Tr. Kruepke, and Jon Molkentin
Members Excused: Sarah Mleziva, Dan Reik and Jon Weil
Village Board Member Present: Tr. Heckendorf
Staff Present: Building Inspector/Code Enforcement Officer Collin Johnson and Clerk Jilline Dobratz

**2. Approval of Minutes for the Plan Commission Meeting of August 26, 2021**

Motion by Tr. Emmrich, second by Jon Molkentin to approve the Plan Commission minutes of August 26, 2021 as presented.
Vote: 4 ayes, 0 nays. Motion carried.

**3. Planned Unit Development – Final Plat – Home Path Financial LP – Morning Meadows Subdivision – Phase II**

Motion by Pres. Schwab, second by Tr. Kruepke recommend Village Board approve the Planned Unit Development – Final Plat – Home Path Financial LP – Morning Meadows Subdivision – Phase II.
Vote: 4 ayes, 0 nays. Motion carried.

**4. Certified Survey Map – Design 2 Construct – Caymus Way**

Mark Hertzfeldt, Design 2 Construct, was present to answer any questions.
Motion by Pres. Schwab, second by Jon Molkentin recommend Village Board approve the Certified Survey Map – Design 2 Construct – Caymus Way as presented.
Building Inspector/Code Enforcement Officer Johnson commented a request to vacate the current street design will be required.
Vote: 4 ayes, 0 nays. Motion carried.

**5. Conditional Use Permit – Design 2 Construct/Genoa Healthcare – Business Development – Caymus Way**

Mark Hertzfeldt, Design 2 Construct, was present to answer any questions. Building Inspector/Code Enforcement Officer Johnson inquired whether the building would be sprinklered right away. Mark Hertzfeldt responded he believes that is correct.
Motion by Pres. Schwab, second by Tr. Kruepke recommend Village Board approve the Conditional Use Permit – Design 2 Construct/Genoa Healthcare – Business Development – Caymus Way, including a vegetation buffer to be approved by Village Staff and any future signage will require separate submittals for approval, per Staff comments.
Vote: 4 ayes, 0 nays. Motion carried.

**6. Planned Unit Development – John Lamm – Glen Brooke Drive**

John Lamm was unfortunately not able to be at the meeting. Building Inspector/Code Enforcement Officer Johnson stated the next step would be a Developers Agreement and then a Preliminary Plat. This is a private development. Discussion ensued regarding the size of homes, curb, gutter, and sidewalks.
Motion by Jon Molkentin, second by Tr. Emmrich recommend Village Board approve the Planned Unit Development – John Lamm – Glen Brooke Drive as presented.
Vote: 4 ayes, 0 nays. Motion carried.

**7. Rytec Corporation – Exterior Storage – Discussion with Possible Action**

Jeremy Becker, Manufacturing Engineer - Rytec Corporation, was present and provided background information. They are predicting supply issues with their vendors during the fourth quarter. All product that is shipped on custom wood crates. Rytec Corporation is requesting to use their southeast parking lot for short-term storage.
Motion by Pres. Schwab, second by Tr. Emmrich to allow Rytec Corporation to store material outside on their property until January 31, 2022, subject to complaint and further review.
Vote: 4 ayes, 0 nays. Motion carried.

**8. Citizens to Address the Plan Commission**

None.

**9. Adjourn**

Motion by Pres. Schwab, second by Tr. Kruepke to adjourn.
Vote: 4 ayes, 0 nays. Meeting adjourned at 7:27 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk

DRAFT

Village of Jackson

# PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

**PROPERTY INFORMATION**

☐ COMMERCIAL ☐ INDUSTRIAL ☑ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE
- ☐ *New*
- ☐ *Special Use* *(For existing CU ONLY)*

☑ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Special Use* *(For existing PUD ONLY)*

☐ CERTIFIED SURVEY MAP
- ☑ CONCEPT PLAN
- ☐ OTHER _____

Property Address: Glen Brooke Drive Unit: _____ Jackson, WI

Parcel #: To be Determined Lot Size: TBD sq. ft. Building Area: TBD sq. ft.

Current Zoning: ☐B-1 ☐B-2 ☐M-1 ☐M-2 ☐I-1 ☐PUD ☑ Other MINOR SUBDIVISION ☐Floodplain

**APPLICANT INFORMATION**

Name(s): John Lamm

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: jlamm@lammscape.com

**BUSINESS INFORMATION** *(If New Business)*

Legal Business Name: John Lamm of Jackson, Inc.

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

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: _____

Website: www.lammscape.com

**PROPERTY OWNER INFORMATION**

Name(s): John Lamm

Address: 2708 Sherman Rd. Jackson State _____ Zip _____

Office: (262) 677-3010 Cell: (____) same Fax: (____) same

Email: jlamm@lammscape.com

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

Firm Name: M Squared Engineering, LLC

Primary Contact: Matthew Hahm

Address: N19W6719 Commerce Ct. Cedarburg State WI Zip 53012

Office: (262) 376-4246 Cell: (262) 385-6031 Fax: (____) _____

Email: matt@msquaredengineering.com



JL's

**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 Beautiful Development of a 2.9 Acre Triangle of land in the Village of Jackson

Provide a brief overview of proposed use(s) of entire property and/or lease space:
Residential lots for fine houses and living spaces "Little Lambs Corner"

Hours of Operation: 24 hour living

Provide a brief overview of proposed daily on-site operations:
A quiet Residential area of homes

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.:
A quiet living area, as homes North and East with little impact

Describe all businesses, properties and other entities located adjacent to the proposed use:
All residential homes North and homes and lots East.

Proposed, development, on-site improvements or other construction/remodeling activities:
Future quality homes to be built
Landscape Improvements to Common Areas by us of LANMSCAPES!

Proposed grading and/or stormwater management plan:
Area all left graded and cleaned up.

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:
Landscape Plantings to Beautify Entrance area and center Island - A shade tree for every lot a "little lambs" Hydrangea for every home

Proposed on-site security measures including site lighting:
None expected

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems):
Fire hydrants & water in place

Projected traffic circulation and impacts: Normal traffic on Glen Brooke Dr. Each home drive to central circle & Entrance roadway with 2 lots entered on Glen Brooke

Setbacks from rights-of-way and property lines and height limitations: to be determined on engineered plan

Status of State/Federal License(s) or Certificate(s)s required for operation: None required or applicable

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

☑ No ☐ Yes If yes, explain: Not to my knowledge

Describe any proposed signage including type and location: A Nice Entry Sign, or in the Landscaped Circle Island

Exterior Building Materials (type, color, etc.): unknown but tasteful

Site Specific Features/Constraints: Existing Tree lines North & East borders with added shade trees, front areas

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): Adequate for each home drive & street

Proposed screening/buffering from adjacent properties: Evergreens planted in Northwest & Southeast corners. Big existing tree buffer existing.

Proposed provisions for refuse and recycling collection/storage: up to private property owners for disposal.

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.*

**Applicant Name (Print):** John Lamm

**Applicant Signature:** John Lamm

**Co-Applicant Name (Print):** _____

**CO-Applicant Signature:** _____

**Date of Application:** September 9, 2021

***You MUST sign and date this Application!***

**SUBMIT TO:** Village of Jackson – Village Hall *(Checks shall be made payable to Village of Jackson)*
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

**QUESTIONS?**

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

**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.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

## 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:** 9-9-21
**Amount: $** 175.00
**Payment Type:** CH / CC / CASH
**Check/Rcpt. #:** 25428
**Received By:** [illegible]

# LITTLE LAMB'S CORNER DEVELOPMENT

PROJECT NO. 21-716-233

JACKSON, WI

SOURCE: WASHINGTON COUNTY GIS

VICINITY MAP

1"=2,000'

## PREPARED FOR:

MR. JOHN LAMM
2708 SHERMAN ROAD
JACKSON, WI 53037
(262) 677-3010
JLAMM@LAMMSCAPE.COM

## INDEX:


1: TITLE SHEET
2: GENERAL NOTES & LEGEND
3: EXISTING CONDITIONS MAP
4: OVERALL LAYOUT PLAN
5: SITE PREP & EROSION CONTROL PLAN
6: GRADING/PAVING PLAN
7: UTILITY PLAN
8: ROADWAY & UTILITY PLAN & PROFILE
9-11: DETAILS
12: CROSS SECTIONS


## SITE INFORMATION:

**TAX KEY ID: 052600Z**

**LOCATION:** PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

## PROJECT CONTACTS:

CONSULTING ENGINEER
M SQUARED ENGINEERING, LLC.
N19 W6719 COMMERCE COURT
CEDARBURG, WI 53012
CONTACT: MR. MATT HAHM
(262) 376-4246
MATT@MSQUAREDENGINEERING.COM

APPROVAL AGENCY
VILLAGE OF JACKSON'S PUBLIC WORKS
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
CONTACT: MR. BRIAN KOBER
(262) 677-7609
BRIAN.KOBER@VILLAGEOFJACKSON.COM


M Squared Engineering, LLC
...where engineering solutions meet water quality...
N19 W6719 COMMERCE CT
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274


LITTLE LAMB'S CORNER
JACKSON, WI

TITLE SHEET

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
| | |

# LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- 860 EXISTING CONTOURS (MAJOR)
- 861 EXISTING CONTOURS (MINOR)
- EXISTING PAVEMENT LINE
- EXISTING EDGE OF GRAVEL
- T EXISTING TELEPHONE LINE
- OH EXISTING OVERHEAD LINE
- ST EXISTING STORM SEWER LINE
- SAN EXISTING SANITARY SEWER LINE
- GAS EXISTING GAS LINE
- X EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- IP EXISTING PROPERTY IRON PIPE
- SIGN EXISTING SIGN
- PROPOSED PAVEMENT EDGE
- PROPOSED 2' GRAVEL SHOULDER EDGE
- ST PROPOSED STORM SEWER
- SAN PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- PROPOSED BUILDING SETBACK
- 835 PROPOSED CONTOURS (MAJOR)
- 834 PROPOSED CONTOURS (MINOR)
- PROPOSED GRADE BREAKLINE
- PROPOSED GRADE BREAKLINE
- SF PROPOSED SILT FENCE
- PROPOSED RIP RAP
- PROPOSED TRACKING PAD
- PROPOSED EROSION CONTROL MAT
- PROPOSED DITCH CHECK
- ST PROPOSED INLET
- PROPOSED SANITARY MANHOLE
- ST PROPOSED STORM MANHOLE
- PROPOSED CULVERT ENDWALL
- PROPOSED HYDRANT
- PROPOSED VALVE

SURVEY INFORMATION:

1. M SQUARED ENGINEERING, LLC. PERFORMED THE SITE SURVEY IN JUNE/JULY 2021
2. VERTICAL DATUM IS BASED OF NGVD "29".
3. BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATES NAD 83 SOUTH ZONE, NORTH LINE OF SE $\frac{1}{4}$ 19-10-20, MEASURED AS N89°16'53"W.
4. BENCHMARKS:
   BENCHMARK 1 - NORTHWEST FLANGE BOLT ON HYDRANT EAST SIDE OF GLEN BROOKE DRIVE, 290 FEET NORTH OF VICTOR LANE (EL=863.85)
   BENCHMARK 2 - NORTHWEST FLANGE BOLT ON HYDRANT, EAST SIDE OF GLEN BROOKE DRIVE, 140 FEET SOUTH OF GLEN HILL DRIVE (EL=864.51)
5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY DIGGERS HOTLINE (TICKET NO. 20212305361). THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATION OF THESE UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 19; THENCE N89°16'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1315.63 TO THE POINT OF BEGINNING; THENCE S01°12'28"E ALONG THE WEST LINE OF COBBLESTONE MEADOWS BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS MAP BOOK 53 PAGE DOCUMENT NUMBER 1468252 OF SUBDIVISION MAPS, 480.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE AND BEING THE POINT OF THE CURVE TO THE LEFT AND HAVING A RADIUS OF 136.00 FEET CHORD OF 8.10 FEET BEARING N45°34'37"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 8.10 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N47°17'35"W 505.93 FEET TO A POINT OF ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 183.24 FEET CHORD OF 149.11 FEET BEARING N23°17'06"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 153.57 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST; THENCE S89°16'53"E ALONG SAID NORTH LINE 426.41 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 2.74 AC.

GENERAL DESIGN INFORMATION:

1. YARD SETBACKS (MINIMUMS):
   STREET/REAR: 20 FEET
   SIDE: 10 FEET

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET STANDARDS IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER", "VILLAGE OF JACKSON" STANDARD SPECIFICATIONS", AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITIONS AND AMENDMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS.
2. SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTAINING/REMOVAL OF EROSION CONTROLS, GRADING, INSTALL STORM/WATER/SANITARY SYSTEM, PAVEMENT (WITH ASSOCIATED PAVEMENT STRIPING) AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET.
3. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
5. M SQUARED ENGINEERING AND ITS AGENTS ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC.
7. CIVIL PROJECT DRAWING VERIFICATION: THE INFORMATION IN THE PLAN SET REPRESENTS THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD. CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE M SQUARED IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
8. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGER'S HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
9. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
10. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ENGINEER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT STANDARDS.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
13. THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
14. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
15. EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD AND THEN SILT FENCE.
2. ROUGH GRADE STORMWATER MANAGEMENT PONDS FOR USE AS SETTLING PONDS DURING CONSTRUCTION. THE ROUGH GRADING SHALL BE PERFORMED PRIOR TO BEGINNING OTHER SITE GRADING AND UTILITY CONSTRUCTION. UPON GRADING COMPLETION AND BEFORE VEGETATING POND, REMOVE AND DISPOSE OF SILT BUILDUP.
3. GRADING/PAVING/UTILITY CONSTRUCTION.
4. ALL DISTURBED AREAS OUTSIDE PAVEMENT AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS.

GENERAL EROSION CONTROL REQUIREMENTS:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
3. EROSION CONTROLS
   A. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
   B. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED. CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND/OR DUST.
   C. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.
   D. INSTALL EROSION MAT ON ALL SLOPES EQUAL TO OR GREATER THAN 4:1.
   E. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMPS.
   F. INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
   G. MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
   H. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
   I. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
   J. NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
   K. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
   M. ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
   N. ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
   O. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
   P. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
   Q. ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
   R. PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
   S. ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A STRAW BALE, FILTER FABRIC OR EQUIVALENT BARRIER.
3. STORM POND SHALL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO OWNER ACCEPTANCE OF SITEWORK.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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LITTLE LAMB'S CORNER
JACKSON, WI

GENERAL NOTES & LEGEND
SHEET

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|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

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| DATE: | REVISED BY: |
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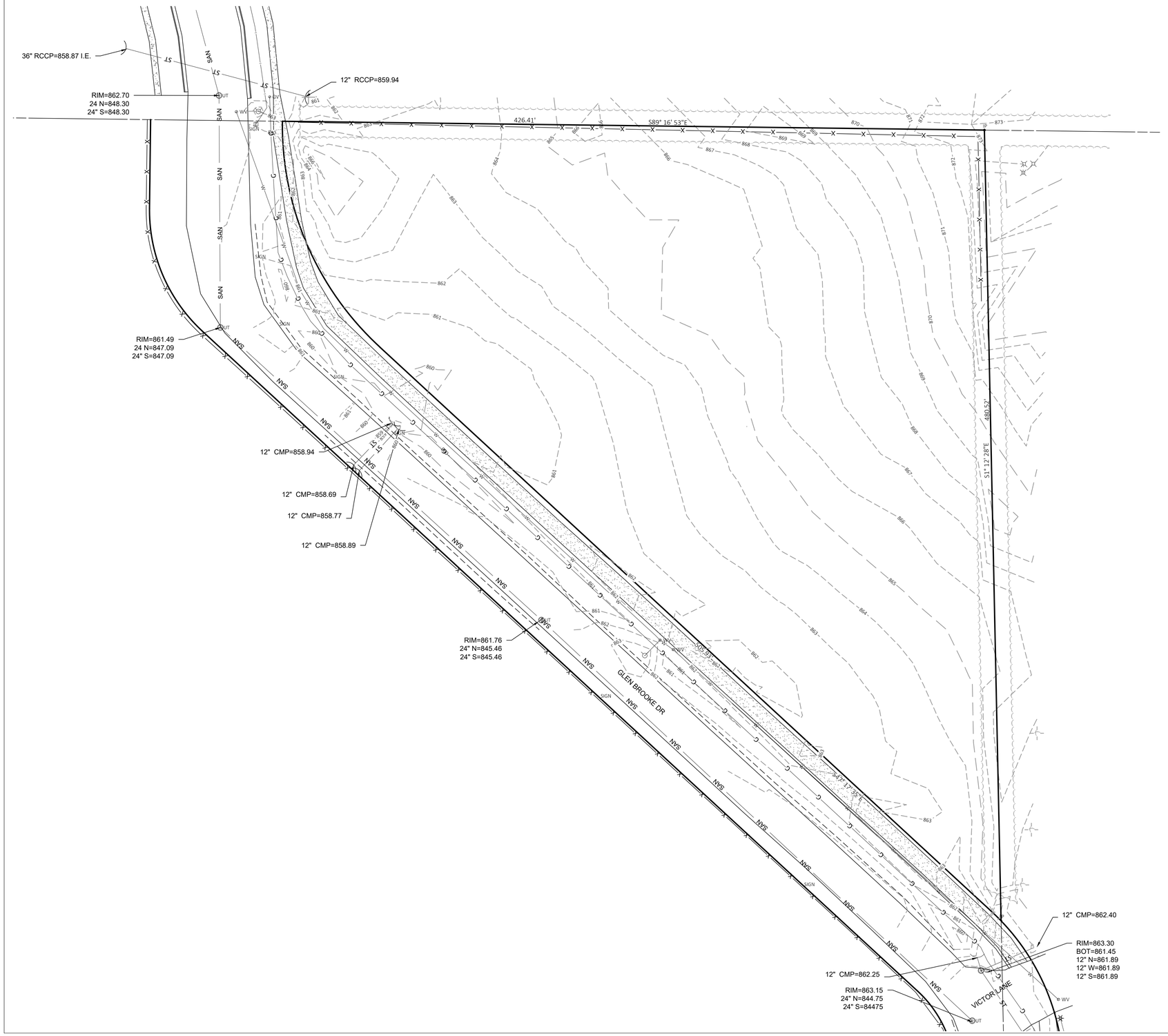


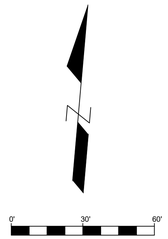


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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JACKSON,WI

EXISTING CONDITIONS MAP

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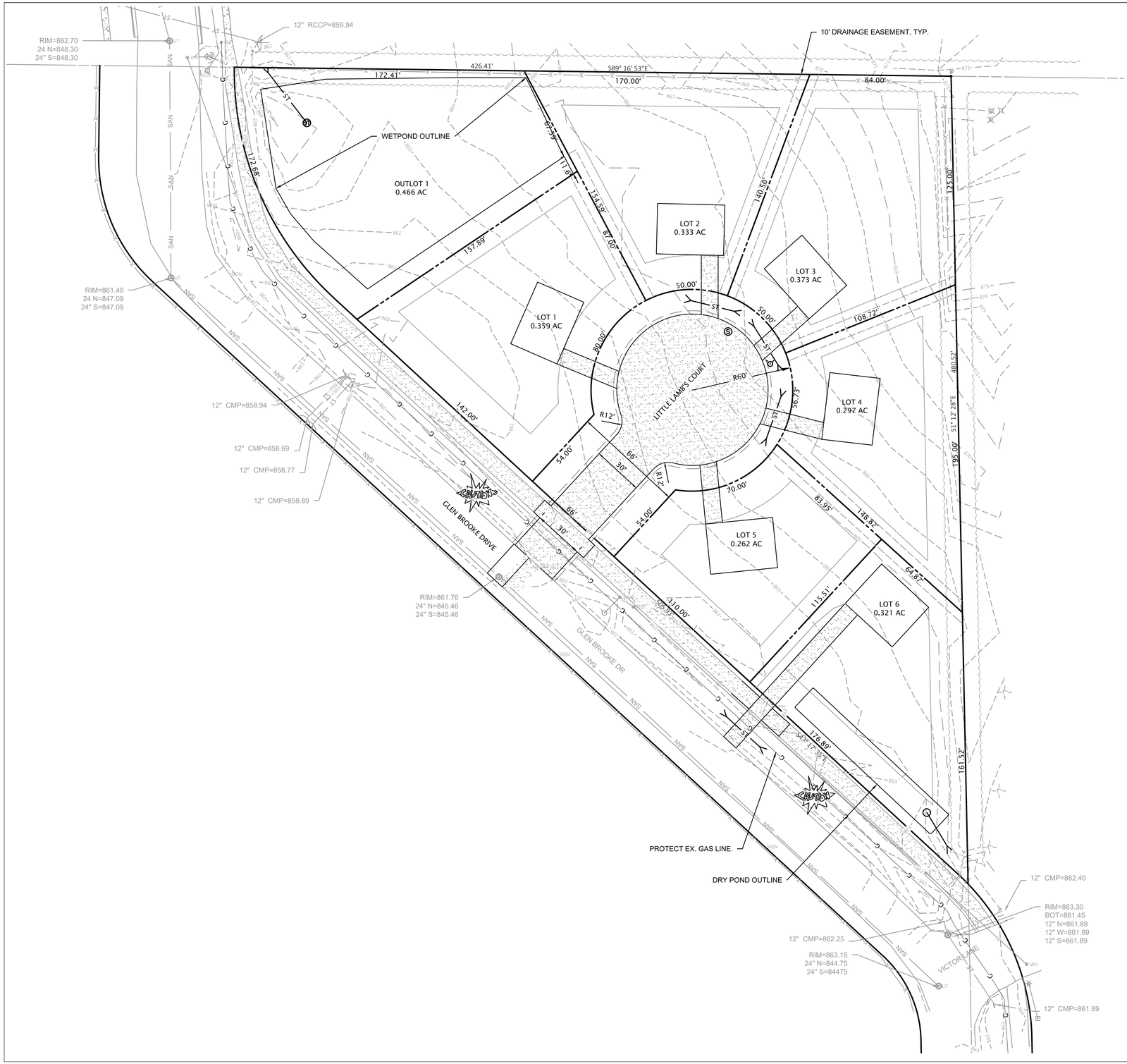


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LITTLE LAMB'S CORNER
JACKSON, WI

OVERALL LAYOUT PLAN

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| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
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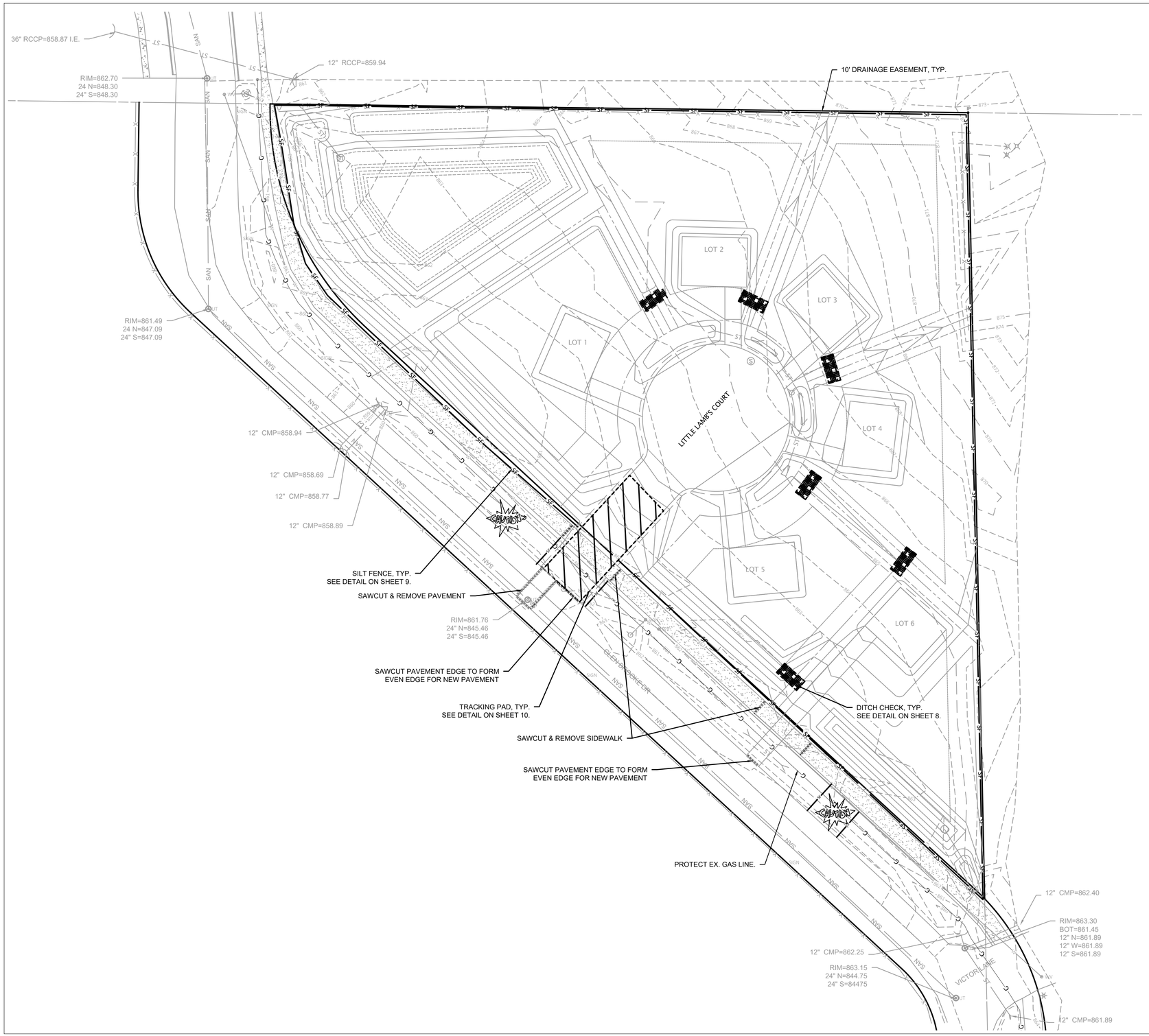


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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# LITTLE LAMB'S CORNER JACKSON,WI

## SITE PREPARATION & EROSION CONTROL PLAN

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| DATE: | 09/07/2021 |
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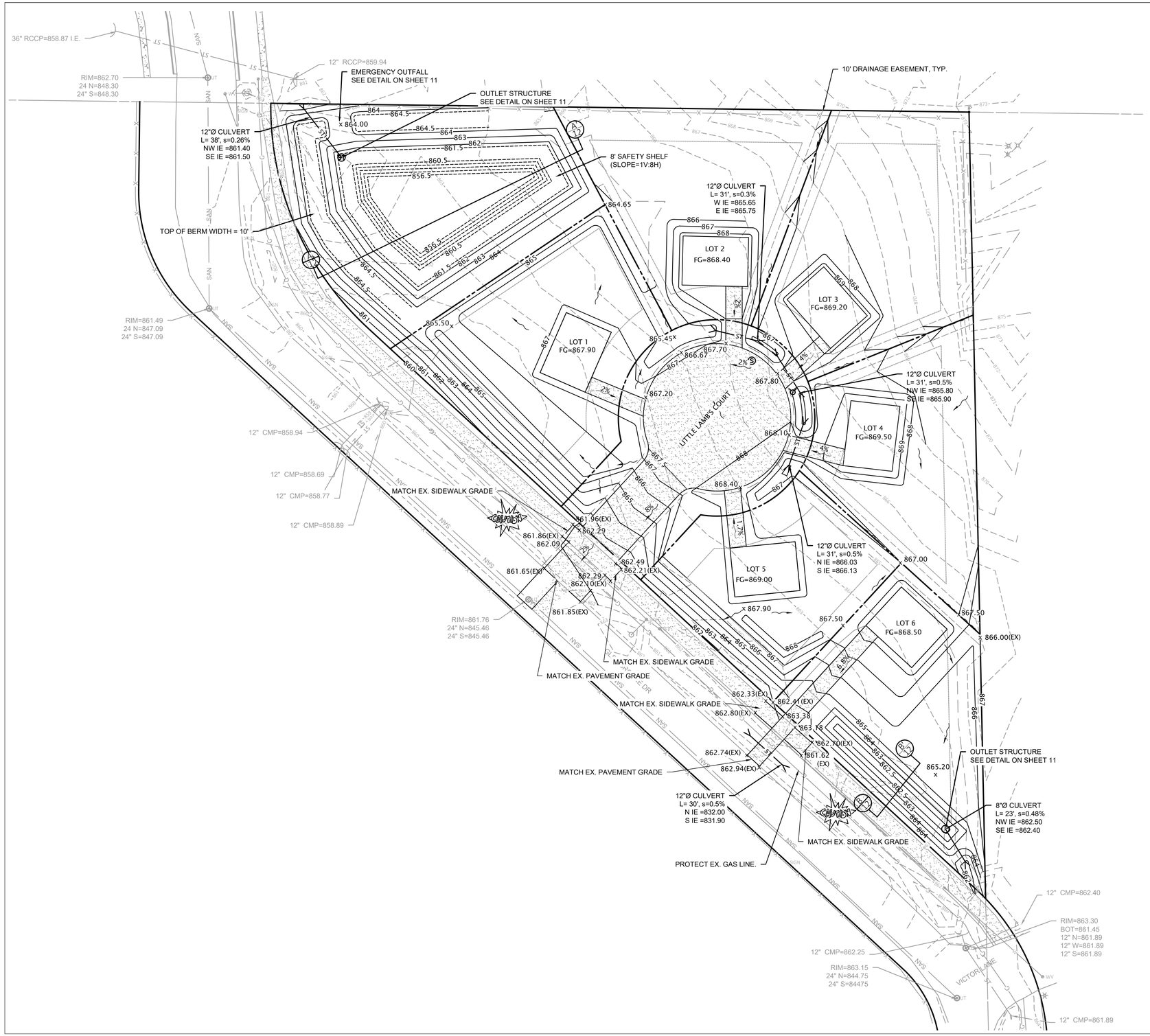


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

GENERAL GRADING/PAVING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ROADWAY AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
3. SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY PROOFROLLING AREAS TO BE FILLED/PAVED IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED IN ACCORDANCE WITH WISDOT STANDARDS AND AS APPROVED BY ENGINEER.
4. GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL AND WISDOT SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
7. SIDEWALKS:

   SIDEWALK SHALL BE CONSTRUCTED WITH ALL PORTLAND CEMENT CONCRETE. SIDEWALKS SHALL BE A MINIMUM OF 5" IN THICKNESS, EXCEPT IN AREAS OF DRIVE APPROACHES WHERE THE SIDEWALKS SHALL BE A MINIMUM OF 6" IN THICKNESS.

   CONSTRUCT 1/2" EXPANSION JOINTS EVERY 50' AND AT EACH END OF ANY NEW SIDEWALK CONSTRUCTED BETWEEN TWO EXISTING WALKS; AND IF SUCH NEW SIDEWALK EXCEEDS 50' IN LENGTH.

SITE RESTORATION

1. RESTORATION: 4" THICK MIN. TOPSOIL (NOTE: ALL STRIPPED TOPSOIL SHALL BE USED TO TOPSOIL THE SITE - THICKNESS LAYER SHALL BE INCREASED AS NECESSARY), SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN UNTIL AFTER 80% COVER ESTABLISHED.


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# LITTLE LAMB'S CORNER JACKSON,WI

# GRADING/PAVING PLAN

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| HORIZ. SCALE: | |
| VERT. SCALE: | |
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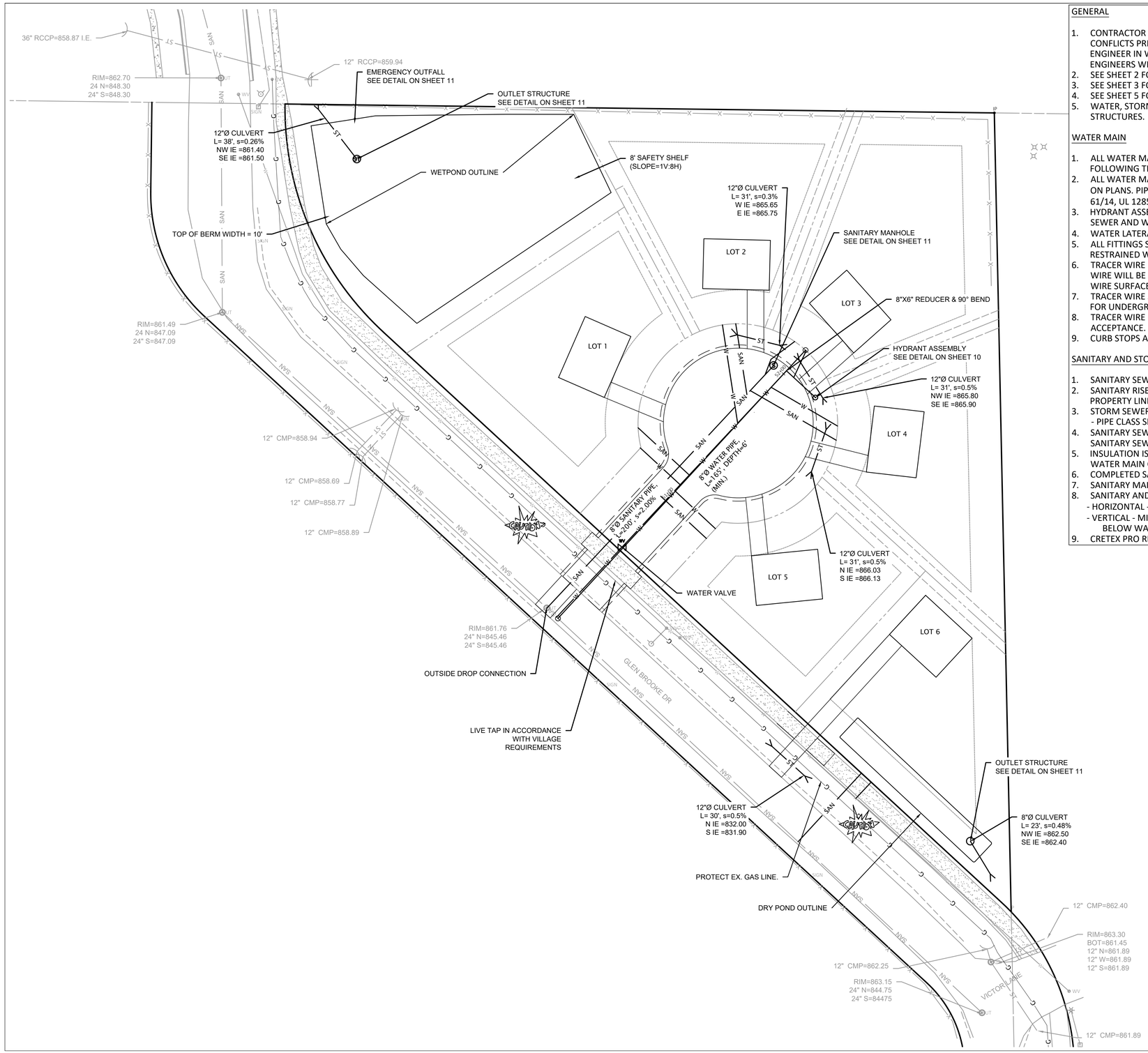


GENERAL

1. CONTRACTOR TO CONFIRM EXISTING UTILITY ELEVATIONS/INLETS/SIZES FOR ACCURACY AND CONFLICTS PRIOR TO CONSTRUCTION COMMENCEMENT. ANY DISCREPANCIES SHALL BE NOTIFIED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT COMMENCE UTILITY WORK UNTIL RECEIVE ENGINEERS WRITTEN DESIGN MODIFICATIONS.
2. SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.
3. SEE SHEET 3 FOR EXISTING CONDITIONS.
4. SEE SHEET 5 FOR PROPOSED GRADING AND SHEET 2 FOR PROPOSED LEGEND.
5. WATER, STORM AND SANITARY SHALL NOT EXTEND BELOW MANHOLE OR CATCH BASIN STRUCTURES.

WATER MAIN

1. ALL WATER MAIN VALVES SHALL BE RESILIENT SEATED GATE VALVES FOLLOWING AWWA C509 FOLLOWING THE MUNICIPAL STANDARD SPECIFICATIONS
2. ALL WATER MAIN MATERIALS SHALL BE AWWA C900 PRESSURE RATED PVC PIPE, SIZES AS SHOWN ON PLANS. PIPE MUST MEET THE FOLLOWING STANDARDS: ASTM D1784, DR18 235 PSI, ANSI/NSF 61/14, UL 1285 GASKET: ASTM F477, JOINT: ASTM D313
3. HYDRANT ASSEMBLY WILL FOLLOW AWWA C502, THE MUNICIPAL SPECIFICATIONS, AND WISCONSIN SEWER AND WATER SPECIFICATION 8.26.0.
4. WATER LATERALS SHALL BE 1-1/4-INCH DIAMETER.
5. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA 153. BENDS AND TEES SHALL BE RESTRAINED WITH MEGALUG 2000 PV JOINT RESTRAINTS AND CORE BLUE MJ T-BOLT AND NUT.
6. TRACER WIRE IS REQUIRED ON WATERMAIN, SANITARY AND STORM SEWER MAIN AND LATERALS. WIRE WILL BE BROUGHT UP TO THE SURFACE AT HYDRANTS AND CURB STOPS, AND WHERE THE WIRE SURFACES AT LATERAL ENDS, A WIRE LOCATION BOX SHALL BE USED.
7. TRACER WIRE SHALL BE A MINIMUM 10-GAUGE SOLID WIRE WITH SOLID PVC INSULATION RATED FOR UNDERGROUND AND WET CONDITIONS.
8. TRACER WIRE CONTINUITY TESTING SHALL BE COMPLETED AFTER PIPE INSTALLATION AND BEFORE ACCEPTANCE.
9. CURB STOPS AND CORPORATION VALVES SHALL BE INSTALLED FOR EACH LATERAL.

SANITARY AND STORM SEWER

1. SANITARY SEWER PIPE SHALL BE ASTM 3034 SDR 35 PVC SEWER PIPE FOR MAINS AND LATERALS.
2. SANITARY RISERS SHALL BE INCLUDED WHERE THE LATERAL DEPTH IS 12' OR GREATER AT THE PROPERTY LINE.
3. STORM SEWER CONCRETE PIPE CLASSES:
   - PIPE CLASS SHALL BE BASED ON PIPE COVER AND MANUFACTURER' RECOMMENDATIONS.
4. SANITARY SEWER LATERALS SHALL BE 6-INCH DIAMETER WITH 2% SLOPE (MIN).
   SANITARY SEWER LATERALS SHALL CONNECT TO THE MAIN WITH "WYE" OR "TEE" FITTINGS.
5. INSULATION IS REQUIRED WHEN THE DEPTH OF COVER IS LESS THAN 5-FEET OVER SANITARY SEWER, WATER MAIN OR WHERE STORM SEWERS CROSS OVER WATERMAIN OR LATERALS.
6. COMPLETED SANITARY SEWER MAIN MUST PASS AIR TEST AND NO-GO TEST.
7. SANITARY MAINS SHALL BE TELEVISED BEFORE ACCEPTANCE BY THE MUNICIPALITY.
8. SANITARY AND STORM SEWER SPACING
   - HORIZONTAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 8'.
   - VERTICAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 18" ABOVE AND 6" BELOW WATER.
9. CRETEX PRO RING ADJUSTING RINGS SHALL BE USED ON ALL STORM AND SANITARY STRUCTURES.

GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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LITTLE LAMB'S CORNER
JACKSON,WI

UTILIYT PLAN

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|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

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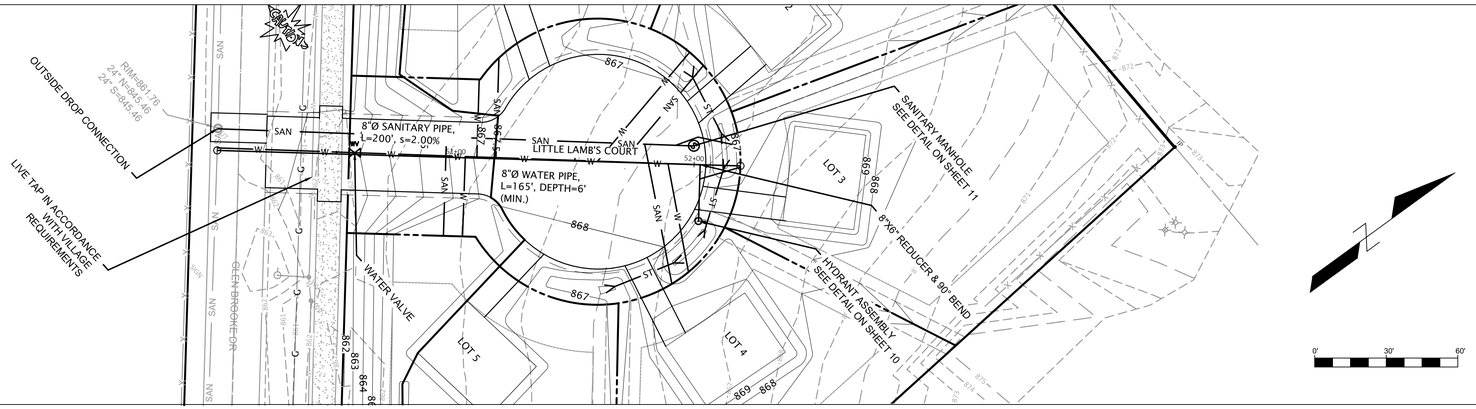


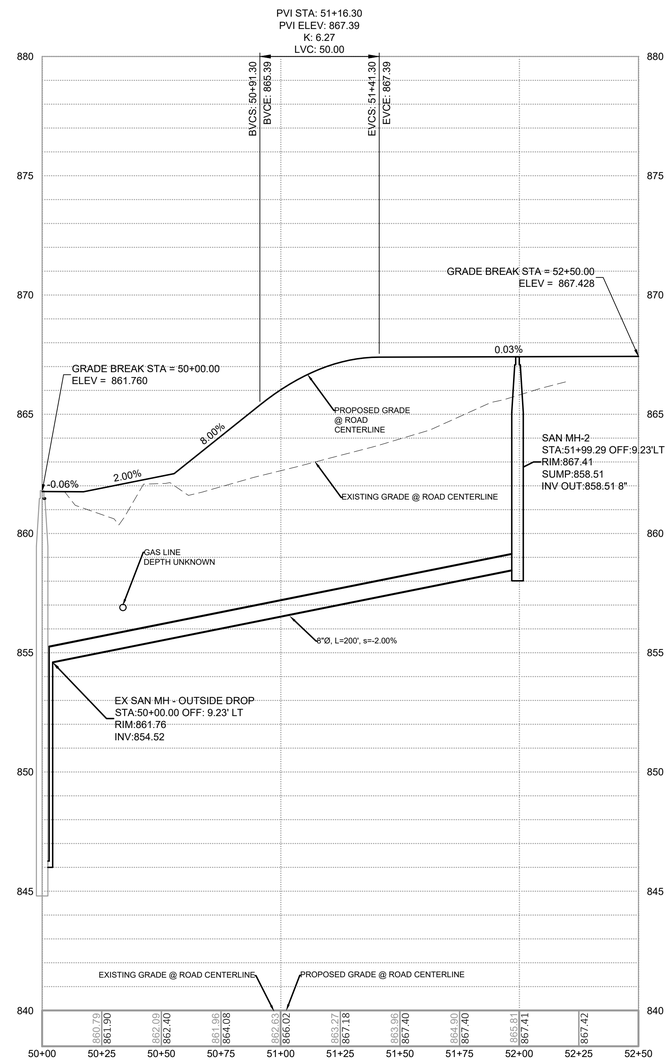


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M2 ENGINEERING

# LITTLE LAMB'S CORNER JACKSON,WI

## ROADWAY/UTILITY PLAN & PROFILE

| | |
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| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

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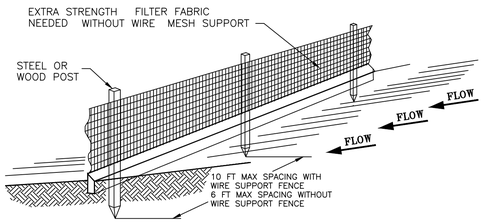
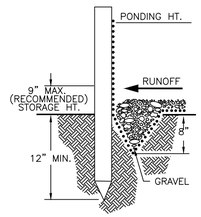
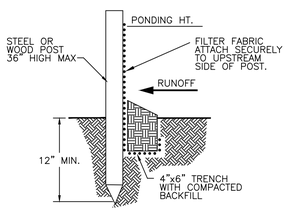
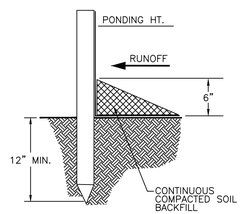



ALTERNATE DETAIL
TRENCH WITH GRAVEL




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL




ALTERNATE DETAIL
SOIL BACKFILL

## SILT FENCE

N.T.S.

SILT FENCE:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
3. IF POSSIBLE, THE GEOTEXTILE FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS, WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. THE ENDS OF THE FENCE SHALL BE TURNED UP HILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
7. WHEN STANDARD-STRENGTH GEOTEXTILE FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. THE STANDARD-STRENGTH GEOTEXTILE FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
9. THE TRENCH SHALL BE BACKFILLED AND/OR T ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

INSPECTION AND MAINTENANCE:

10. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL 0.5-INCHES OR GREATER. REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
12. THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.
13. REMOVE SILT FENCE AFTER THE SITE HAS BEEN STABILIZED.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

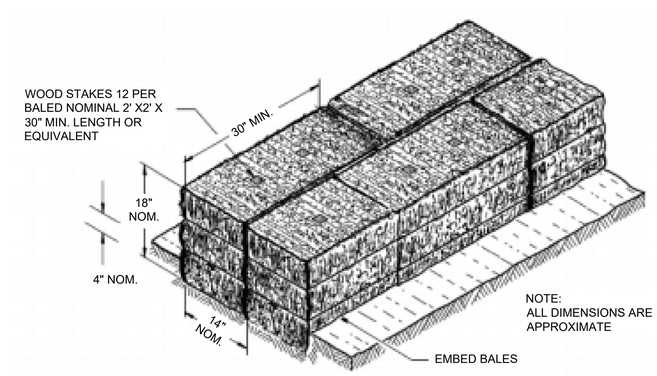
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. PROTECT INLETS, CULVERTS, AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORKDAY.
4. INSPECT EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH SIGNIFICANT RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST.
7. APPLY WATER TO DRY AREAS TO MAINTAIN DUST CONTROL DURING CONTRUCTION. IF WATER APPLICATION IS INSUFFICIENT APPLY SOIL STABILIZING CONTROLS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. CONTRACTOR SHALL PERMANENTLY STABILIZE SITE, INSTALLING TOPSOIL, SEED, FERTILIZER AND MULCH IMMEDIATELY UPON COMPLETION OF CONSTRUCTION TO ESTABLISH VEGETATIVE COVER.

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

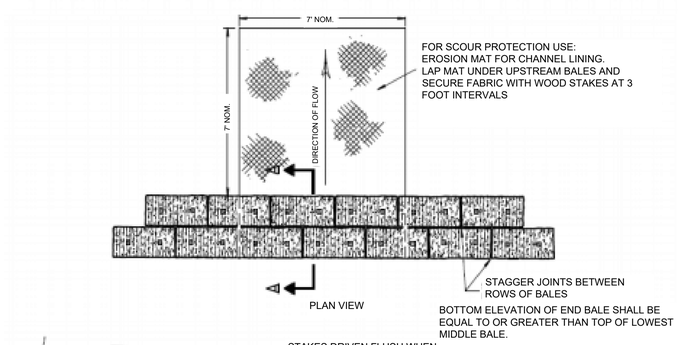
10. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
11. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
12. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. CONTRACTOR TO SUPPLY AND MAINTAIN ALL PUMPS USED FOR DEWATERING AND BY-PASS PUMPING. CONTRACTOR IS REQUIRED TO HAVE EXTRA PUMPS ON SITE AND DUAL PUMPS ARE TO BE USED FOR OVERNIGHT PUMPING.
14. ALL CONCRETE WASH WATER SHOULD BE CONTAINED IN A DESIGNATED WASHOUT AREA DETERMINED BY THE FIELD ENGINEER.
15. ALL CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE VIA SHASTA AVE TO THE SOUTH THROUGH PHASE I OF THE DEVELOPMENT AND VIA PORT WASHINGTON ROAD, UNLESS OTHERWISE SPECIFIED BY THE FIELD ENGINEER.
16. ALL PROPOSED WORK SHALL BE CONSTRUCTED WITH THE RIVER BEND MEADOWS- PHASE II DEVELOPMENT. WORK DONE BY OTHERS WILL BE CONSTRUCTED UNDER A SEPARATE CONTRACT.

FIGURE 3:

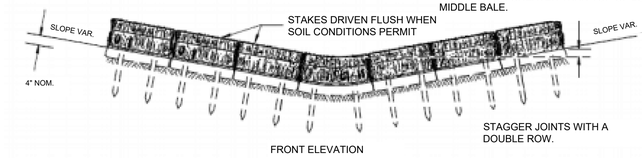
STRAW BALE DITCH CHECK




SECTION A-A




PLAN VIEW




FRONT ELEVATION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LITTLE LAMB'S CORNER
JACKSON,WI

CONSTRUCTION DETAILS

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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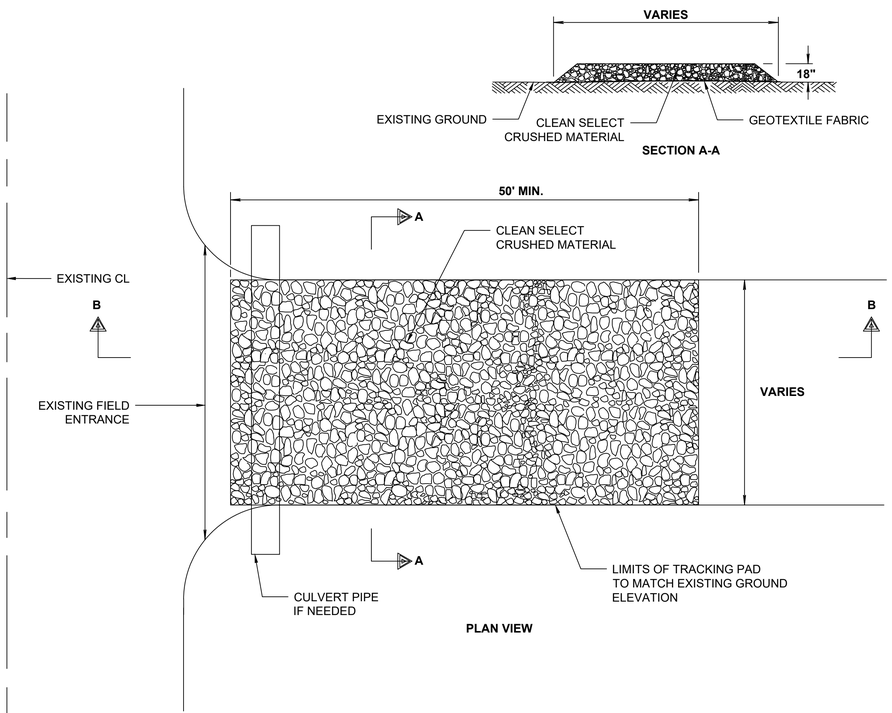
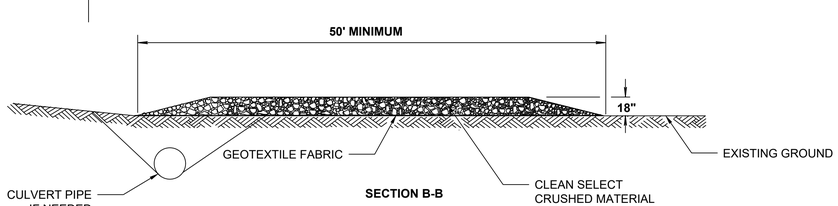
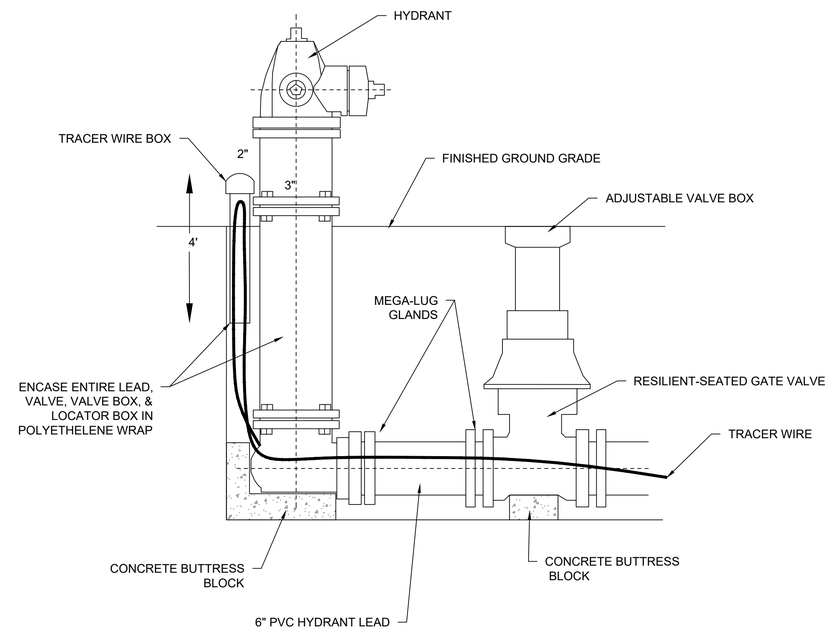
TRACKING PAD SPECIFICATIONS:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
3. TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
4. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOW SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
5. CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
6. THE COST OF ADDITIONAL BMP'S TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.
7. TRACKING PAD SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.




**TRACKING PAD**
N.T.S.




HYDRANT ASSEMBLY DETAIL
N.T.S.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*LITTLE LAMB'S CORNER*
*JACKSON,WI*

**CONSTRUCTION DETAILS**

| | |
|---|---|
| *DRAWN BY:* | *LKJ* |
| *DATE:* | *09/07/2021* |
| *CHECKED BY:* | |
| *HORIZ. SCALE:* | |
| *VERT. SCALE:* | |
| *PROJECT NO.* | 21-716-233 |

*REVISIONS*

| *DATE:* | *REVISED BY:* |
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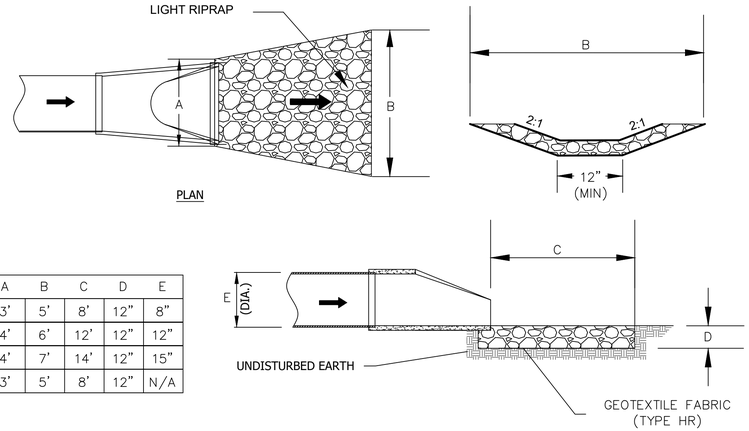
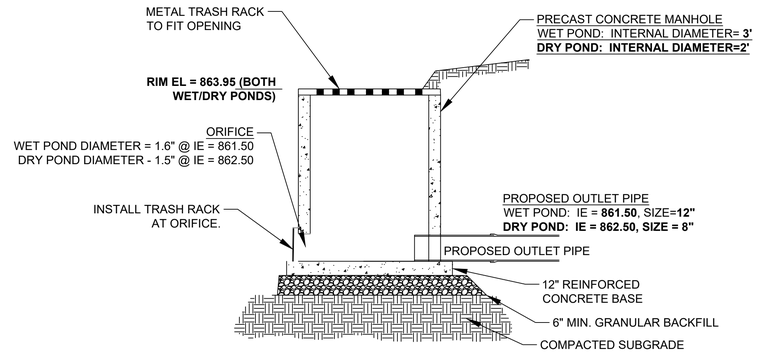
*SHEET*
**10 OF 12**

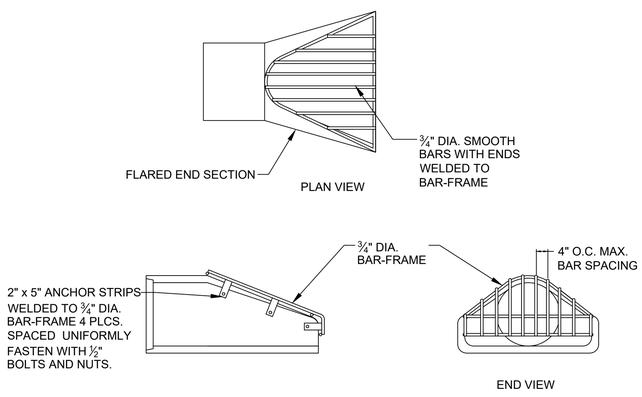



| OUTLET | A | B | C | D | E |
|---|---|---|---|---|---|
| 8" DIA. | 3' | 5' | 8' | 12" | 8" |
| 12" DIA. | 4' | 6' | 12' | 12" | 12" |
| 15" DIA. | 4' | 7' | 14' | 12" | 15" |
| CURB CUT | 3' | 5' | 8' | 12" | N/A |

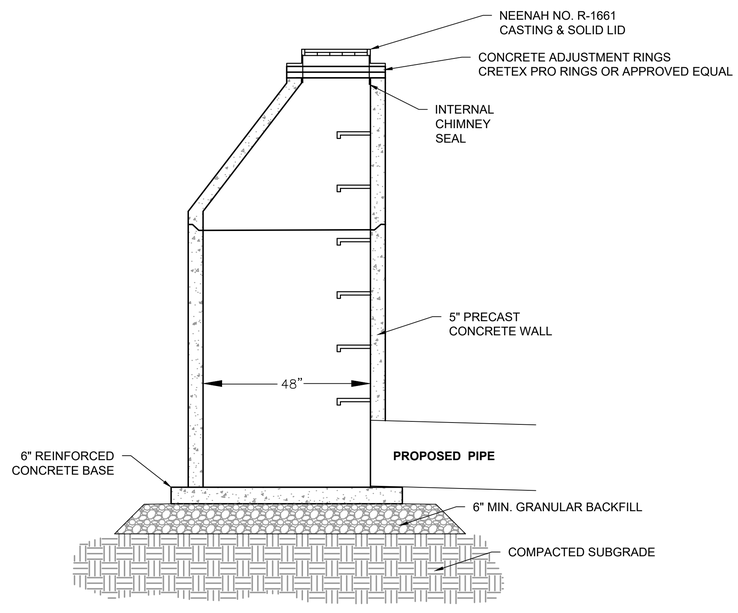
RIP-RAP DETAIL FOR STORM SEWER INLET/OUTLET
N.T.S.



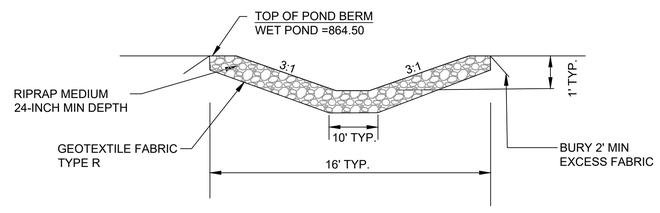

POND / OUTLET STRUCTURE DETAIL
N.T.S.




TRASH RACK DETAIL FOR FLARED END SECTION
N.T.S.




SANITARY MANHOLE STRUCTURE DETAIL
N.T.S.




EMERGENCY SPILLWAY
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LITTLE LAMB'S CORNER
JACKSON,WI

CONSTRUCTION DETAILS

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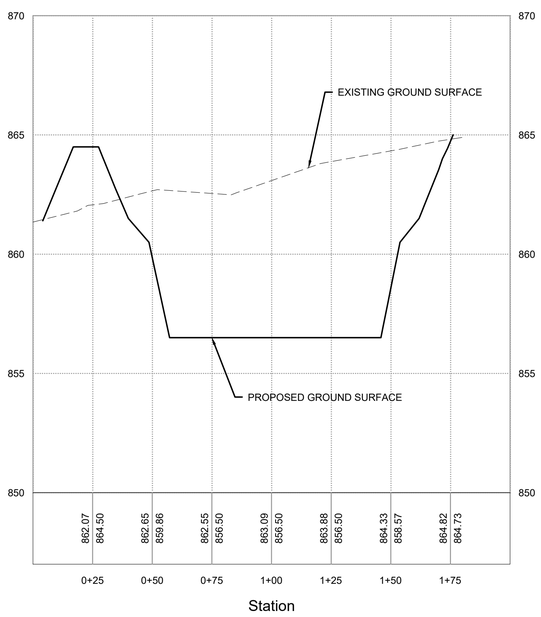
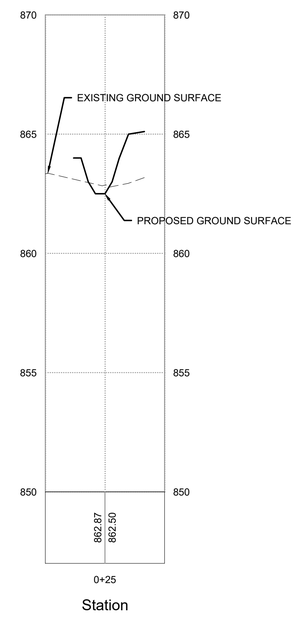



SECTION A-A'
H: 1"=30'
V: 1"=5'




SECTION B-B'
H: 1"=30'
V: 1'=5'

0' 30' 60'

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LITTLE LAMB'S CORNER
JACKSON,WI

ROADWAY/UTILITY
PLAN & PROFILE

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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# STORMWATER REPORT
# PROPOSED LITTLE LAMB'S CORNER DEVELOPMENT
# Glen Brooke Drive
# VILLAGE OF JACKSON, WI

Project I.D. 21-716-233
Washington County, Wisconsin

September 8, 2021

Prepared by:

**M Squared Engineering, LLC**

W19 N6719 Commerce Ct
Cedarburg, Wisconsin 53012
**P:** (262) 376-4246 / **F:** (262) 375-2274
msquared@msquaredengineering.com

**TABLE OF CONTENTS**

INTRODUCTION ..... 3
SITE CONTACT INFORMATION ..... 3
SITE INFORMATION ..... 4
APPLICABLE REGULATIONS ..... 4
METHODOLOGY ..... 5
HYDROLOGIC ANALYSIS ..... 6
WATER QUALITY TREATMENT ANALYSIS ..... 7
LONG TERM MAINTENANCE PLAN ..... 7
CONCLUSIONS ..... 8

# LIST OF APPENDICES

Appendix 1 – Design Plans
Appendix 2 – NRCS Soils Map
Appendix 3 - WDNR Wetland Viewer Map
Appendix 4 – Hydrology Exhibits (Existing Conditions and Proposed Conditions)
Appendix 5 - NOAA ATLAS 14 Precipitation Table
Appendix 6 – HydroCad Calculations - Existing Site (1-year, 2-year, 5-year and 100-year storm events);
Appendix 7 - HydroCad Calculations - Proposed Site (1year, 2-year, 5-year, 10-year, and 100-year storm event )
Appendix 8 – WinSLAMM Report – Input and Output
Appendix 9 – Stormwater Maintenance Plan Checklist

# INTRODUCTION

M Squared Engineering LLC. has been retained by Mr. John Lamm to develop a site plan and stormwater report for the proposed construction of the Little Lamb's Corner development located on Glen Brooke Drive in the Village of Jackson, Washington County, Wisconsin. The site location is shown on the Title Sheet of the design plans included in **Appendix 1**.

The site currently a green space with 250 square feet of sidewalk in the upper northwest corner where the municipal sidewalk clips the property. There is a drainage easement located immediately to the north of the subject property. This drainage easement collects water and conveys the water below Glen Brooke Drive to an existing pond. The Existing Conditions Map is included in the design plans in **Appendix 1**.

The proposed project will be a PUD with six residential lots and an out lot for the stormwater pond. Five of the residential lots will have driveways off a cul-de-sac (Little Lamb's Court). Lot 6 is located in the southeast corner of the development and will have its driveway off of Glen Brook Drive.

# SITE CONTACT INFORMATION

The site contact information for this Stormwater Management Plan is as follows:

<u>Land Owner & Developer:</u>

Mr. John Lamm
2708 Sherman Road
Jackson, WI 53037
(262)677-3010
jlamm@lammscape.com

<u>Consulting Engineer:</u>
M Squared Engineering, LLC.
N19 W6719 Commerce Court
Cedarburg, WI 53012
Contact: Matt Hahm
(262) 376-4246
MATT@MSQUAREDENGINEERING.COM

# SITE INFORMATION

The site is owned by Mr. John Lamm. The subject parcel is located on Glen Brooke Drive (Tax Key No. 052600Z) in the Village of Jackson, Washington County, Wisconsin. The legal description for the subject property is presented on Sheet 2 of the design plans included in Attachment A.

Based on the NRCS Soils Map (attached in **Appendix 2**). the site soils range from Mequon silt loam (the majority of the subject site) to Ashkum silty clay loam and Fabius loam (in the northwest corner of the subject site). Based on the WDNR Wetland Viewer, there are no wetlands (attached in **Appendix 3**).

The existing topography slopes from the northeast corner of the site southwest to Glen Brooke Drive. The Existing Conditions Hydrology Exhibit is attached in A**ppendix 4**.

The proposed topography slopes the majority of the site to the upper northeast corner where the stormwater management pond is located. The remainder of the site slopes to the perimeter of the subject property. The Proposed Conditions Hydrology Exhibit is attached in **Appendix 4**.

# APPLICABLE REGULATIONS

The subject site's stormwater management is regulated by the Village of Jackson's Ordinance Chapter 35 and Wisconsin Department of Natural Resources (WDNR) Chapter NR151, Subchapter III.

<u>Stormwater Quality</u> - On site management practices shall be used to meet the minimum performance standards:

- Per WDNR NR151, for new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls.
- Per the Village's Chapter 35-62(d)(1), total suspended solids shall be reduced by 80% for new development sites or to the maximum extent practicable.

<u>Stormwater Quantity</u> – On site management practices shall be used to meet the minimum performance standards:

- Per NR151, by design, BMPs shall be employed to maintain or reduce the 1-year, 24-hour and the 2-year, 24-hour post-construction peak runoff discharge rates to the 1-year, 24-hour and the 2-year, 24-hour pre-development peak runoff

discharge rates respectively, or to the maximum extent practicable.

- Per the Village's Chapter 35-62(d)(2), "BMPs shall be employed to maintain or reduce the one-year, 24-hour, five-year, 24-hour; and the 100-year, 24-hour post-construction peak runoff discharge rates to the one-year, 24-hour, two-year, 24-hour; and the five-year, 24-hour pre-development peak runoff discharge rates respectively, or to the maximum extent practicable".

Stormwater Infiltration - The subject site is exempt from the stormwater infiltration requirement because of the silty clay soils.

Piping Capacity Requirements - The Wisconsin State Statute requires that the storm sewer piping be able to handle the 10 year, 24 hour event.

# METHODOLOGY

The methodology used in developing this stormwater management plan is as follows:

1. Define existing outfall locations for the project corridor.
2. Delineate/confirm drainage and watershed boundaries.
3. Identify requirements to comply with the Village of Jackson and Wisconsin Department of Natural Resources standards.
4. Perform stormwater quantity/peak flow calculations.
5. Perform stormwater quality calculations
6. Summarize the calculations for approval from the Village of Jackson and the Wisconsin Department of Natural Resources.

Data utilized in this project are noted below.

1. Field survey data provided by M Squared Engineering.
2. NRCS Soil Survey for Ozaukee County.
3. HydroCad Software (Version 10).
4. WINSLAMM Water Quality Analysis Software

The hydrologic analysis was performed in HydroCad software using SCS TR-55 methodology (curve number and time of concentration). This was done for each individual drainage basin within the project limits for both the existing and proposed conditions

The rainfall was determined using NOAA Atlas 14 precipitation depths with MSE3 precipitation distribution (attached in **Appendix** 5). The depths for the rainfall events are

as follows: 1-yr, 24-hr = 2.35 inches; 2-yr, 24-hr = 2.67 inches; 5-yr, 24-hr = 3.26 inches; 10-yr, 24-hr = 3.83 inches; and the 100-year, 24-hour = 6.43 inches.

The hydrologic soil group is typically C throughout the project corridor based on the NRCS Web Soil Survey. In accordance with Village's Chapter 35-62(d)(2), the runoff curve number for grassland (71) was utilized for pre-existing conditions.

## HYDROLOGIC ANALYSIS

A Hydrologic Analysis was performed to model both the existing and proposed conditions. The limits of the individual subcatchments are shown on the figures attached in **Appendix 4**. The limit of the disturbed area is 119,232 square feet (2.74 acres). In the existing condition, there are 0% impervious surfaces. In the proposed conditions, there will be 22% impervious surfaces.

HydroCad was utilized to calculate the 1-, 2-, 5-and 100-year flows for each subbasin for existing and proposed conditions. These calculations are included in **Appendices 6 and 7.**

**Table 1** below shows the peak flows that were calculated for both the existing and proposed conditions, along with the percent change from existing to proposed. There is a net increase in peak flows for this project, which is a result of the added impervious area.

**Table 1 – Summary of Pre and Post Construction Flows**

| Storm Event (24-hour) | Pre Development Conditions Runoff (cfs) | Proposed Post Development Conditions Runoff (cfs) | WDNR Requirements (cfs) | Village Requirements (cfs) | Does the proposed Stormwater Plan achieve WDNR & Village Requirements? |
|---|---|---|---|---|---|
| 1-year | 1.00 | 0.33 | 1.00 | 1.00 | Yes |
| 2-year | 1.50 | 0.46 | 1.50 | 1.00 | Yes |
| 5-year | 2.55 | 0.74 | -- | 1.50 | Yes |
| 100-year | 9.78 | 2.49 | -- | 2.55 | Yes |

In addition, in accordance with State Statutes, the post development model was run at the 10-year, 24-hour event to ensure that the piping for the storm systems is adequate. These calculations are also shown in **Appendix 7**.

**Table 2** below shows the stormwater elevations within the stormwater management ponds for the 100-year storm event.

**Table 2 – Summary of Pond Elevations**

| Storm Event (24 hr) | Wet Pond (Emergency spillway = 864.00) | Pond 2 (Emergency spillway = 864.00) |
|---|---|---|
| 100-yr | 863.98 | 863.94 |

# WATER QUALITY TREATMENT ANALYSIS

In order to meet the post construction performance standards for total suspended solids load, the stormwater ponds are designed to be shallow settling basins with spillways.

To perform the water quality analysis, WinSLAMM Version 10.2.1 was utilized. This program is designed to evaluate the water quality impacts of developments for a series of rainfall events. The following input was utilized:

- Rainfall file = WisReg-Milwaukee WI Dec 1969.RAN
- Type of Rainfall data = Series
- Pollution Probability Distribution File: WI_GEO03.ppd
- Runoff Coefficient File: WI_SL06 Dec06.rsv
- Particulate Solids Concentration File: WI_AVG01.psc
- Particulate Residual Delivery File: WI_DLV01.prr
- Street Delivery File: WI_Res and Other Urban Dec06.std

The total suspended solids load is expected to be reduced by 80.7% by our proposed stormwater quality measures. The detailed water quality inputs and results can be found in **Appendix 8.**

# LONG TERM MAINTENANCE PLAN

To ensure the proper function of the storm water management facilities described above, the following activities must be completed:

Ponds:

1. Emergency spillways and outlet pipes shall be kept clear of debris. All grassed areas, embankments and flowcontrol devices showing signs of erosion shall be repaired to the original plan requirements.
2. The pond inlets and outlets shall be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas shall be repaired immediately.
3. When sediment has accumulated to one foot, the pond(s) shall be dredged and disposed of offsite in accordance with NR 347.
4. The ponds shall be mowed a minimum of twice per year. Mowing shall maintain a minimum grass height of 6 to 8 inches. All undesirable vegetation and volunteer tree growth shall be removed
5. Any other repair or maintenance needed to ensure the continued function of the storm water practices areas ordered by the Village.

An inspection form is provided in **Appendix 9**. Completed forms shall be stored onsite in a secure location and be available upon request of the WDNR.

# CONCLUSIONS

This report presents the Stormwater Management Plan for the proposed improvements planned in the Village of Jackson. This report is prepared in accordance with local, state, and federal engineering guidelines. This project meets or exceeds the requirements of the Village of Jackson with respect to stormwater management and the Wisconsin State Legislature requirements to the maximum extent practical. ***At this time, we are seeking approval of the Stormwater Management Plan, as presented in this report.***

APPENDIX 1
Construction Plans

# LITTLE LAMB'S CORNER DEVELOPMENT

PROJECT NO. 21-716-233

JACKSON, WI

SOURCE: WASHINGTON COUNTY GIS

VICINITY MAP

1"=2,000'

## PREPARED FOR:

MR. JOHN LAMM
2708 SHERMAN ROAD
JACKSON, WI 53037
(262) 677-3010
JLAMM@LAMMSCAPE.COM

## INDEX:


1: TITLE SHEET
2: GENERAL NOTES & LEGEND
3: EXISTING CONDITIONS MAP
4: OVERALL LAYOUT PLAN
5: SITE PREP & EROSION CONTROL PLAN
6: GRADING/PAVING PLAN
7: UTILITY PLAN
8: ROADWAY & UTILITY PLAN & PROFILE
9-11: DETAILS
12: CROSS SECTIONS


## SITE INFORMATION:

**TAX KEY ID: 052600Z**

**LOCATION:** PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

## PROJECT CONTACTS:

CONSULTING ENGINEER
M SQUARED ENGINEERING, LLC.
N19 W6719 COMMERCE COURT
CEDARBURG, WI 53012
CONTACT: MR. MATT HAHM
(262) 376-4246
MATT@MSQUAREDENGINEERING.COM

APPROVAL AGENCY
VILLAGE OF JACKSON'S PUBLIC WORKS
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
CONTACT: MR. BRIAN KOBER
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M Squared Engineering, LLC
...where engineering solutions meet water quality...
N19 W6719 COMMERCE CT
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274


LITTLE LAMB'S CORNER
JACKSON, WI

TITLE SHEET

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
| | |

# LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- 860 EXISTING CONTOURS (MAJOR)
- 861 EXISTING CONTOURS (MINOR)
- EXISTING PAVEMENT LINE
- EXISTING EDGE OF GRAVEL
- T EXISTING TELEPHONE LINE
- OH EXISTING OVERHEAD LINE
- ST EXISTING STORM SEWER LINE
- SAN EXISTING SANITARY SEWER LINE
- GAS EXISTING GAS LINE
- X EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- IP EXISTING PROPERTY IRON PIPE
- SIGN EXISTING SIGN
- PROPOSED PAVEMENT EDGE
- PROPOSED 2' GRAVEL SHOULDER EDGE
- ST PROPOSED STORM SEWER
- SAN PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- PROPOSED BUILDING SETBACK
- 835 PROPOSED CONTOURS (MAJOR)
- 834 PROPOSED CONTOURS (MINOR)
- PROPOSED GRADE BREAKLINE
- PROPOSED GRADE BREAKLINE
- SF PROPOSED SILT FENCE
- PROPOSED RIP RAP
- PROPOSED TRACKING PAD
- PROPOSED EROSION CONTROL MAT
- PROPOSED DITCH CHECK
- ST PROPOSED INLET
- PROPOSED SANITARY MANHOLE
- ST PROPOSED STORM MANHOLE
- PROPOSED CULVERT ENDWALL
- PROPOSED HYDRANT
- PROPOSED VALVE

SURVEY INFORMATION:

1. M SQUARED ENGINEERING, LLC. PERFORMED THE SITE SURVEY IN JUNE/JULY 2021
2. VERTICAL DATUM IS BASED OF NGVD "29".
3. BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATES NAD 83 SOUTH ZONE, NORTH LINE OF SE $\frac{1}{4}$ 19-10-20, MEASURED AS N89°16'53"W.
4. BENCHMARKS:
   BENCHMARK 1 - NORTHWEST FLANGE BOLT ON HYDRANT EAST SIDE OF GLEN BROOKE DRIVE, 290 FEET NORTH OF VICTOR LANE (EL=863.85)
   BENCHMARK 2 - NORTHWEST FLANGE BOLT ON HYDRANT, EAST SIDE OF GLEN BROOKE DRIVE, 140 FEET SOUTH OF GLEN HILL DRIVE (EL=864.51)
5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY DIGGERS HOTLINE (TICKET NO. 20212305361). THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATION OF THESE UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 19; THENCE N89°16'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1315.63 TO THE POINT OF BEGINNING; THENCE S01°12'28"E ALONG THE WEST LINE OF COBBLESTONE MEADOWS BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS MAP BOOK 53 PAGE DOCUMENT NUMBER 1468252 OF SUBDIVISION MAPS, 480.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE AND BEING THE POINT OF THE CURVE TO THE LEFT AND HAVING A RADIUS OF 136.00 FEET CHORD OF 8.10 FEET BEARING N45°34'37"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 8.10 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N47°17'35"W 505.93 FEET TO A POINT OF ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 183.24 FEET CHORD OF 149.11 FEET BEARING N23°17'06"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 153.57 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST; THENCE S89°16'53"E ALONG SAID NORTH LINE 426.41 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 2.74 AC.

GENERAL DESIGN INFORMATION:

1. YARD SETBACKS (MINIMUMS):
   STREET/REAR: 20 FEET
   SIDE: 10 FEET

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET STANDARDS IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER", "VILLAGE OF JACKSON" STANDARD SPECIFICATIONS", AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITIONS AND AMENDMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS.
2. SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTAINING/REMOVAL OF EROSION CONTROLS, GRADING, INSTALL STORM/WATER/SANITARY SYSTEM, PAVEMENT (WITH ASSOCIATED PAVEMENT STRIPING) AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET.
3. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
5. M SQUARED ENGINEERING AND ITS AGENTS ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC.
7. CIVIL PROJECT DRAWING VERIFICATION: THE INFORMATION IN THE PLAN SET REPRESENTS THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD. CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE M SQUARED IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
8. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGER'S HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
9. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
10. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ENGINEER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT STANDARDS.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
13. THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
14. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
15. EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD AND THEN SILT FENCE.
2. ROUGH GRADE STORMWATER MANAGEMENT PONDS FOR USE AS SETTLING PONDS DURING CONSTRUCTION. THE ROUGH GRADING SHALL BE PERFORMED PRIOR TO BEGINNING OTHER SITE GRADING AND UTILITY CONSTRUCTION. UPON GRADING COMPLETION AND BEFORE VEGETATING POND, REMOVE AND DISPOSE OF SILT BUILDUP.
3. GRADING/PAVING/UTILITY CONSTRUCTION.
4. ALL DISTURBED AREAS OUTSIDE PAVEMENT AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS.

GENERAL EROSION CONTROL REQUIREMENTS:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
3. EROSION CONTROLS
   A. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
   B. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED. CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND/OR DUST.
   C. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.
   D. INSTALL EROSION MAT ON ALL SLOPES EQUAL TO OR GREATER THAN 4:1.
   E. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMPS.
   F. INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
   G. MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
   H. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
   I. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
   J. NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
   K. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
   M. ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
   N. ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
   O. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
   P. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
   Q. ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
   R. PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
   S. ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A STRAW BALE, FILTER FABRIC OR EQUIVALENT BARRIER.
3. STORM POND SHALL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO OWNER ACCEPTANCE OF SITEWORK.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

DIGGERS HOTLINE
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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com


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LITTLE LAMB'S CORNER
JACKSON, WI

GENERAL NOTES & LEGEND
SHEET

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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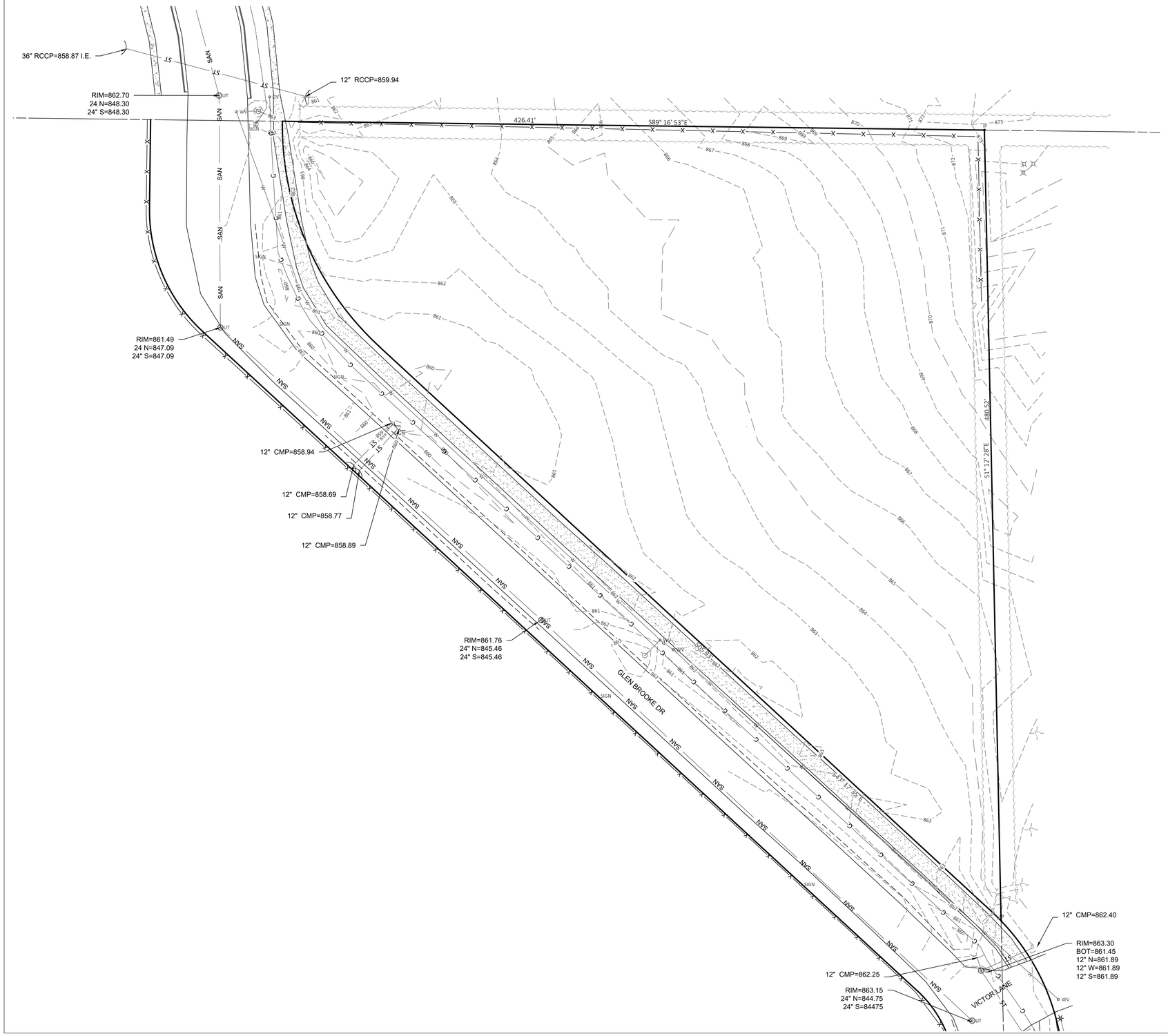


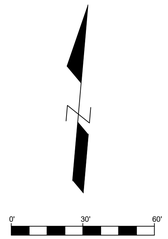


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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LITTLE LAMB'S CORNER
JACKSON,WI

EXISTING CONDITIONS MAP

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

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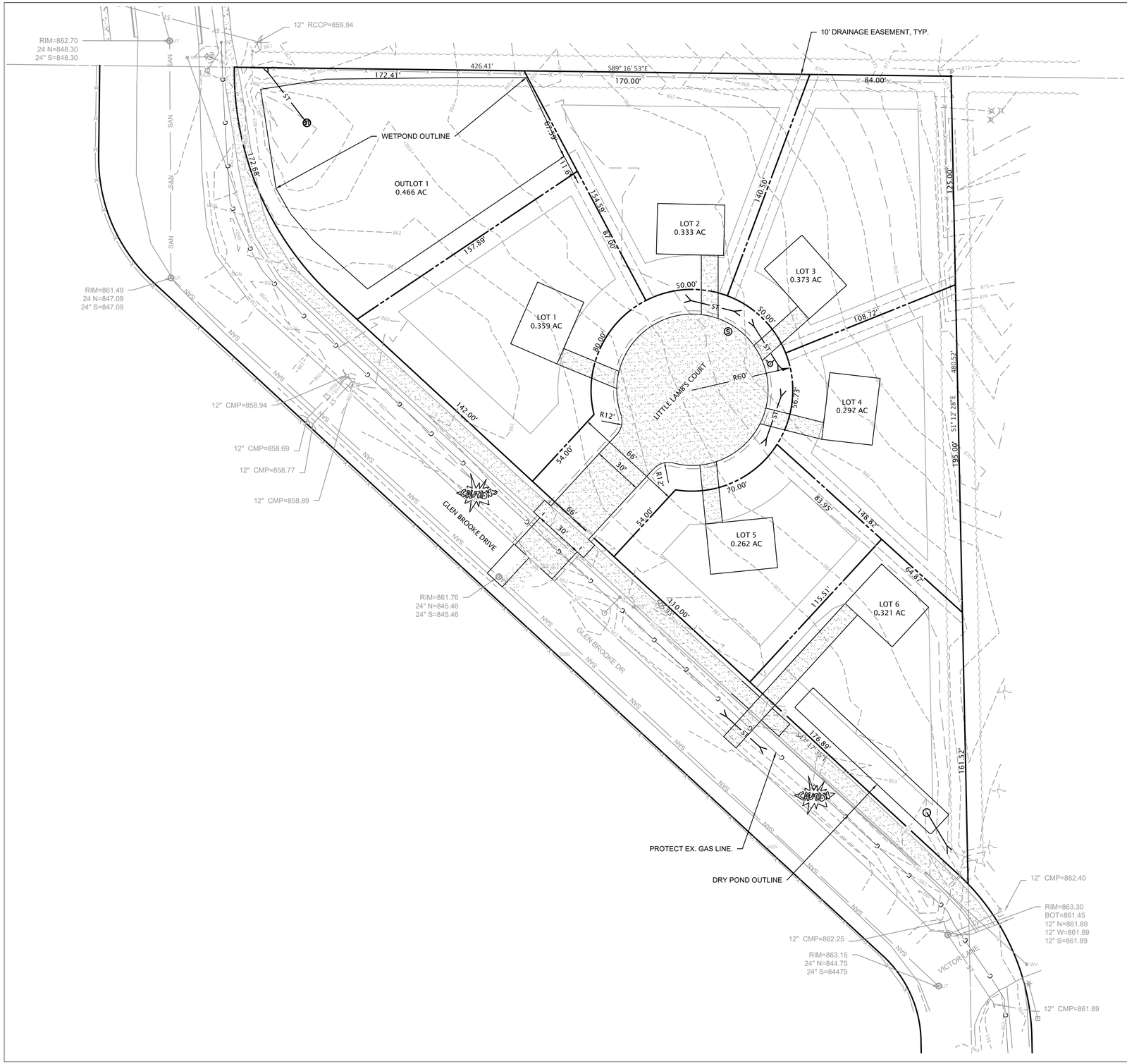


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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LITTLE LAMB'S CORNER
JACKSON, WI

OVERALL LAYOUT PLAN

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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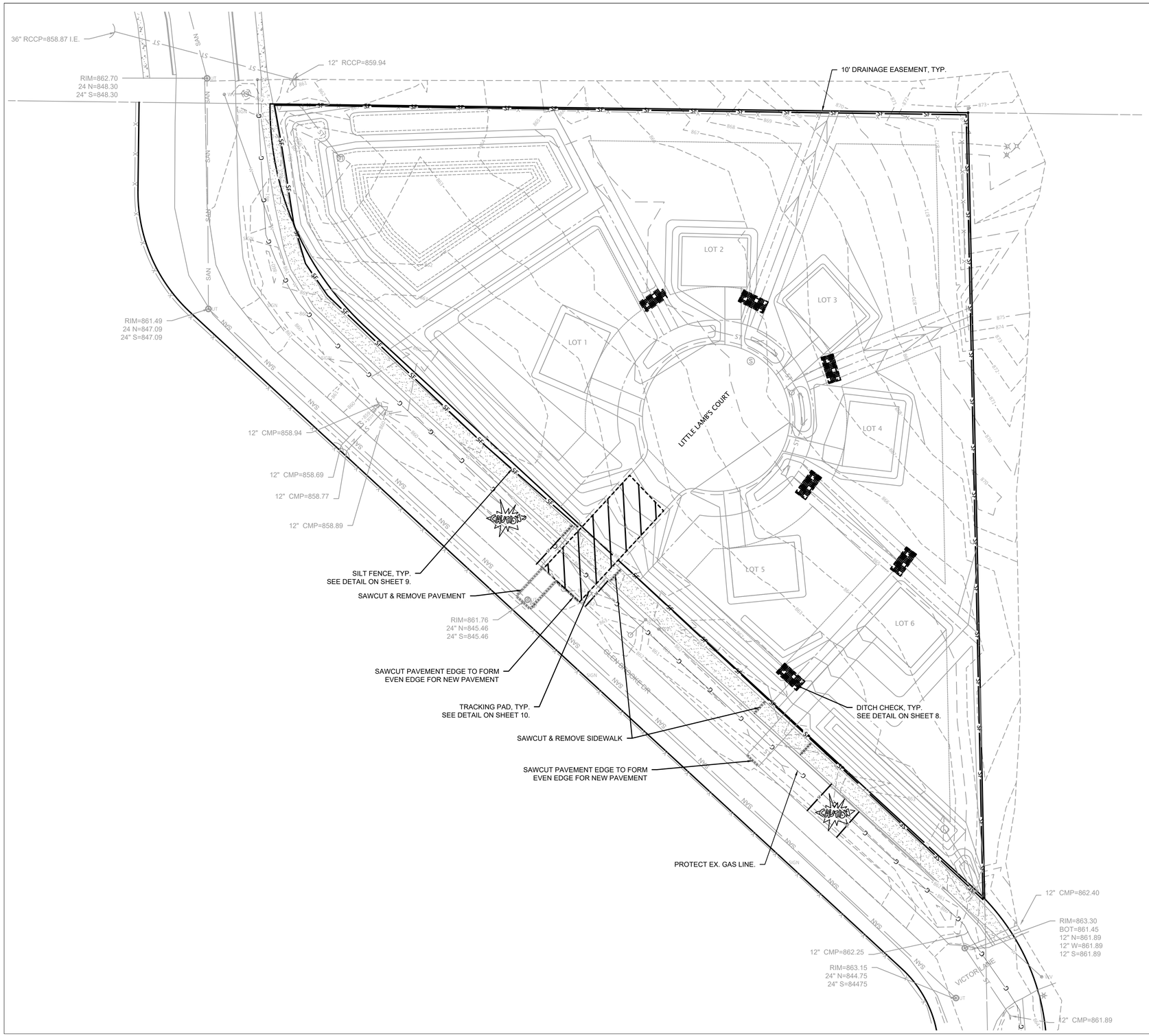


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

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# LITTLE LAMB'S CORNER JACKSON,WI

## SITE PREPARATION & EROSION CONTROL PLAN

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|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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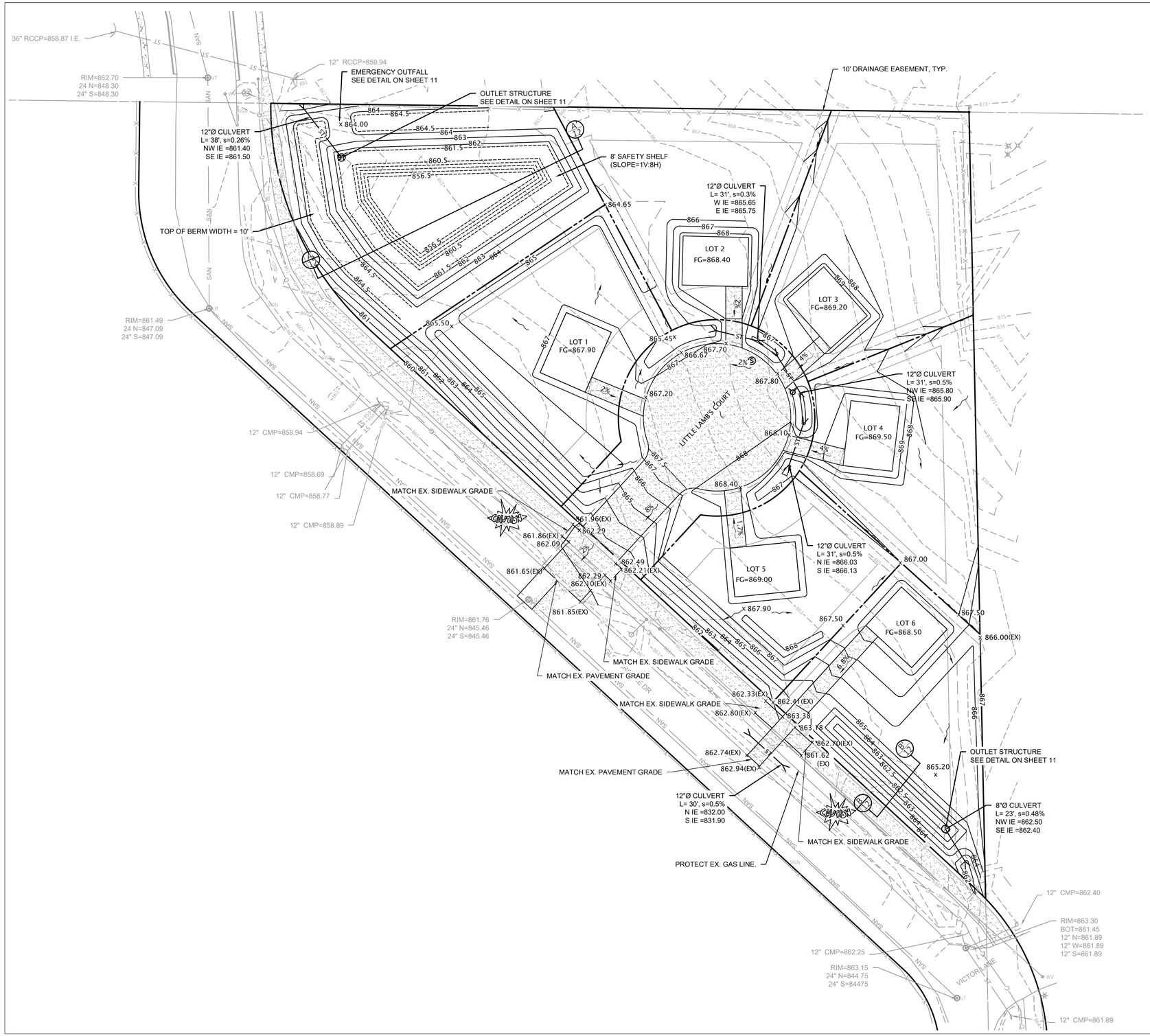


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

GENERAL GRADING/PAVING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ROADWAY AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
3. SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY PROOFROLLING AREAS TO BE FILLED/PAVED IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED IN ACCORDANCE WITH WISDOT STANDARDS AND AS APPROVED BY ENGINEER.
4. GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL AND WISDOT SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
7. SIDEWALKS:

   SIDEWALK SHALL BE CONSTRUCTED WITH ALL PORTLAND CEMENT CONCRETE. SIDEWALKS SHALL BE A MINIMUM OF 5" IN THICKNESS, EXCEPT IN AREAS OF DRIVE APPROACHES WHERE THE SIDEWALKS SHALL BE A MINIMUM OF 6" IN THICKNESS.

   CONSTRUCT 1/2" EXPANSION JOINTS EVERY 50' AND AT EACH END OF ANY NEW SIDEWALK CONSTRUCTED BETWEEN TWO EXISTING WALKS; AND IF SUCH NEW SIDEWALK EXCEEDS 50' IN LENGTH.

SITE RESTORATION

1. RESTORATION: 4" THICK MIN. TOPSOIL (NOTE: ALL STRIPPED TOPSOIL SHALL BE USED TO TOPSOIL THE SITE - THICKNESS LAYER SHALL BE INCREASED AS NECESSARY), SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN UNTIL AFTER 80% COVER ESTABLISHED.


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# LITTLE LAMB'S CORNER JACKSON,WI

# GRADING/PAVING PLAN

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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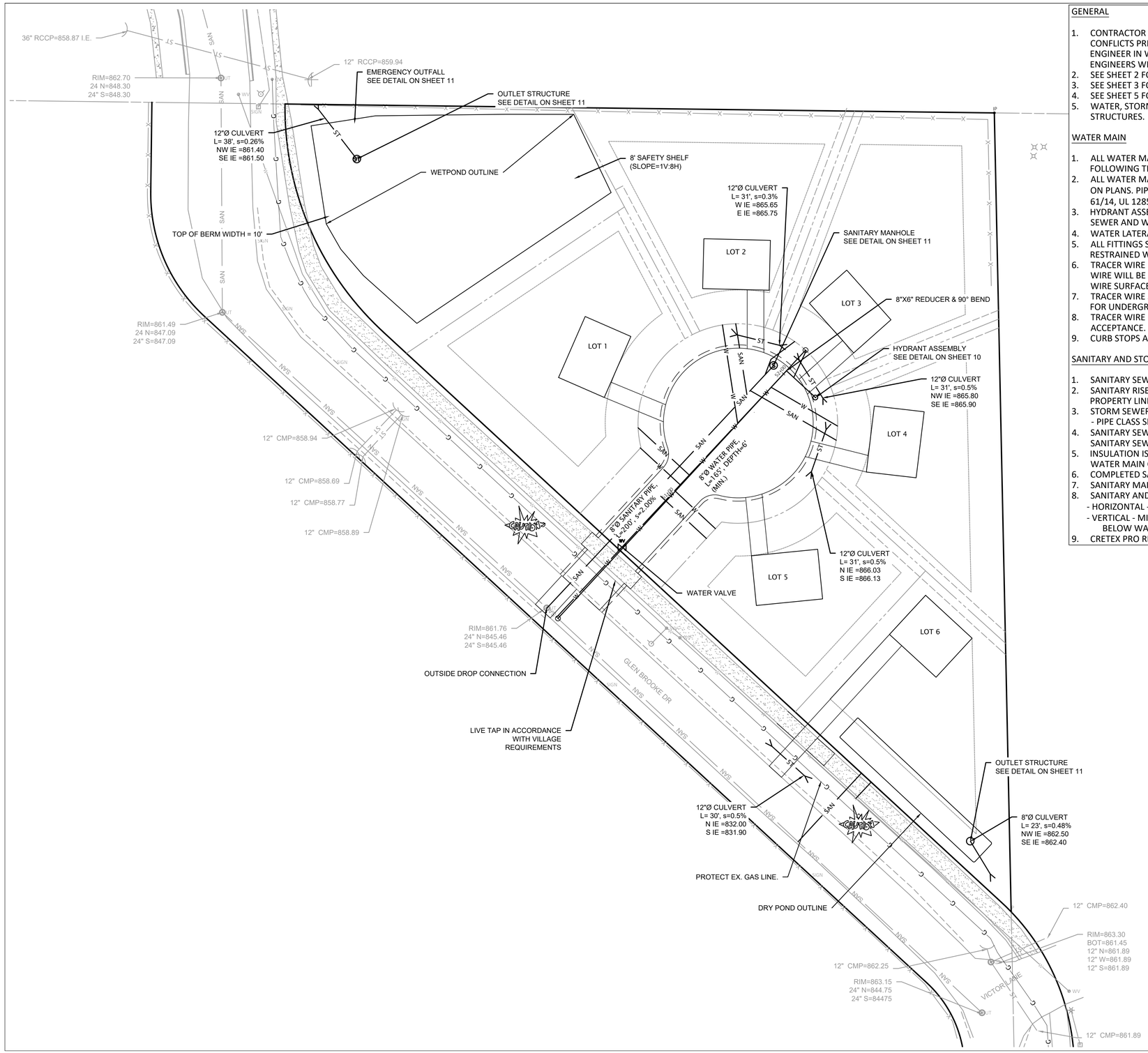


GENERAL

1. CONTRACTOR TO CONFIRM EXISTING UTILITY ELEVATIONS/INLETS/SIZES FOR ACCURACY AND CONFLICTS PRIOR TO CONSTRUCTION COMMENCEMENT. ANY DISCREPANCIES SHALL BE NOTIFIED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT COMMENCE UTILITY WORK UNTIL RECEIVE ENGINEERS WRITTEN DESIGN MODIFICATIONS.
2. SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.
3. SEE SHEET 3 FOR EXISTING CONDITIONS.
4. SEE SHEET 5 FOR PROPOSED GRADING AND SHEET 2 FOR PROPOSED LEGEND.
5. WATER, STORM AND SANITARY SHALL NOT EXTEND BELOW MANHOLE OR CATCH BASIN STRUCTURES.

WATER MAIN

1. ALL WATER MAIN VALVES SHALL BE RESILIENT SEATED GATE VALVES FOLLOWING AWWA C509 FOLLOWING THE MUNICIPAL STANDARD SPECIFICATIONS
2. ALL WATER MAIN MATERIALS SHALL BE AWWA C900 PRESSURE RATED PVC PIPE, SIZES AS SHOWN ON PLANS. PIPE MUST MEET THE FOLLOWING STANDARDS: ASTM D1784, DR18 235 PSI, ANSI/NSF 61/14, UL 1285 GASKET: ASTM F477, JOINT: ASTM D313
3. HYDRANT ASSEMBLY WILL FOLLOW AWWA C502, THE MUNICIPAL SPECIFICATIONS, AND WISCONSIN SEWER AND WATER SPECIFICATION 8.26.0.
4. WATER LATERALS SHALL BE 1-1/4-INCH DIAMETER.
5. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA 153. BENDS AND TEES SHALL BE RESTRAINED WITH MEGALUG 2000 PV JOINT RESTRAINTS AND CORE BLUE MJ T-BOLT AND NUT.
6. TRACER WIRE IS REQUIRED ON WATERMAIN, SANITARY AND STORM SEWER MAIN AND LATERALS. WIRE WILL BE BROUGHT UP TO THE SURFACE AT HYDRANTS AND CURB STOPS, AND WHERE THE WIRE SURFACES AT LATERAL ENDS, A WIRE LOCATION BOX SHALL BE USED.
7. TRACER WIRE SHALL BE A MINIMUM 10-GAUGE SOLID WIRE WITH SOLID PVC INSULATION RATED FOR UNDERGROUND AND WET CONDITIONS.
8. TRACER WIRE CONTINUITY TESTING SHALL BE COMPLETED AFTER PIPE INSTALLATION AND BEFORE ACCEPTANCE.
9. CURB STOPS AND CORPORATION VALVES SHALL BE INSTALLED FOR EACH LATERAL.

SANITARY AND STORM SEWER

1. SANITARY SEWER PIPE SHALL BE ASTM 3034 SDR 35 PVC SEWER PIPE FOR MAINS AND LATERALS.
2. SANITARY RISERS SHALL BE INCLUDED WHERE THE LATERAL DEPTH IS 12' OR GREATER AT THE PROPERTY LINE.
3. STORM SEWER CONCRETE PIPE CLASSES:
   - PIPE CLASS SHALL BE BASED ON PIPE COVER AND MANUFACTURER' RECOMMENDATIONS.
4. SANITARY SEWER LATERALS SHALL BE 6-INCH DIAMETER WITH 2% SLOPE (MIN).
   SANITARY SEWER LATERALS SHALL CONNECT TO THE MAIN WITH "WYE" OR "TEE" FITTINGS.
5. INSULATION IS REQUIRED WHEN THE DEPTH OF COVER IS LESS THAN 5-FEET OVER SANITARY SEWER, WATER MAIN OR WHERE STORM SEWERS CROSS OVER WATERMAIN OR LATERALS.
6. COMPLETED SANITARY SEWER MAIN MUST PASS AIR TEST AND NO-GO TEST.
7. SANITARY MAINS SHALL BE TELEVISED BEFORE ACCEPTANCE BY THE MUNICIPALITY.
8. SANITARY AND STORM SEWER SPACING
   - HORIZONTAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 8'.
   - VERTICAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 18" ABOVE AND 6" BELOW WATER.
9. CRETEX PRO RING ADJUSTING RINGS SHALL BE USED ON ALL STORM AND SANITARY STRUCTURES.

GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

0' 30' 60'

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LITTLE LAMB'S CORNER
JACKSON,WI

UTILIYT PLAN

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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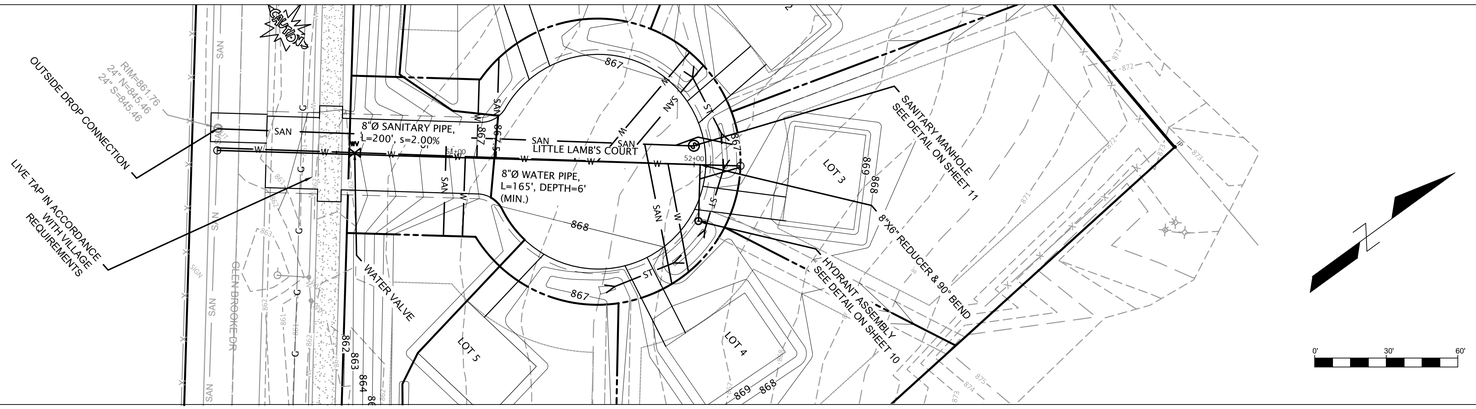


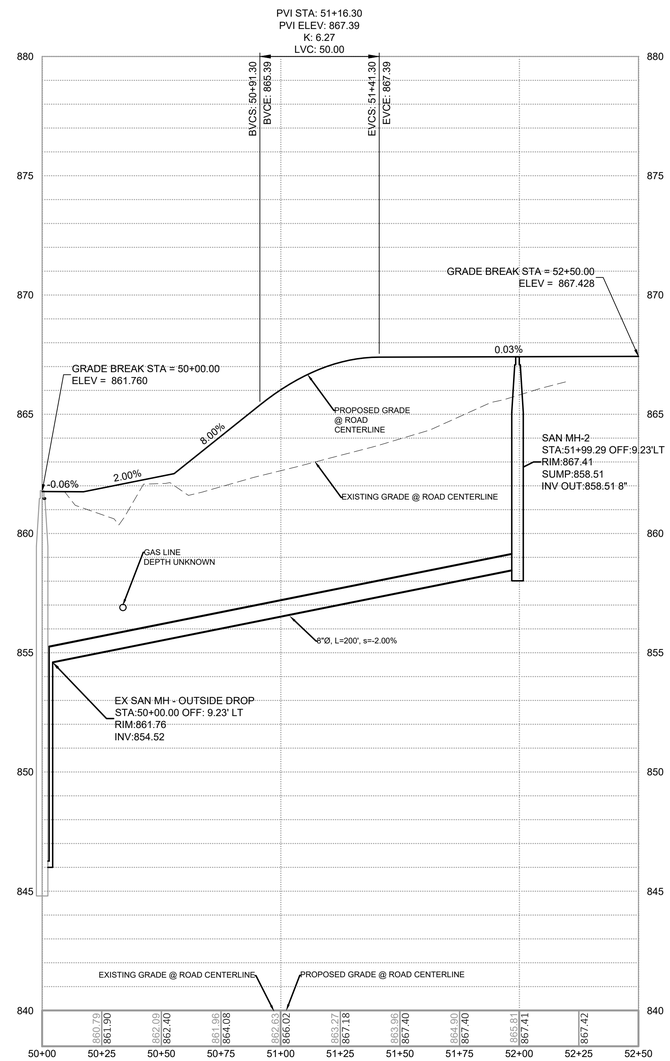


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M2 ENGINEERING

# LITTLE LAMB'S CORNER JACKSON,WI

## ROADWAY/UTILITY PLAN & PROFILE

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

**REVISIONS**

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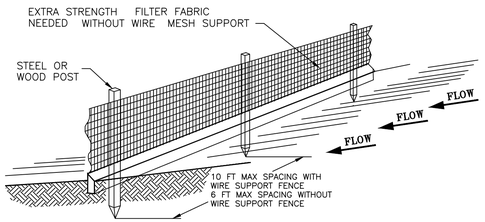
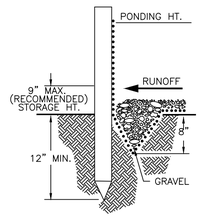
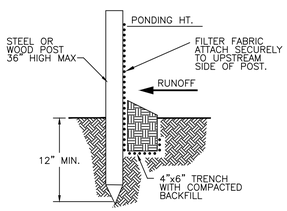
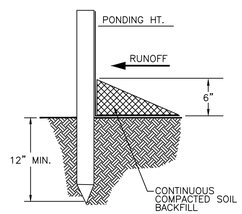



ALTERNATE DETAIL
TRENCH WITH GRAVEL




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL




ALTERNATE DETAIL
SOIL BACKFILL

## SILT FENCE

N.T.S.

SILT FENCE:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
3. IF POSSIBLE, THE GEOTEXTILE FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS, WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. THE ENDS OF THE FENCE SHALL BE TURNED UP HILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
7. WHEN STANDARD-STRENGTH GEOTEXTILE FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. THE STANDARD-STRENGTH GEOTEXTILE FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
9. THE TRENCH SHALL BE BACKFILLED AND/OR T ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

INSPECTION AND MAINTENANCE:

10. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL 0.5-INCHES OR GREATER. REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
12. THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.
13. REMOVE SILT FENCE AFTER THE SITE HAS BEEN STABILIZED.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

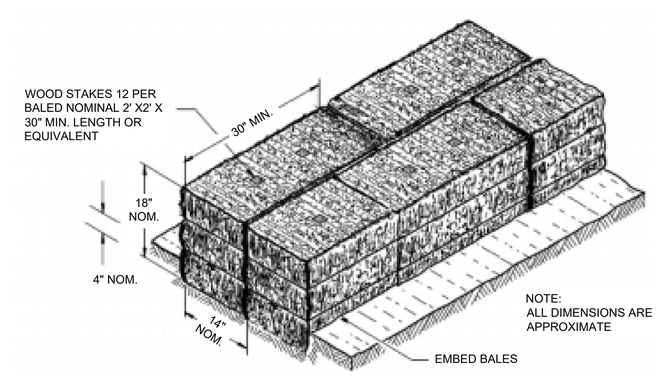
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. PROTECT INLETS, CULVERTS, AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORKDAY.
4. INSPECT EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH SIGNIFICANT RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST.
7. APPLY WATER TO DRY AREAS TO MAINTAIN DUST CONTROL DURING CONTRUCTION. IF WATER APPLICATION IS INSUFFICIENT APPLY SOIL STABILIZING CONTROLS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. CONTRACTOR SHALL PERMANENTLY STABILIZE SITE, INSTALLING TOPSOIL, SEED, FERTILIZER AND MULCH IMMEDIATELY UPON COMPLETION OF CONSTRUCTION TO ESTABLISH VEGETATIVE COVER.

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

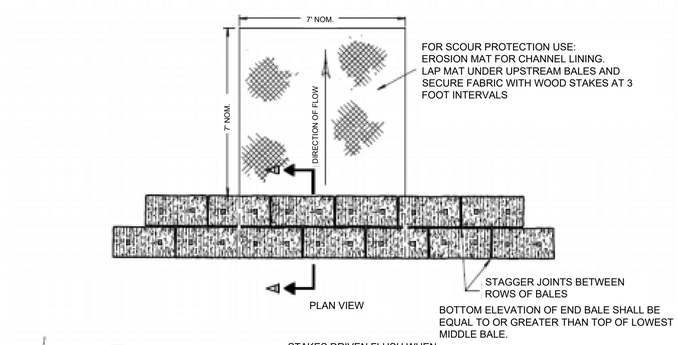
10. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
11. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
12. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. CONTRACTOR TO SUPPLY AND MAINTAIN ALL PUMPS USED FOR DEWATERING AND BY-PASS PUMPING. CONTRACTOR IS REQUIRED TO HAVE EXTRA PUMPS ON SITE AND DUAL PUMPS ARE TO BE USED FOR OVERNIGHT PUMPING.
14. ALL CONCRETE WASH WATER SHOULD BE CONTAINED IN A DESIGNATED WASHOUT AREA DETERMINED BY THE FIELD ENGINEER.
15. ALL CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE VIA SHASTA AVE TO THE SOUTH THROUGH PHASE I OF THE DEVELOPMENT AND VIA PORT WASHINGTON ROAD, UNLESS OTHERWISE SPECIFIED BY THE FIELD ENGINEER.
16. ALL PROPOSED WORK SHALL BE CONSTRUCTED WITH THE RIVER BEND MEADOWS- PHASE II DEVELOPMENT. WORK DONE BY OTHERS WILL BE CONSTRUCTED UNDER A SEPARATE CONTRACT.

FIGURE 3:

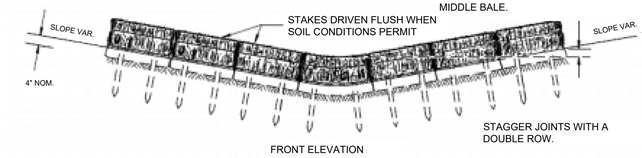
STRAW BALE DITCH CHECK




SECTION A-A




PLAN VIEW




FRONT ELEVATION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LITTLE LAMB'S CORNER
JACKSON,WI

CONSTRUCTION DETAILS

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
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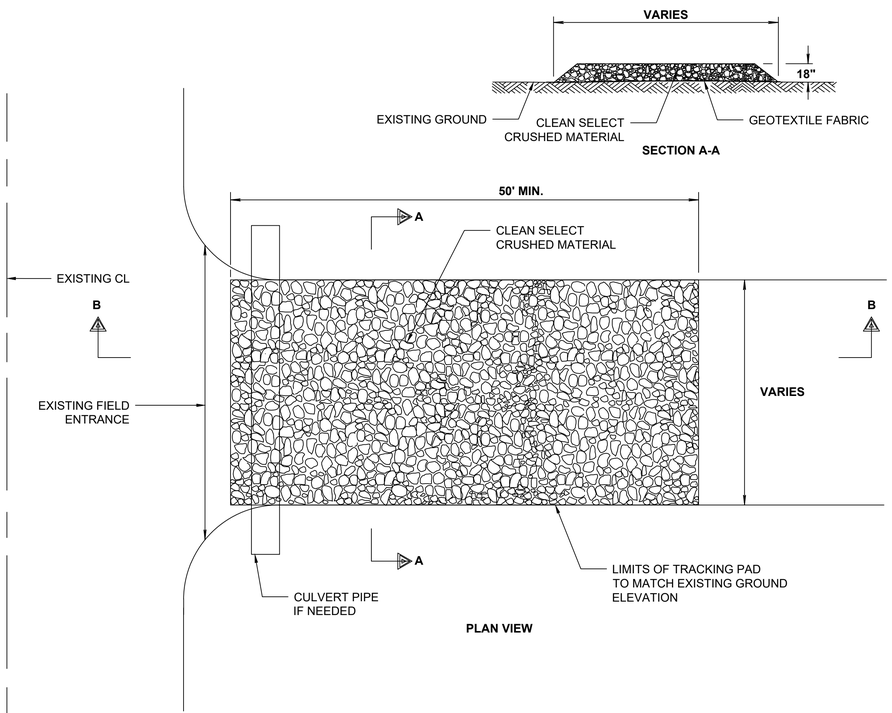
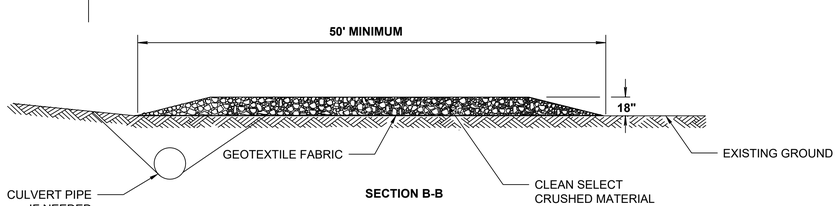
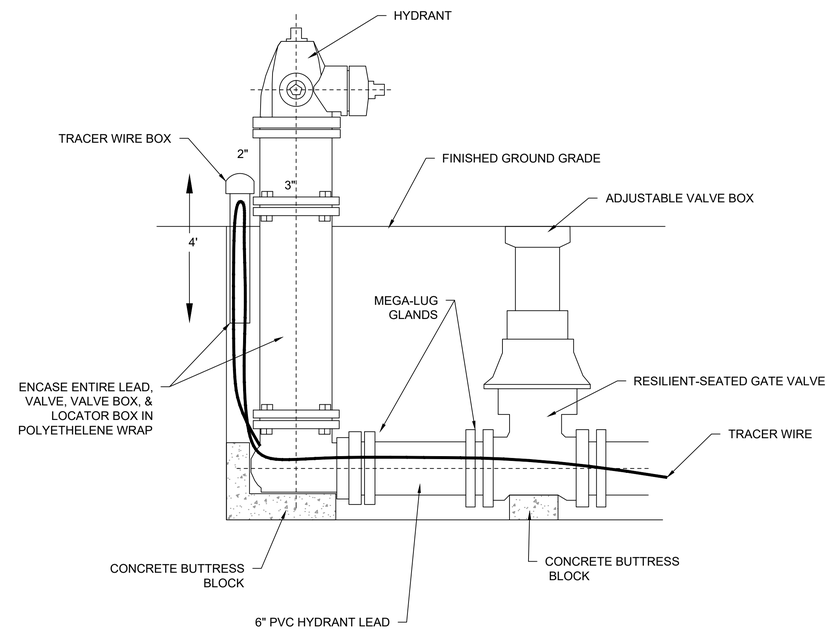
TRACKING PAD SPECIFICATIONS:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
3. TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
4. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOW SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
5. CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
6. THE COST OF ADDITIONAL BMP'S TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.
7. TRACKING PAD SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.




**TRACKING PAD**
N.T.S.




HYDRANT ASSEMBLY DETAIL
N.T.S.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*LITTLE LAMB'S CORNER*
*JACKSON,WI*

**CONSTRUCTION DETAILS**

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|---|---|
| *DRAWN BY:* | *LKJ* |
| *DATE:* | *09/07/2021* |
| *CHECKED BY:* | |
| *HORIZ. SCALE:* | |
| *VERT. SCALE:* | |
| *PROJECT NO.* | 21-716-233 |

*REVISIONS*

| *DATE:* | *REVISED BY:* |
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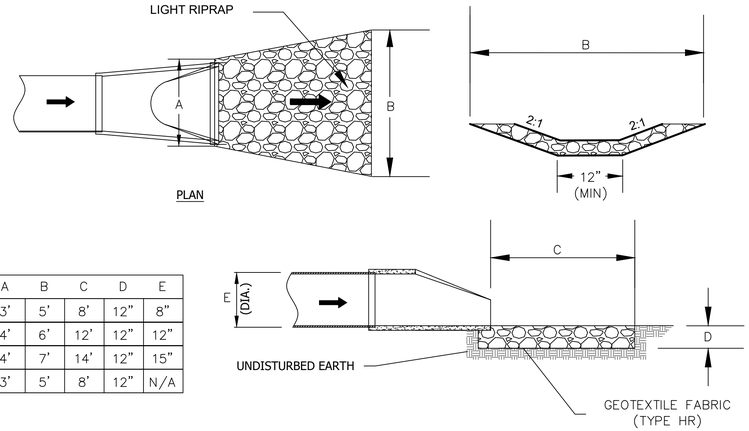
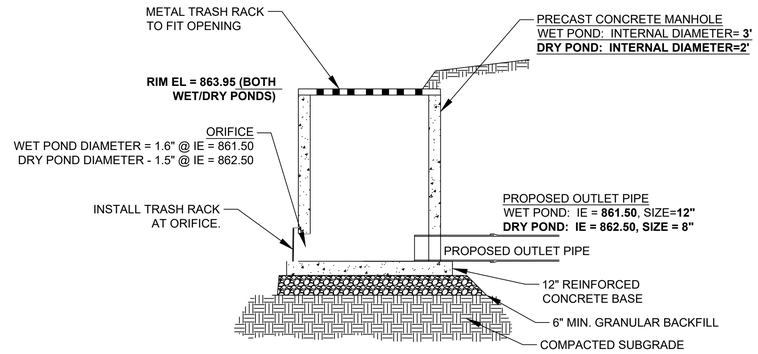
*SHEET*
**10 OF 12**

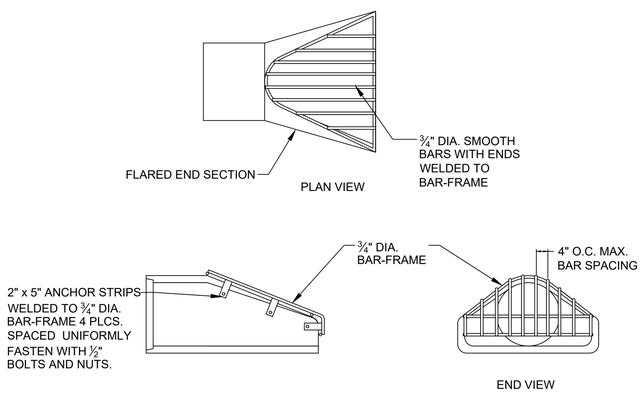



| OUTLET | A | B | C | D | E |
|---|---|---|---|---|---|
| 8" DIA. | 3' | 5' | 8' | 12" | 8" |
| 12" DIA. | 4' | 6' | 12' | 12" | 12" |
| 15" DIA. | 4' | 7' | 14' | 12" | 15" |
| CURB CUT | 3' | 5' | 8' | 12" | N/A |

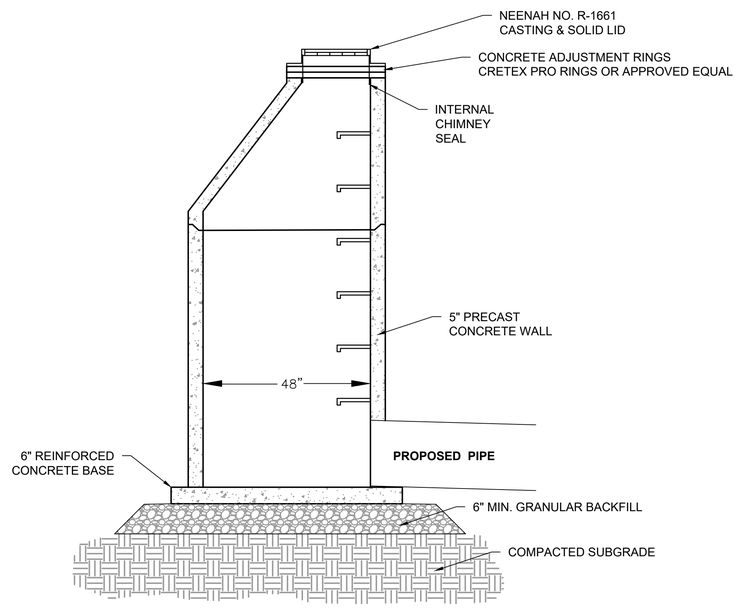
RIP-RAP DETAIL FOR STORM SEWER INLET/OUTLET
N.T.S.



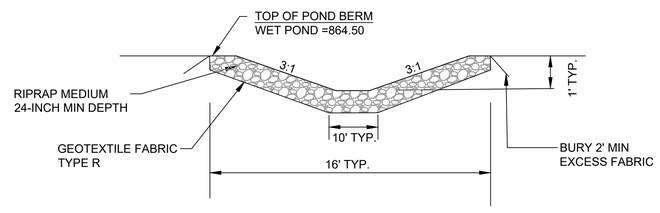

POND / OUTLET STRUCTURE DETAIL
N.T.S.




TRASH RACK DETAIL FOR FLARED END SECTION
N.T.S.




SANITARY MANHOLE STRUCTURE DETAIL
N.T.S.

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LITTLE LAMB'S CORNER
JACKSON,WI

CONSTRUCTION DETAILS

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
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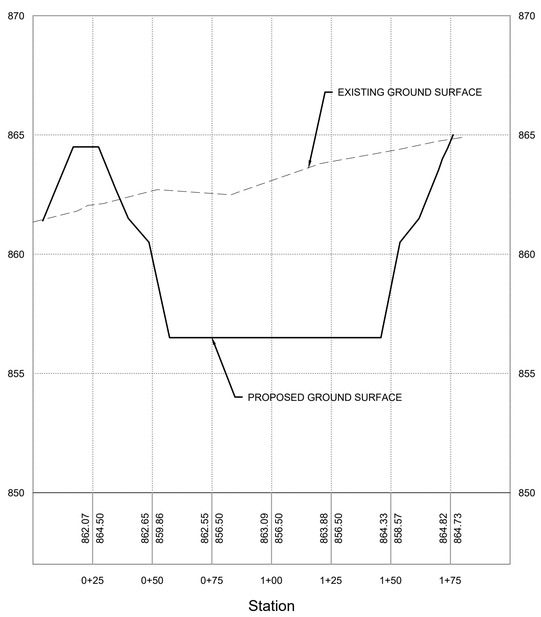
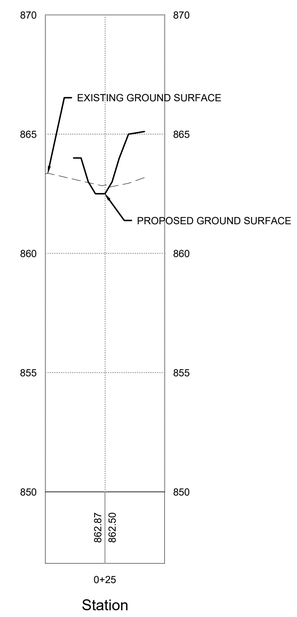
| | |




SECTION A-A'
H: 1"=30'
V: 1"=5'




SECTION B-B'
H: 1"=30'
V: 1'=5'

0' 30' 60'

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LITTLE LAMB'S CORNER
JACKSON,WI

ROADWAY/UTILITY
PLAN & PROFILE

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

REVISIONS

| DATE: | REVISED BY: |
|---|---|
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| | |
| | |

APPENDIX 2
NRCS Soils Map

# Custom Soil Resource Report
## Soil Map

## 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 20, Jun 8, 2020

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 | 0.2 | 7.0% |
| FaA | Fabius loam, 1 to 3 percent slopes | 0.0 | 1.6% |
| MtA | Mequon silt loam, 1 to 3 percent slopes | 2.6 | 90.9% |
| Mzb | Montgomery silty clay loam | 0.0 | 0.5% |
| **Totals for Area of Interest** | | **2.9** | **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.

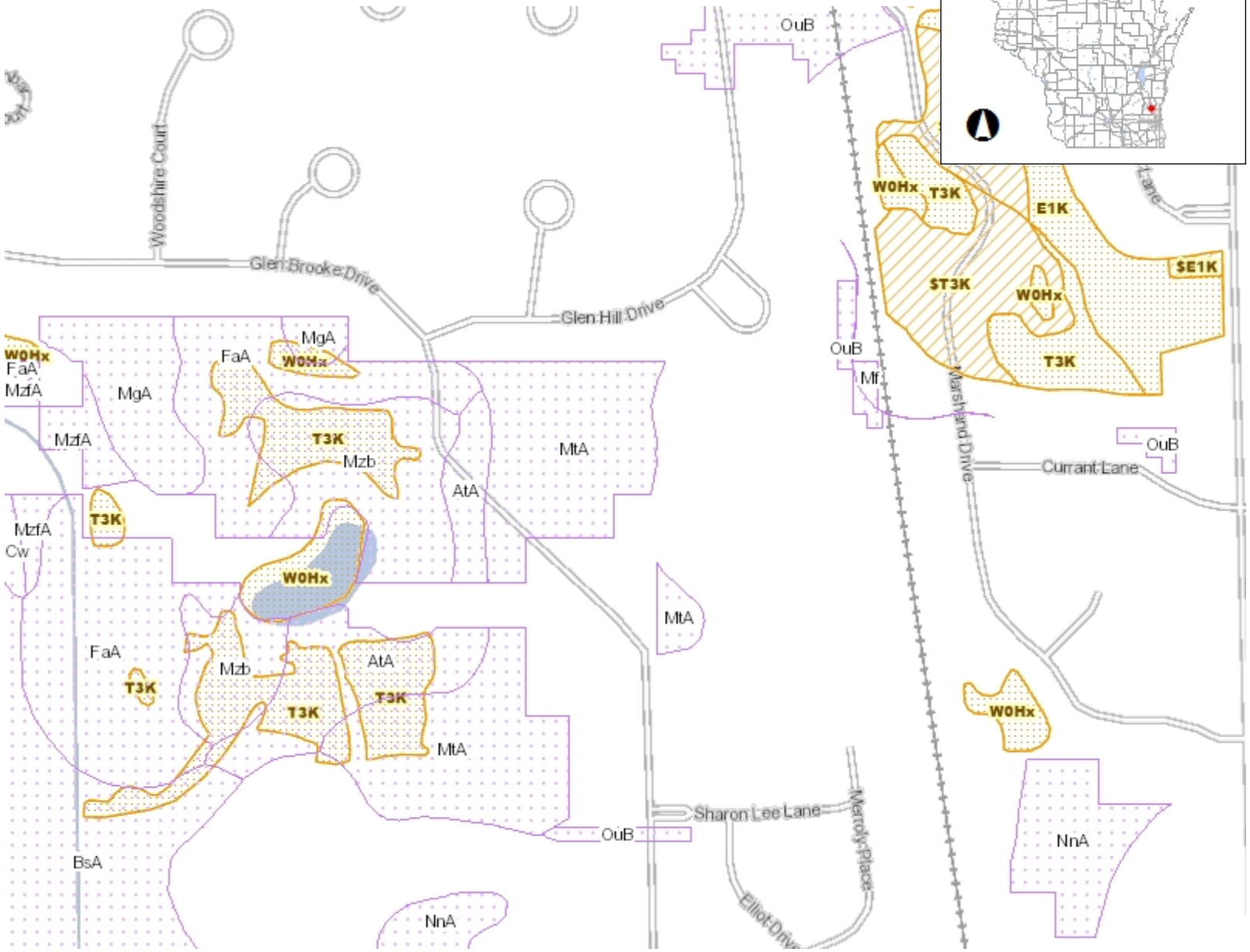
A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties 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

APPENDIX 3
WDNR Wetland Viewer Map

# Surface Water Data Viewer Map




## Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads

## Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

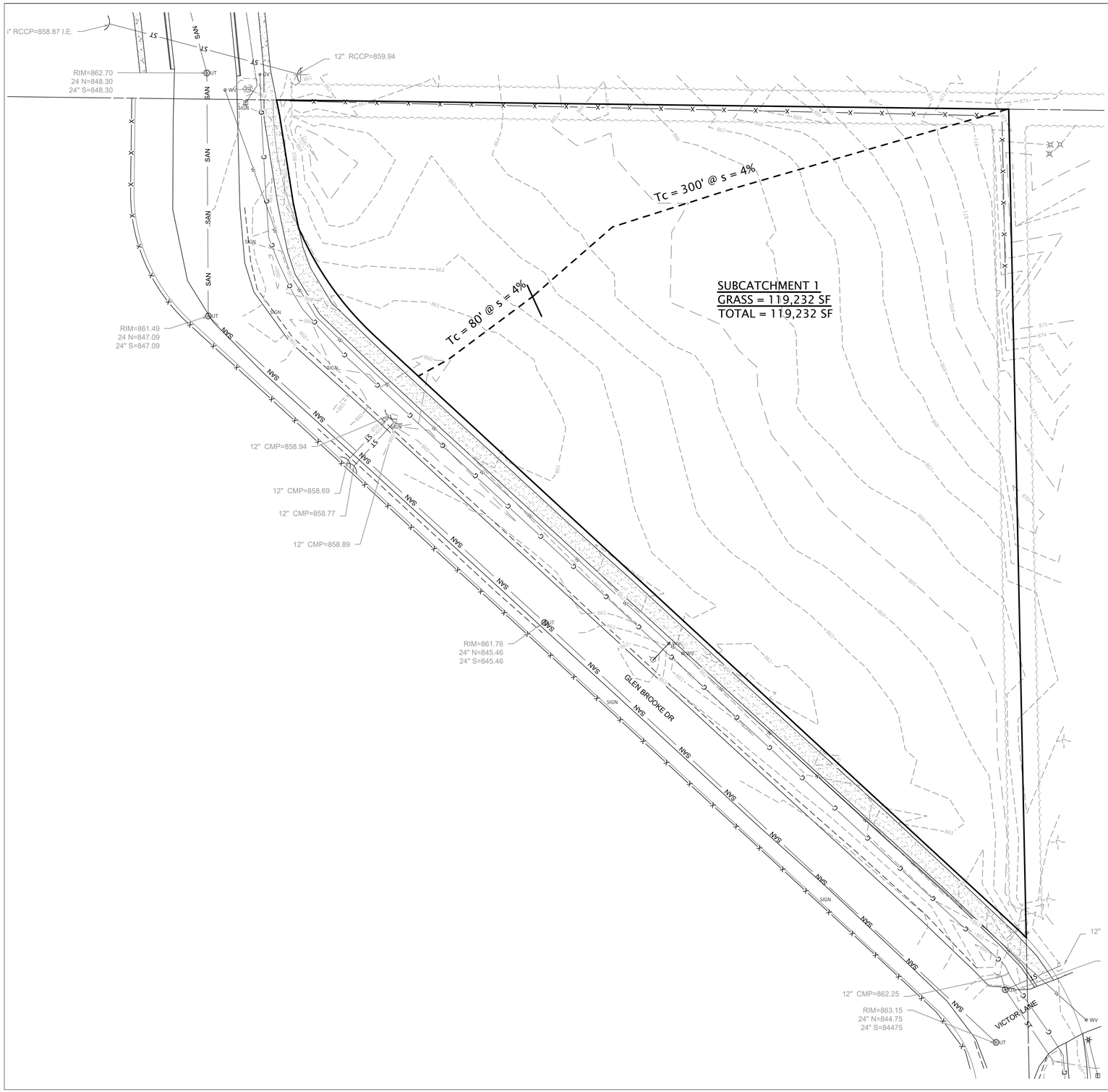
1: 3,960

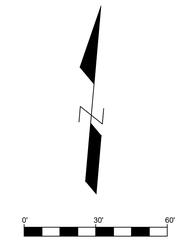
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/

APPENDIX 4

Hydrology Plan Exhibits

- Existing Conditions
- Proposed Conditions





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# *LITTLE LAMB'S CORNER*
# *JACKSON,WI*

## EXISTING CONDITIONS HYDROLOGY EXHIBIT

| | |
|---|---|
| *DRAWN BY:* | *LKJ* |
| *DATE:* | *09/08/2021* |
| *CHECKED BY:* | |
| *HORIZ. SCALE:* | |
| *VERT. SCALE:* | |
| *PROJECT NO.* | 21-716-233 |

*REVISIONS*

| *DATE:* | *REVISED BY:* |
|---|---|
| | |
| | |
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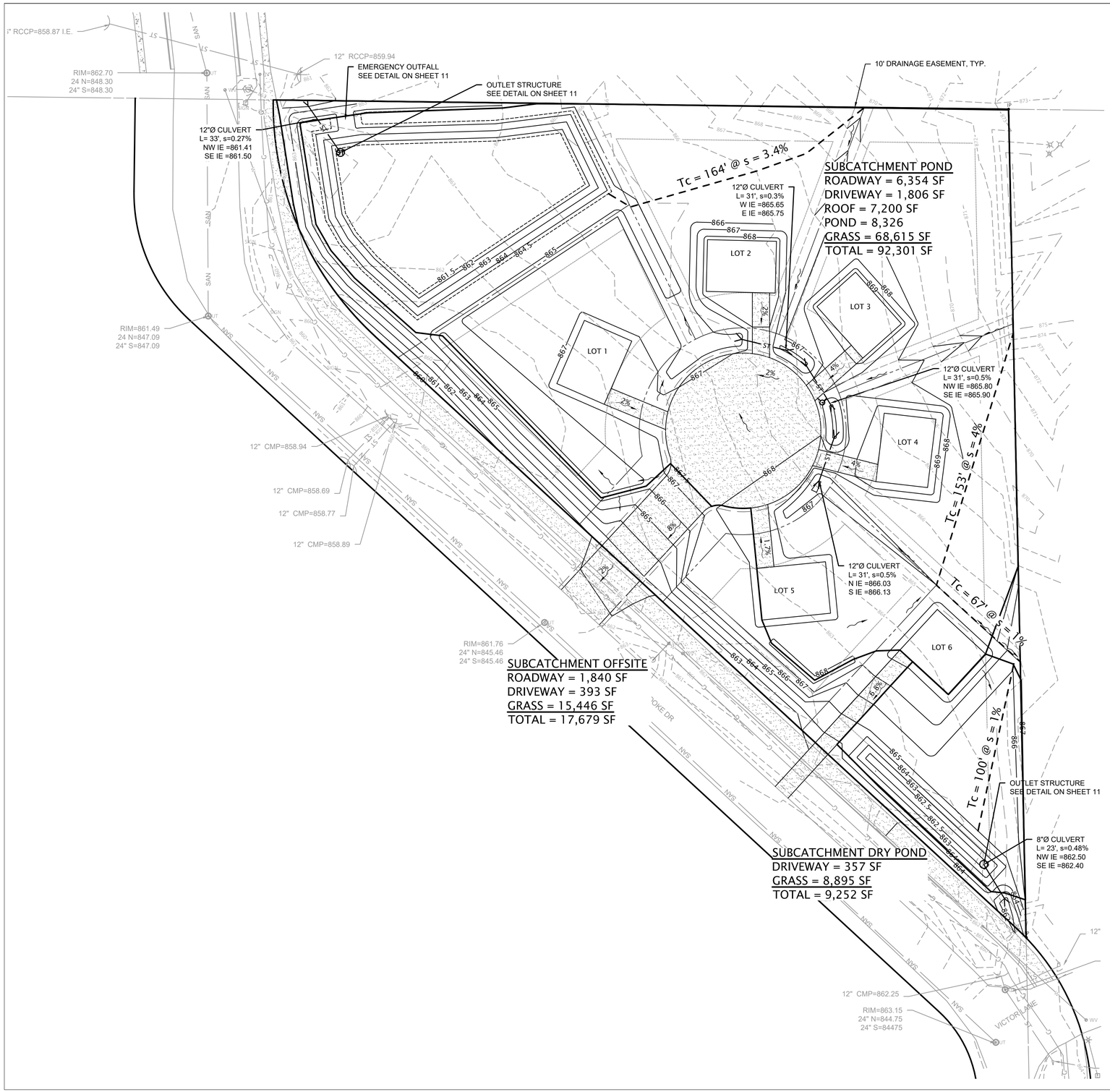
| | |

*SHEET*

**H1** *OF* **2**





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# LITTLE LAMB'S CORNER
## JACKSON, WI
## PROPOSED CONDITIONS HYDROLOGY EXHIBIT

| | |
|---|---|
| DRAWN BY: | LKJ |
| DATE: | 09/07/2021 |
| CHECKED BY: | |
| HORIZ. SCALE: | |
| VERT. SCALE: | |
| PROJECT NO. | 21-716-233 |

**REVISIONS**

| DATE: | REVISED BY: |
|---|---|
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| | |

SHEET
**H2 OF 2**

APPENDIX 5
NOAA, Atlas 14 Precipitation Table

# NOAA Atlas 14, Volume 8, Version 2
## Location name: Jackson, Wisconsin, USA*
## Latitude: 43.3162°, Longitude: -88.1672°
## Elevation: 866.13 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_&_aerials

## 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 | 0.336 (0.268-0.414) | 0.406 (0.324-0.501) | 0.518 (0.411-0.639) | 0.607 (0.479-0.751) | 0.725 (0.551-0.909) | 0.812 (0.606-1.03) | 0.896 (0.648-1.15) | 0.977 (0.681-1.28) | 1.08 (0.726-1.44) | 1.15 (0.760-1.56) |
| 10-min | 0.492 (0.392-0.606) | 0.595 (0.474-0.733) | 0.758 (0.602-0.936) | 0.889 (0.702-1.10) | 1.06 (0.808-1.33) | 1.19 (0.887-1.51) | 1.31 (0.949-1.69) | 1.43 (0.997-1.87) | 1.58 (1.06-2.11) | 1.69 (1.11-2.28) |
| 15-min | 0.600 (0.478-0.739) | 0.726 (0.578-0.894) | 0.925 (0.734-1.14) | 1.08 (0.856-1.34) | 1.30 (0.985-1.62) | 1.45 (1.08-1.84) | 1.60 (1.16-2.06) | 1.75 (1.22-2.28) | 1.93 (1.30-2.57) | 2.06 (1.36-2.79) |
| 30-min | 0.810 (0.646-0.998) | 0.986 (0.785-1.22) | 1.27 (1.00-1.56) | 1.49 (1.18-1.84) | 1.79 (1.36-2.24) | 2.00 (1.49-2.54) | 2.21 (1.60-2.85) | 2.42 (1.68-3.16) | 2.67 (1.80-3.56) | 2.86 (1.88-3.86) |
| 60-min | 1.04 (0.829-1.28) | 1.26 (1.00-1.55) | 1.62 (1.28-2.00) | 1.92 (1.51-2.37) | 2.34 (1.79-2.95) | 2.66 (1.99-3.39) | 2.99 (2.17-3.87) | 3.32 (2.32-4.37) | 3.77 (2.54-5.05) | 4.11 (2.71-5.56) |
| 2-hr | 1.27 (1.02-1.55) | 1.53 (1.23-1.87) | 1.97 (1.58-2.41) | 2.35 (1.87-2.88) | 2.89 (2.24-3.63) | 3.32 (2.52-4.21) | 3.76 (2.76-4.84) | 4.23 (2.99-5.54) | 4.86 (3.32-6.48) | 5.36 (3.56-7.20) |
| 3-hr | 1.43 (1.16-1.73) | 1.70 (1.38-2.07) | 2.18 (1.76-2.65) | 2.61 (2.09-3.18) | 3.24 (2.54-4.08) | 3.76 (2.88-4.76) | 4.31 (3.20-5.55) | 4.90 (3.50-6.42) | 5.73 (3.94-7.64) | 6.40 (4.28-8.56) |
| 6-hr | 1.73 (1.42-2.08) | 2.01 (1.64-2.41) | 2.52 (2.06-3.04) | 3.01 (2.44-3.63) | 3.76 (3.00-4.74) | 4.41 (3.43-5.58) | 5.12 (3.85-6.57) | 5.90 (4.26-7.70) | 7.02 (4.89-9.32) | 7.94 (5.36-10.6) |
| 12-hr | 2.06 (1.70-2.44) | 2.33 (1.93-2.77) | 2.86 (2.36-3.41) | 3.37 (2.77-4.03) | 4.19 (3.40-5.25) | 4.92 (3.87-6.18) | 5.72 (4.35-7.30) | 6.61 (4.83-8.59) | 7.92 (5.57-10.5) | 9.00 (6.13-11.9) |
| 24-hr | 2.35 (1.98-2.77) | 2.67 (2.23-3.14) | 3.26 (2.72-3.85) | 3.83 (3.18-4.54) | 4.75 (3.88-5.88) | 5.54 (4.41-6.90) | 6.43 (4.94-8.13) | 7.41 (5.47-9.53) | 8.83 (6.27-11.6) | 10.0 (6.88-13.1) |
| 2-day | 2.64 (2.24-3.08) | 3.04 (2.58-3.55) | 3.77 (3.19-4.41) | 4.46 (3.74-5.23) | 5.51 (4.54-6.74) | 6.41 (5.14-7.88) | 7.39 (5.73-9.24) | 8.46 (6.29-10.8) | 10.00 (7.16-13.0) | 11.3 (7.81-14.6) |
| 3-day | 2.90 (2.48-3.37) | 3.31 (2.83-3.84) | 4.06 (3.46-4.72) | 4.77 (4.03-5.56) | 5.85 (4.85-7.11) | 6.78 (5.47-8.29) | 7.79 (6.08-9.69) | 8.90 (6.66-11.3) | 10.5 (7.55-13.6) | 11.8 (8.23-15.3) |
| 4-day | 3.13 (2.69-3.61) | 3.55 (3.04-4.10) | 4.31 (3.69-4.99) | 5.03 (4.27-5.84) | 6.13 (5.11-7.42) | 7.08 (5.74-8.61) | 8.10 (6.35-10.0) | 9.23 (6.94-11.7) | 10.8 (7.84-14.0) | 12.2 (8.52-15.7) |
| 7-day | 3.67 (3.18-4.20) | 4.16 (3.60-4.77) | 5.04 (4.35-5.78) | 5.83 (5.00-6.71) | 7.01 (5.87-8.38) | 8.00 (6.53-9.63) | 9.06 (7.15-11.1) | 10.2 (7.72-12.8) | 11.8 (8.61-15.1) | 13.1 (9.27-16.9) |
| 10-day | 4.16 (3.63-4.74) | 4.72 (4.11-5.38) | 5.68 (4.93-6.49) | 6.54 (5.64-7.49) | 7.79 (6.54-9.22) | 8.81 (7.22-10.5) | 9.89 (7.83-12.0) | 11.0 (8.38-13.7) | 12.6 (9.22-16.0) | 13.9 (9.86-17.8) |
| 20-day | 5.67 (5.01-6.40) | 6.36 (5.61-7.18) | 7.51 (6.60-8.49) | 8.48 (7.41-9.62) | 9.84 (8.32-11.5) | 10.9 (9.02-12.8) | 12.0 (9.58-14.4) | 13.1 (10.0-16.1) | 14.6 (10.8-18.4) | 15.8 (11.3-20.1) |
| 30-day | 7.01 (6.23-7.85) | 7.82 (6.95-8.77) | 9.13 (8.08-10.3) | 10.2 (8.98-11.5) | 11.7 (9.91-13.4) | 12.8 (10.6-14.9) | 13.9 (11.1-16.5) | 15.0 (11.5-18.2) | 16.4 (12.1-20.4) | 17.5 (12.6-22.1) |
| 45-day | 8.76 (7.84-9.75) | 9.76 (8.73-10.9) | 11.3 (10.1-12.7) | 12.6 (11.1-14.1) | 14.2 (12.1-16.2) | 15.4 (12.8-17.8) | 16.5 (13.3-19.5) | 17.6 (13.6-21.2) | 18.9 (14.0-23.3) | 19.8 (14.4-25.0) |
| 60-day | 10.3 (9.25-11.4) | 11.5 (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) | 19.0 (15.3-22.2) | 20.0 (15.5-24.0) | 21.2 (15.8-26.1) | 22.0 (16.0-27.7) |

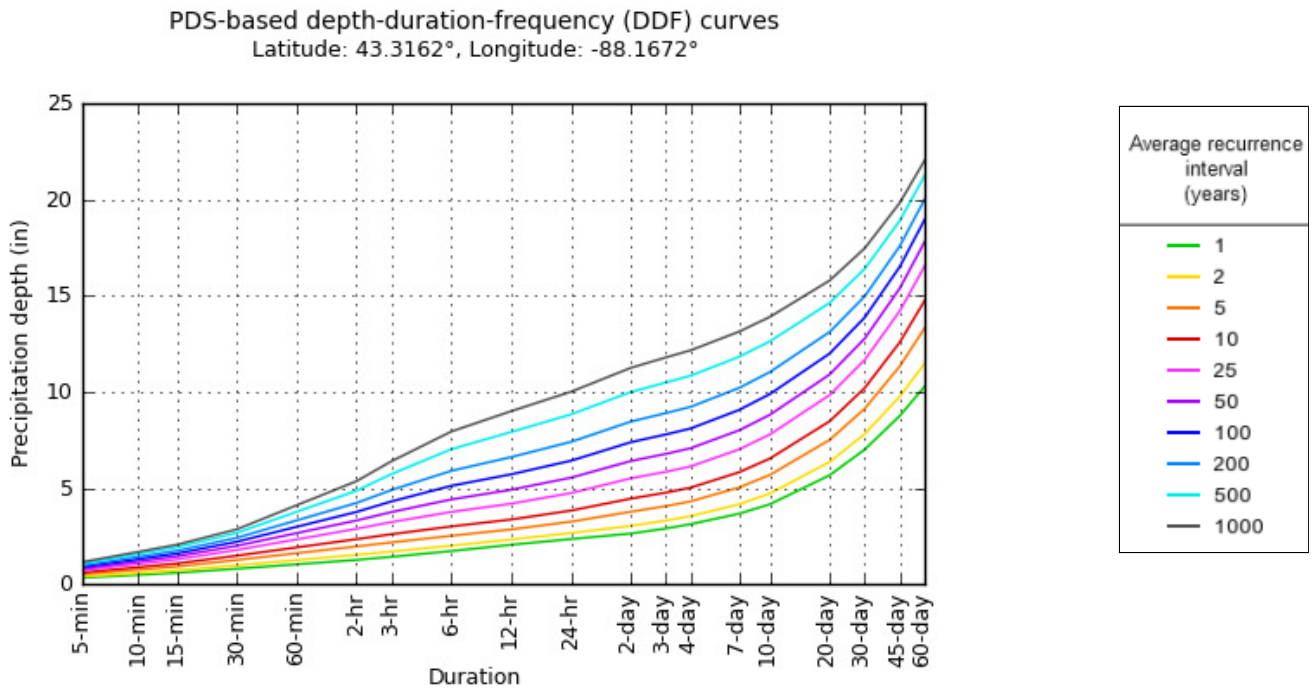
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

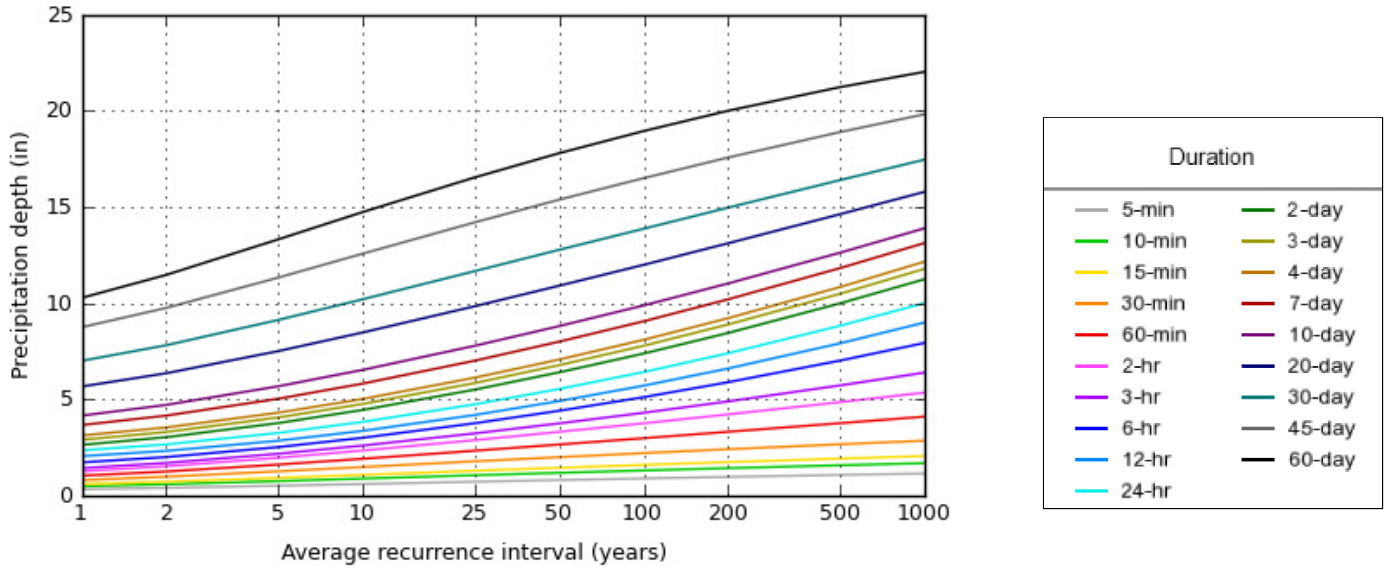
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper 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



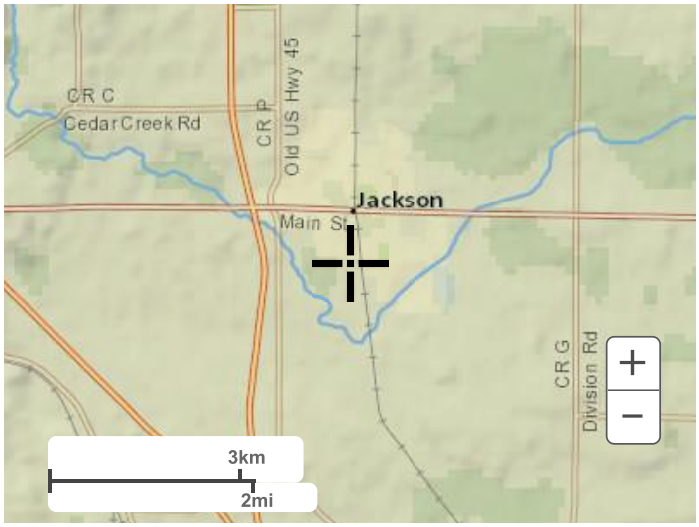

NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Wed Jul 14 01:23:03 2021

Back to Top

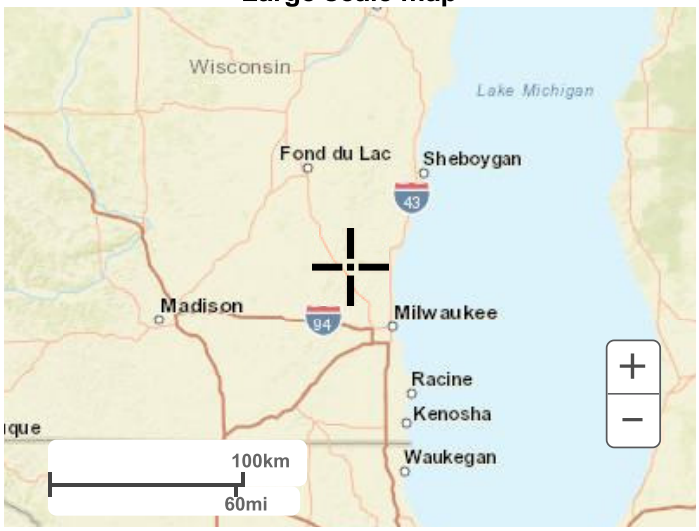
# Maps & aerials

### Small scale terrain

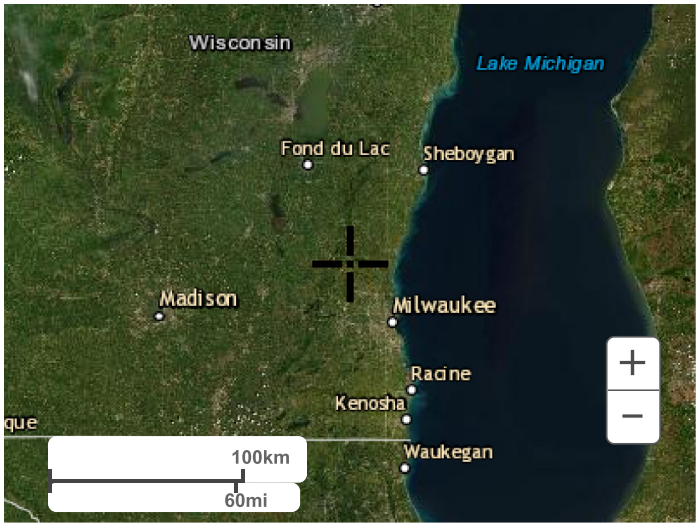



**Large scale terrain**

**Large scale map**




**Large scale aerial**




Back to Top

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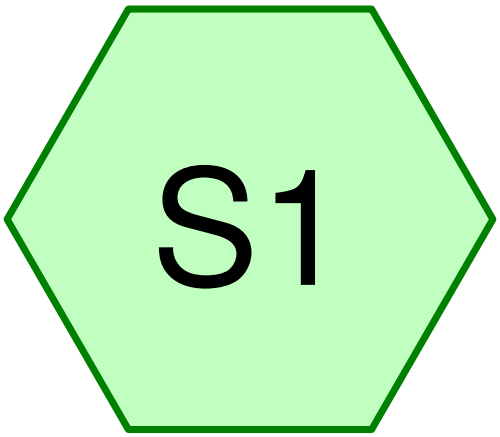
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

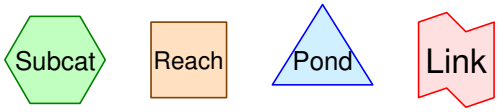
Disclaimer

# APPENDIX 6 – HYDROCAD CALCULATIONS

Existing Site (1-year, 2-year, 5 year, 100 year)




S1




**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**
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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>0.42"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=1.00 cfs 0.095 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.095 af Average Runoff Depth = 0.42"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

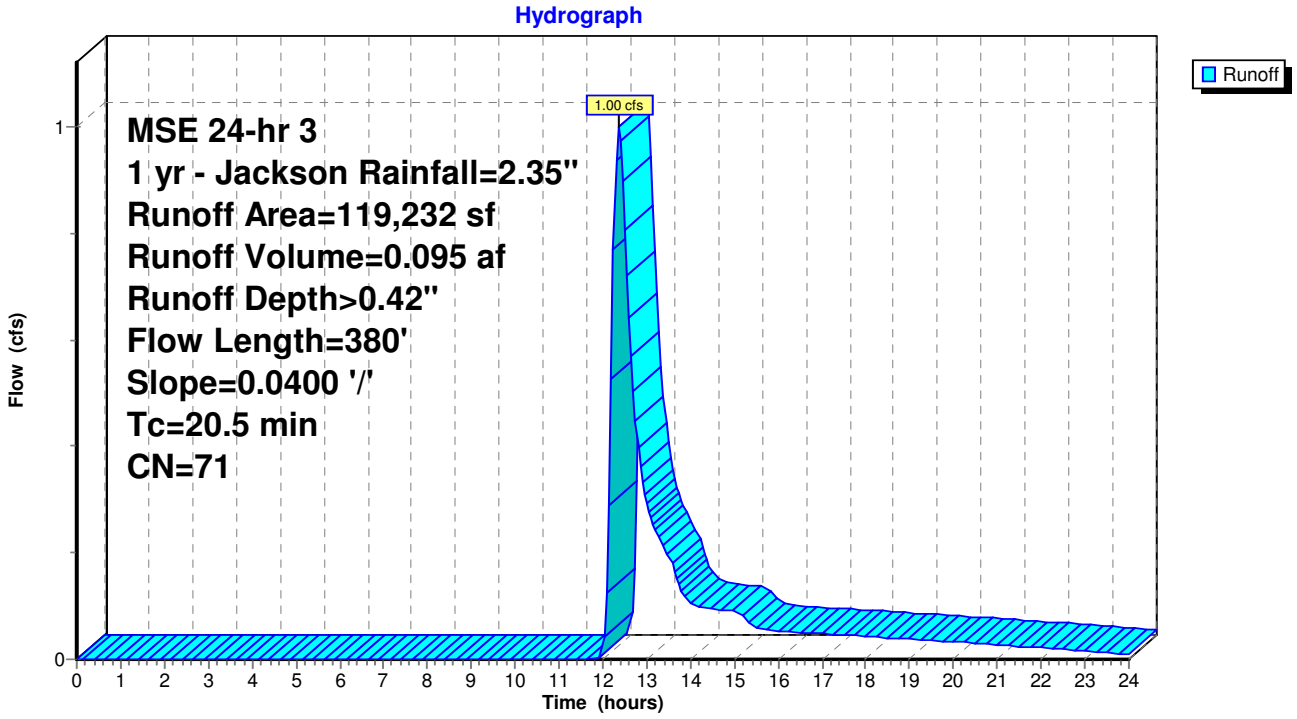
Runoff = 1.00 cfs @ 12.36 hrs, Volume= 0.095 af, Depth> 0.42"

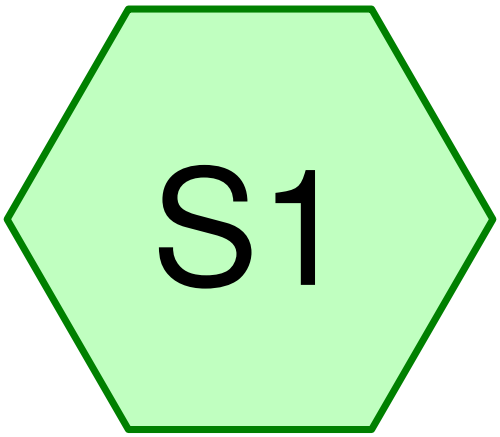
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

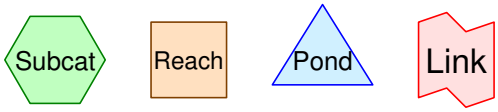
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

## Subcatchment S1: S1






S1




**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**
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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>0.58"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=1.50 cfs 0.132 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.132 af Average Runoff Depth = 0.58"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

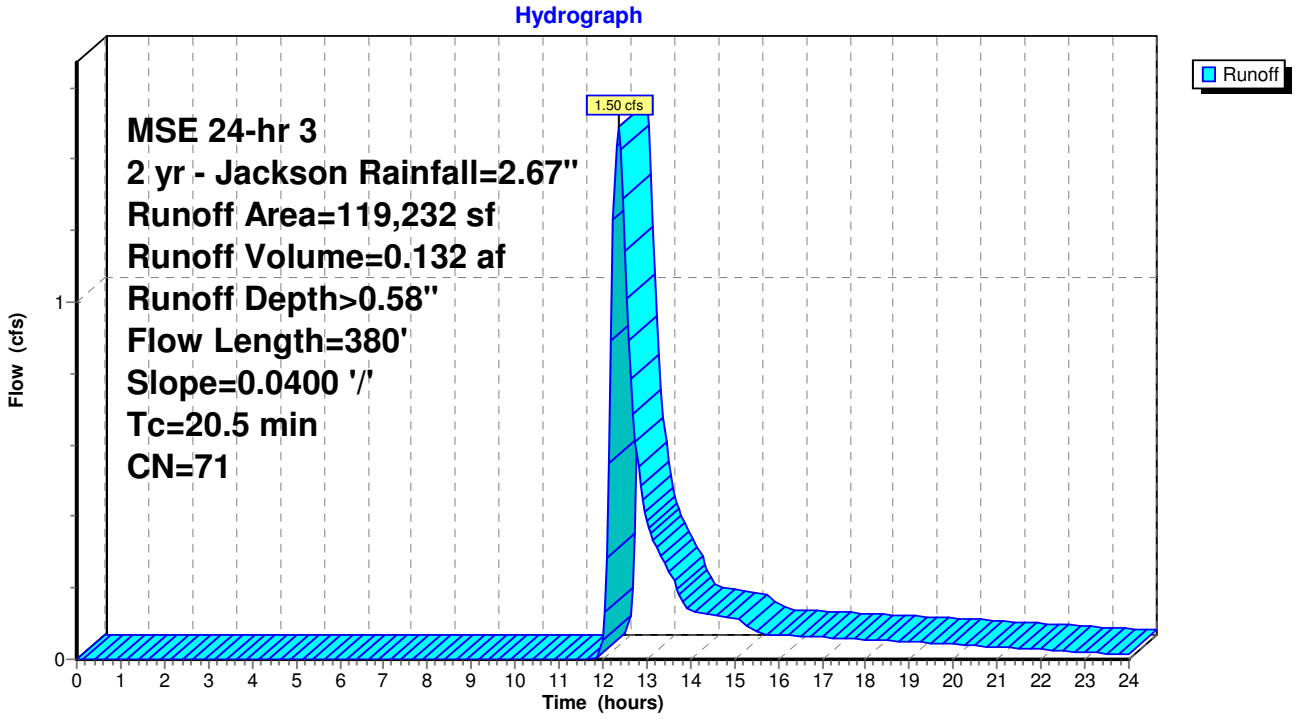
Runoff = 1.50 cfs @ 12.35 hrs, Volume= 0.132 af, Depth> 0.58"

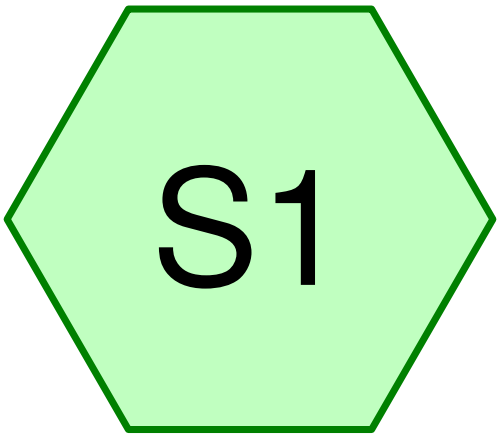
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

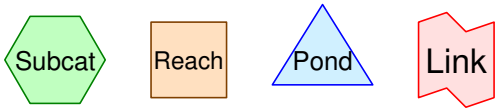
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

## Subcatchment S1: S1






S1




**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**
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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>0.91"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=2.55 cfs 0.208 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.208 af Average Runoff Depth = 0.91"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

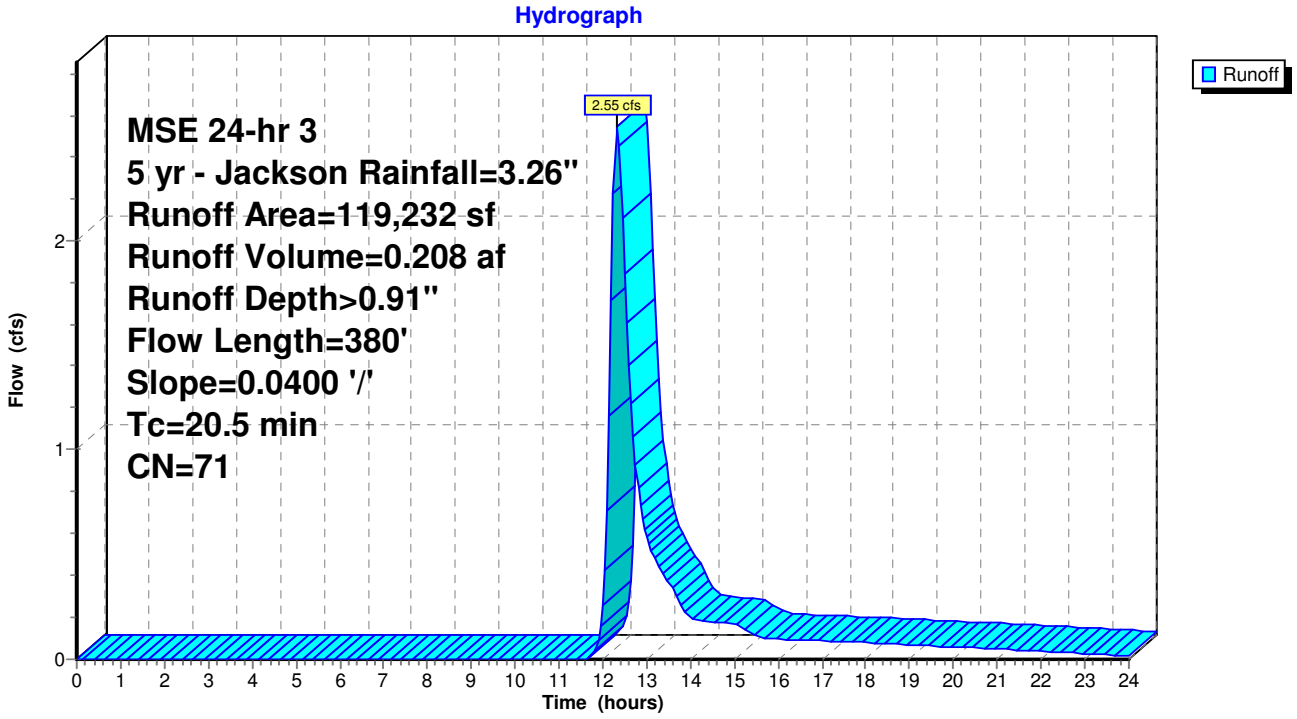
Runoff = 2.55 cfs @ 12.33 hrs, Volume= 0.208 af, Depth> 0.91"

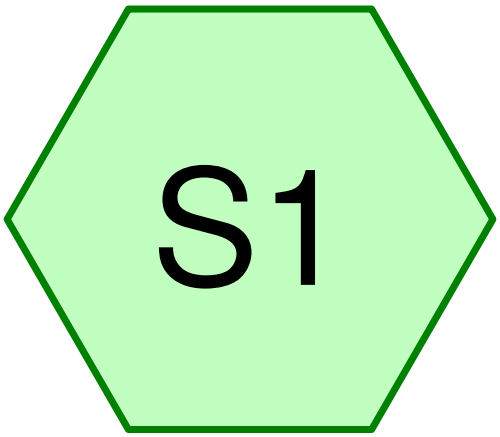
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

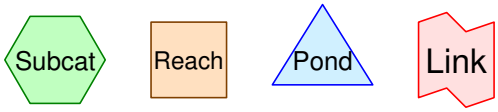
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

## Subcatchment S1: S1






S1




**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**
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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 2.737 | 71 | GRASS (S1) |
| **2.737** | **71** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | S1 |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 2.737 | 2.737 | GRASS | S1 |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1** Runoff Area=119,232 sf 0.00% Impervious Runoff Depth>3.24"
Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=9.78 cfs 0.740 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.740 af Average Runoff Depth = 3.24"**
**100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment S1: S1

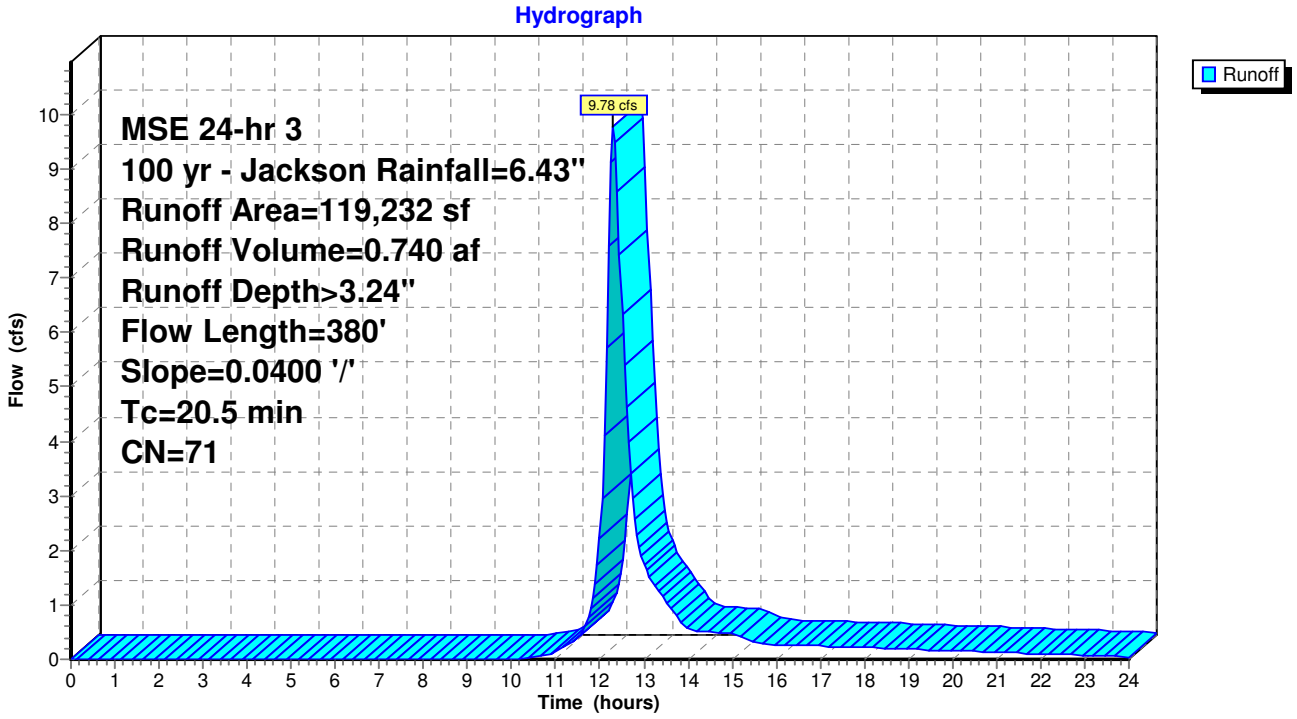
Runoff = 9.78 cfs @ 12.31 hrs, Volume= 0.740 af, Depth> 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 119,232 | 71 | GRASS |
| | 119,232 | | 100.00% Pervious Area |

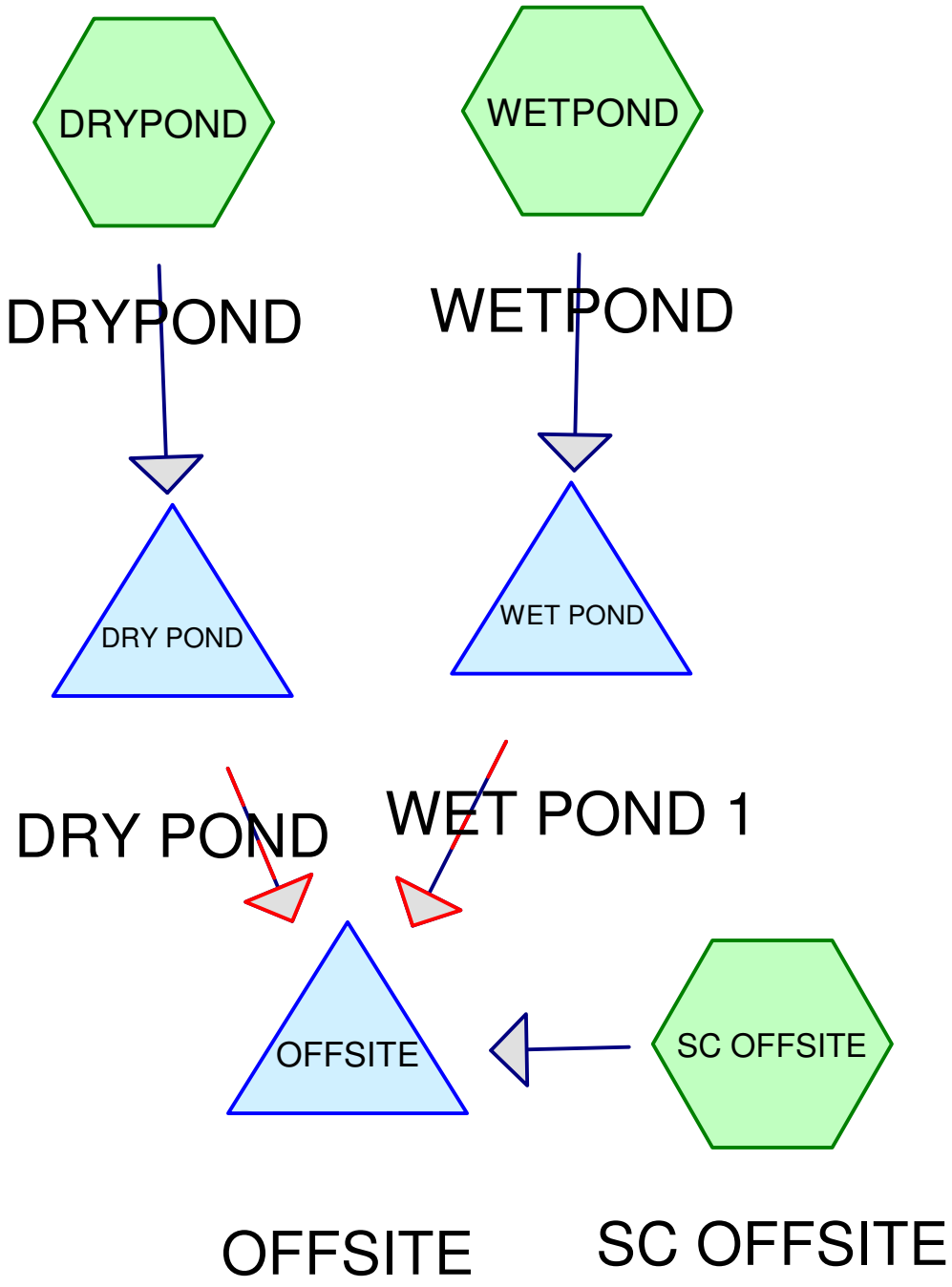
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.1 | 300 | 0.0400 | 0.25 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 0.4 | 80 | 0.0400 | 3.00 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 20.5 | 380 | Total | | | |

## Subcatchment S1: S1



# APPENDIX 7 – HYDROCAD CALCULATIONS

Proposed Site (1-year, 2-year, 5 year, 10 year, and 100 year)




Subcat Reach Pond Link

**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.45"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.10 cfs 0.008 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.53"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.32 cfs 0.018 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.69"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=1.88 cfs 0.122 af

**Pond DRY POND: DRY POND** Peak Elev=862.64' Storage=147 cf Inflow=0.10 cfs 0.008 af
Primary=0.02 cfs 0.007 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.007 af

**Pond OFFSITE: OFFSITE** Inflow=0.33 cfs 0.061 af
Primary=0.33 cfs 0.061 af

**Pond WET POND: WET POND 1** Peak Elev=861.90' Storage=3,986 cf Inflow=1.88 cfs 0.122 af
Primary=0.04 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.036 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.148 af Average Runoff Depth = 0.65"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

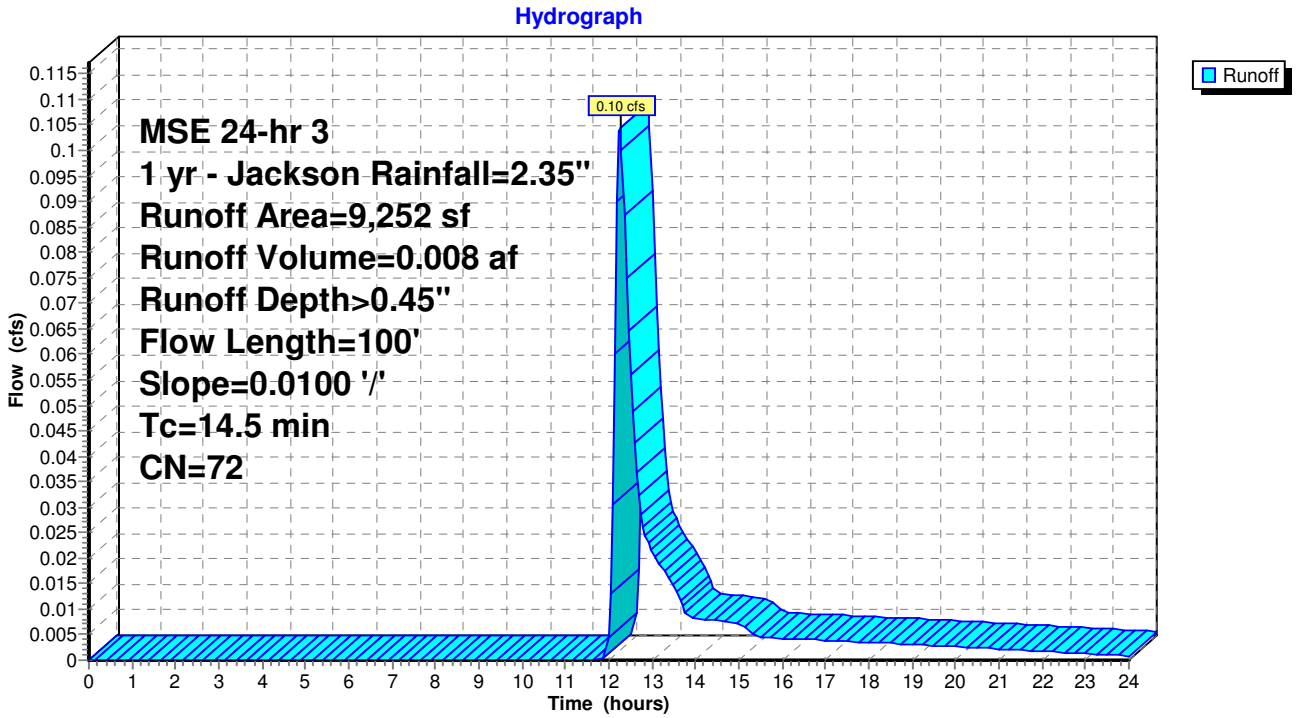
Runoff = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

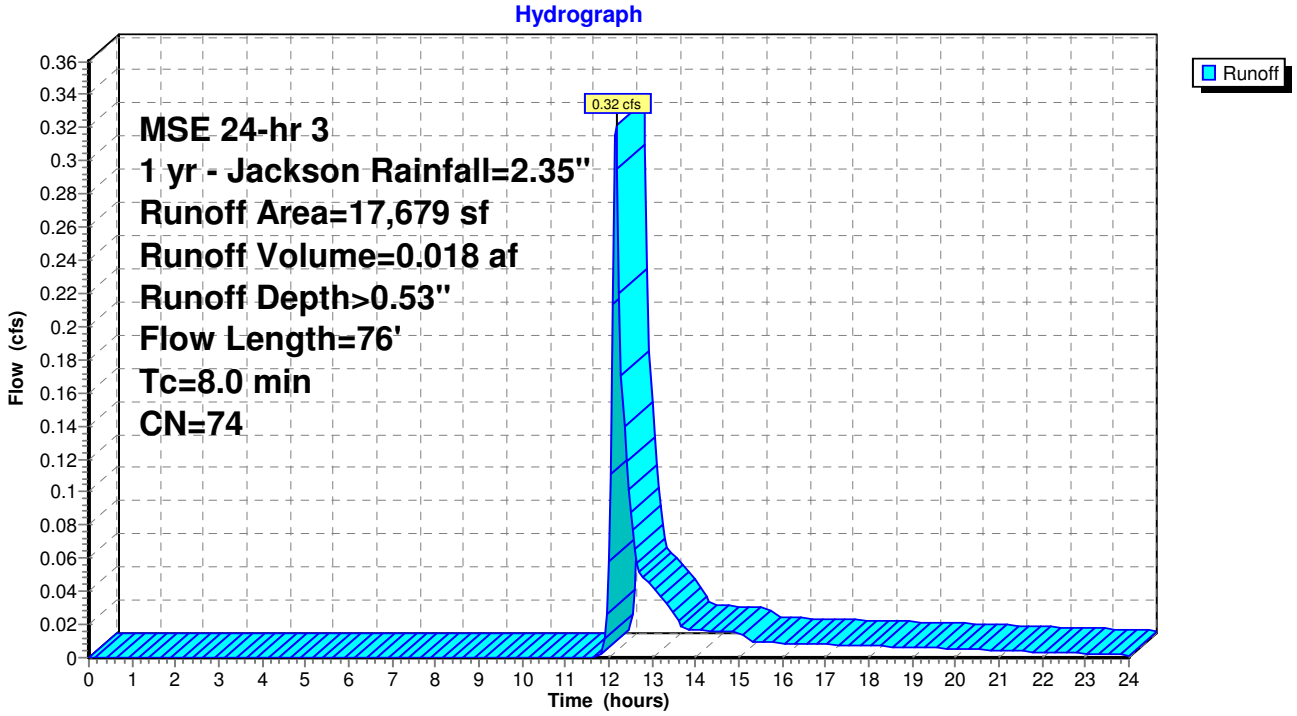
Runoff = 0.32 cfs @ 12.17 hrs, Volume= 0.018 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

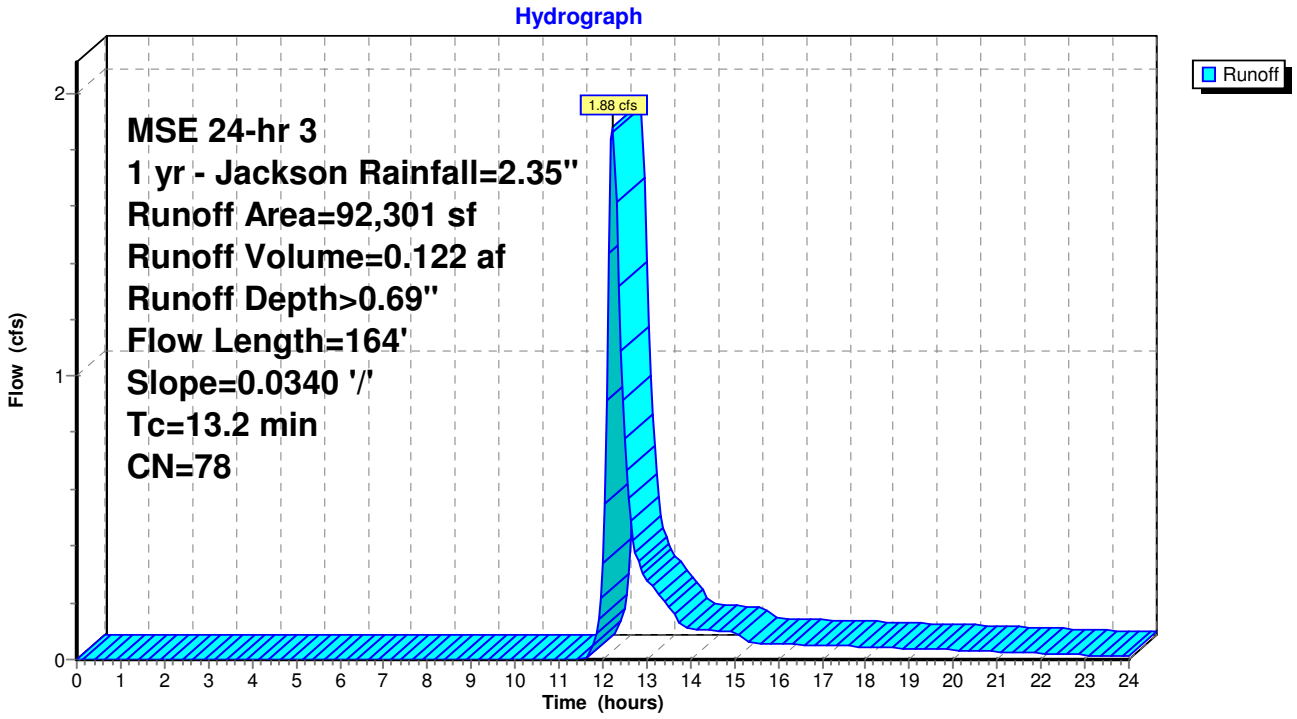
Runoff = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af, Depth> 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.45" | for 1 yr - Jackson event |
| Inflow = | 0.10 cfs @ | 12.26 hrs, | Volume= | 0.008 af | |
| Outflow = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af, | Atten= 85%, Lag= 67.5 min |
| Primary = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.64' @ 13.39 hrs Surf.Area= 505 sf Storage= 147 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 159.2 min calculated for 0.007 af (89% of inflow)
Center-of-Mass det. time= 109.6 min ( 969.0 - 859.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

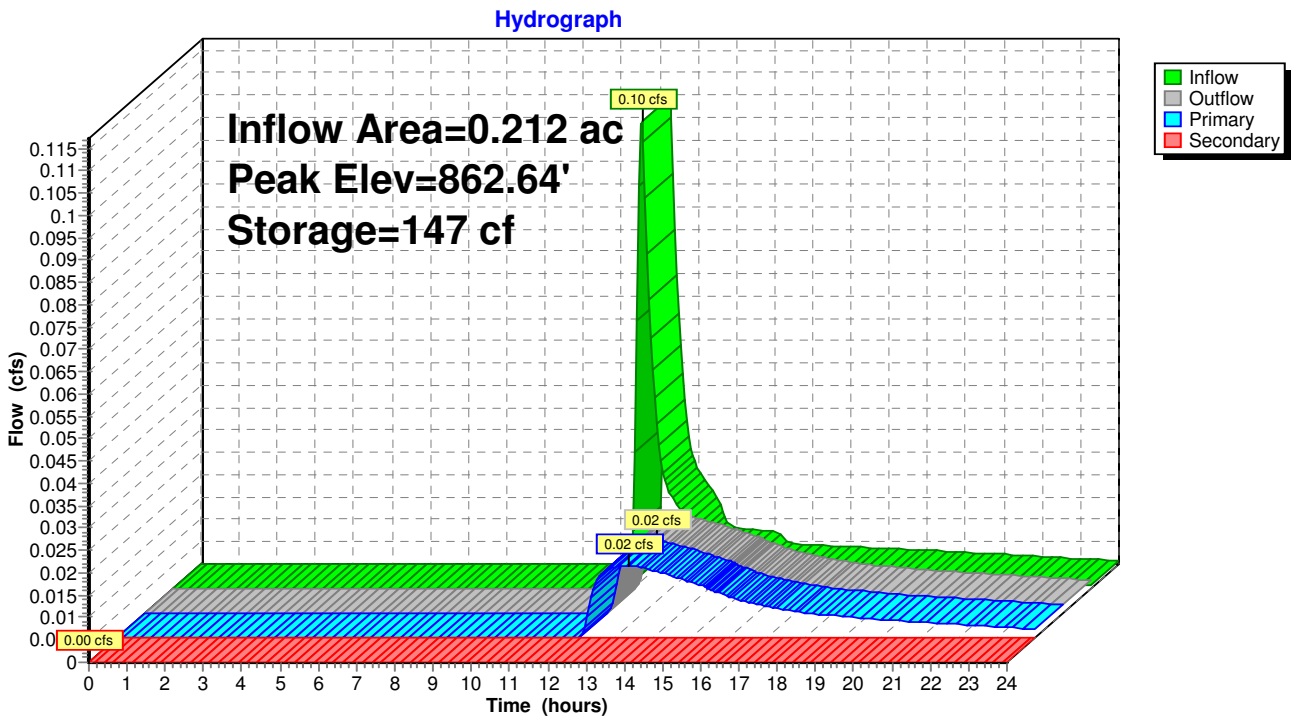
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.02 cfs @ 13.39 hrs HW=862.64' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.02 cfs of 0.06 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.31 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



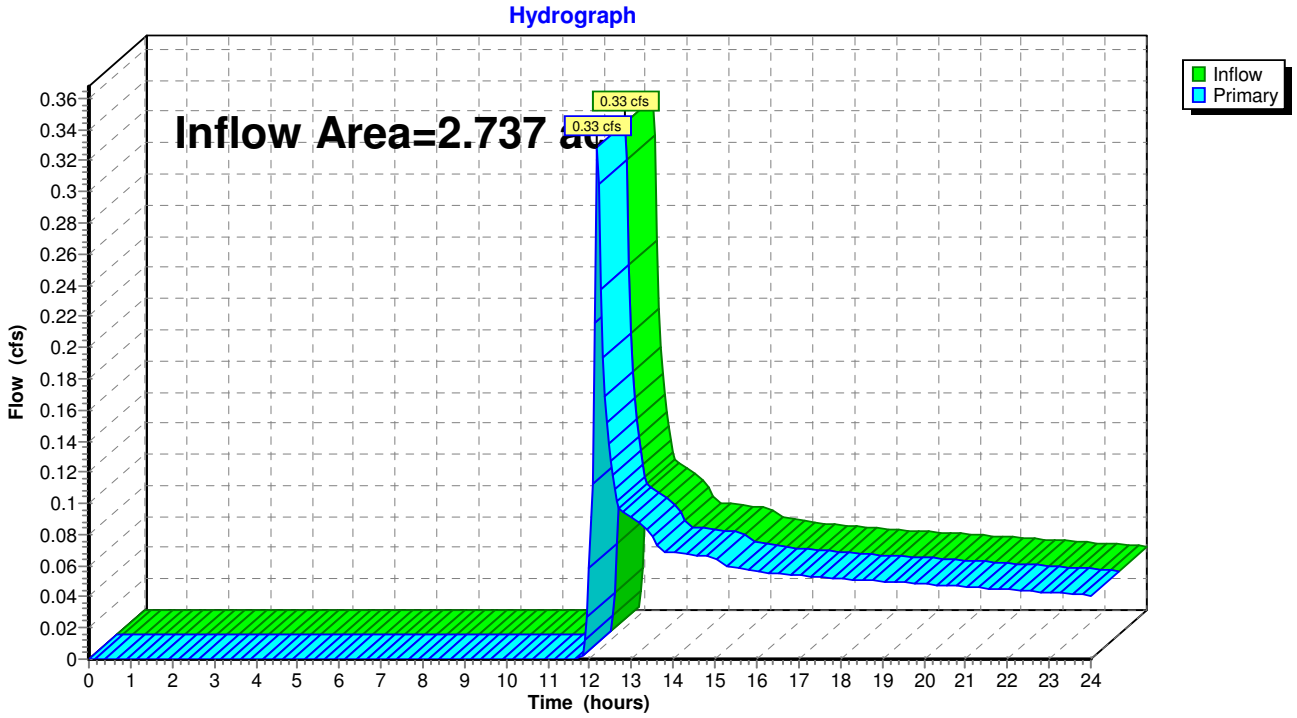
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.27" for 1 yr - Jackson event
Inflow = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af
Primary = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.69" for 1 yr - Jackson event
Inflow = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af
Outflow = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af, Atten= 98%, Lag= 411.1 min
Primary = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 861.90' @ 19.08 hrs Surf.Area= 8,276 sf Storage= 3,986 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 365.7 min calculated for 0.036 af (30% of inflow)
Center-of-Mass det. time= 257.1 min ( 1,095.8 - 838.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

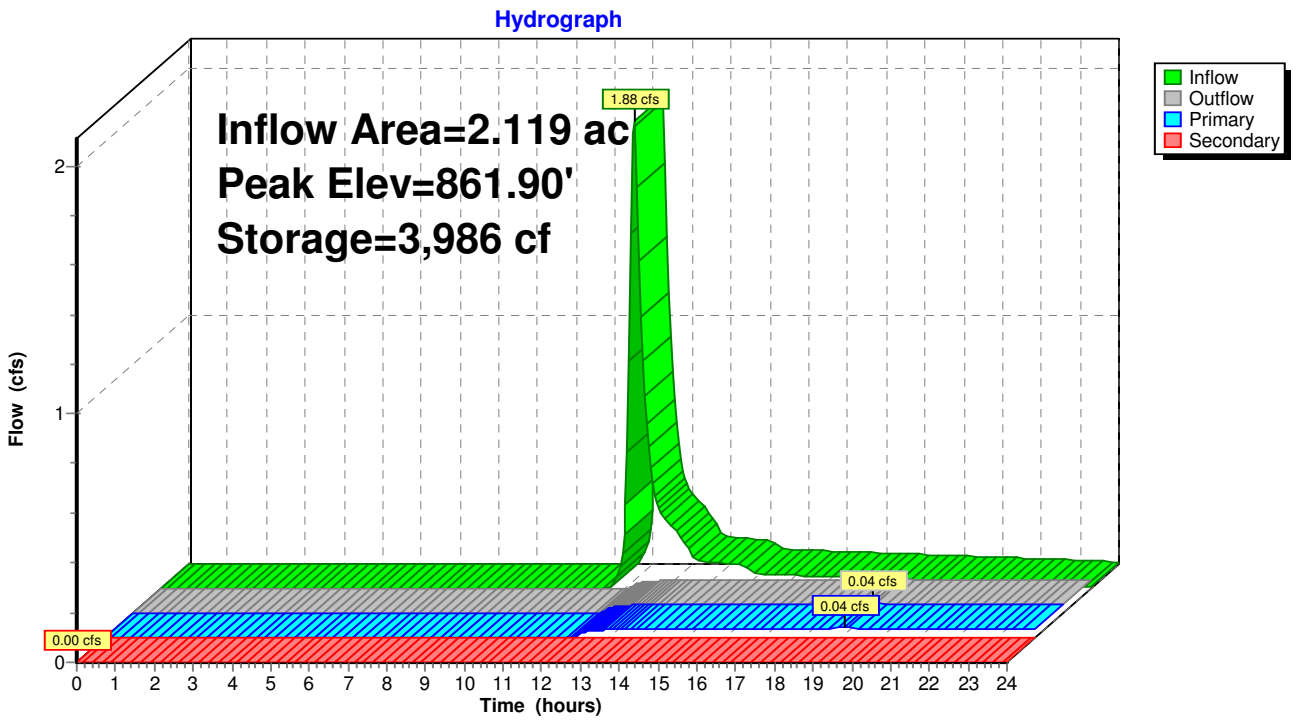
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

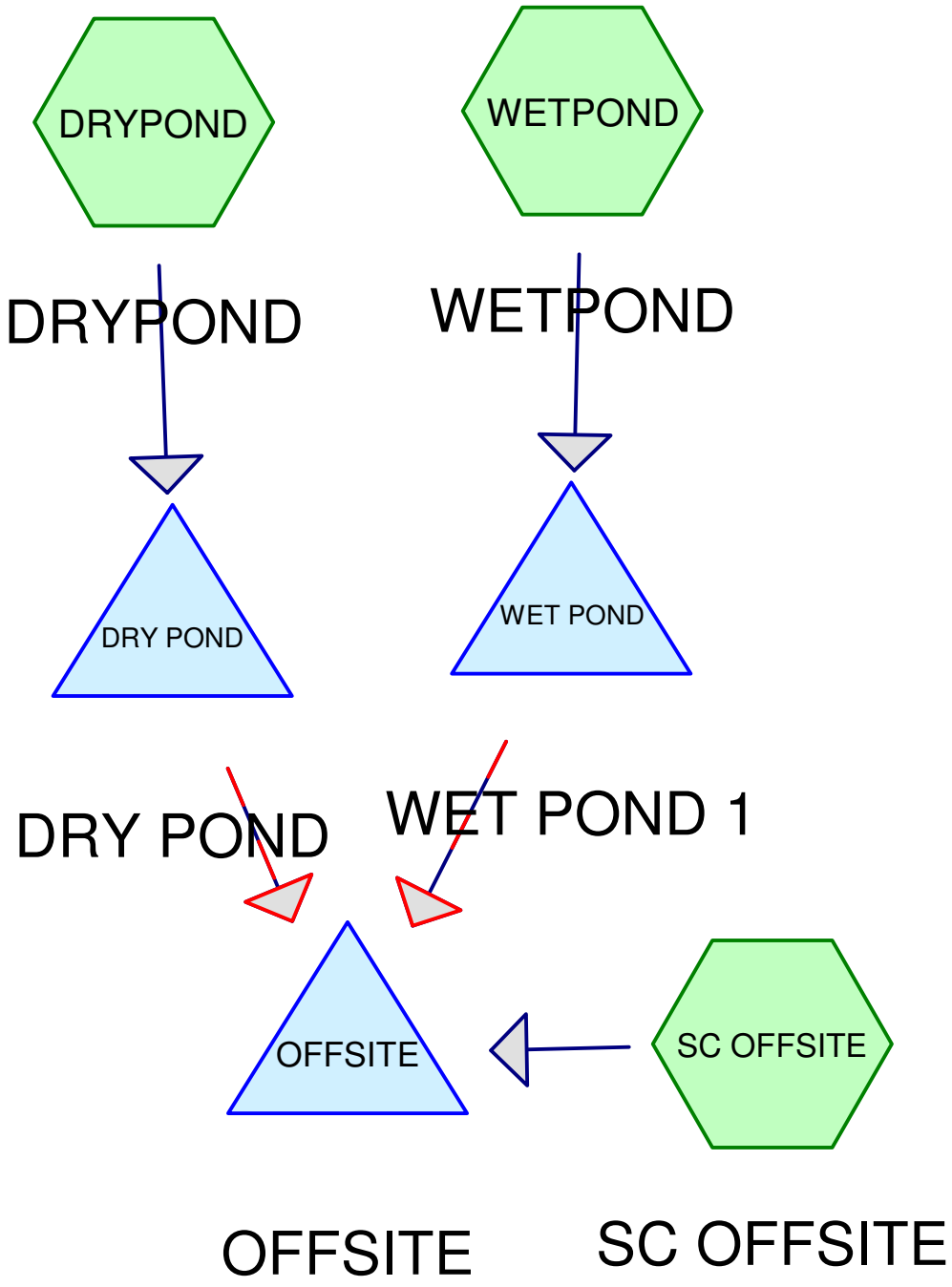
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.04 cfs @ 19.08 hrs HW=861.90' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.04 cfs of 0.40 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 2.78 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






Subcat Reach Pond Link

**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.62"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.15 cfs 0.011 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.71"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.45 cfs 0.024 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.90"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=2.50 cfs 0.159 af

**Pond DRY POND: DRY POND** Peak Elev=862.70' Storage=211 cf Inflow=0.15 cfs 0.011 af
Primary=0.02 cfs 0.010 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.010 af

**Pond OFFSITE: OFFSITE** Inflow=0.46 cfs 0.077 af
Primary=0.46 cfs 0.077 af

**Pond WET POND: WET POND 1** Peak Elev=862.03' Storage=5,313 cf Inflow=2.50 cfs 0.159 af
Primary=0.05 cfs 0.043 af Secondary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.043 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.194 af Average Runoff Depth = 0.85"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

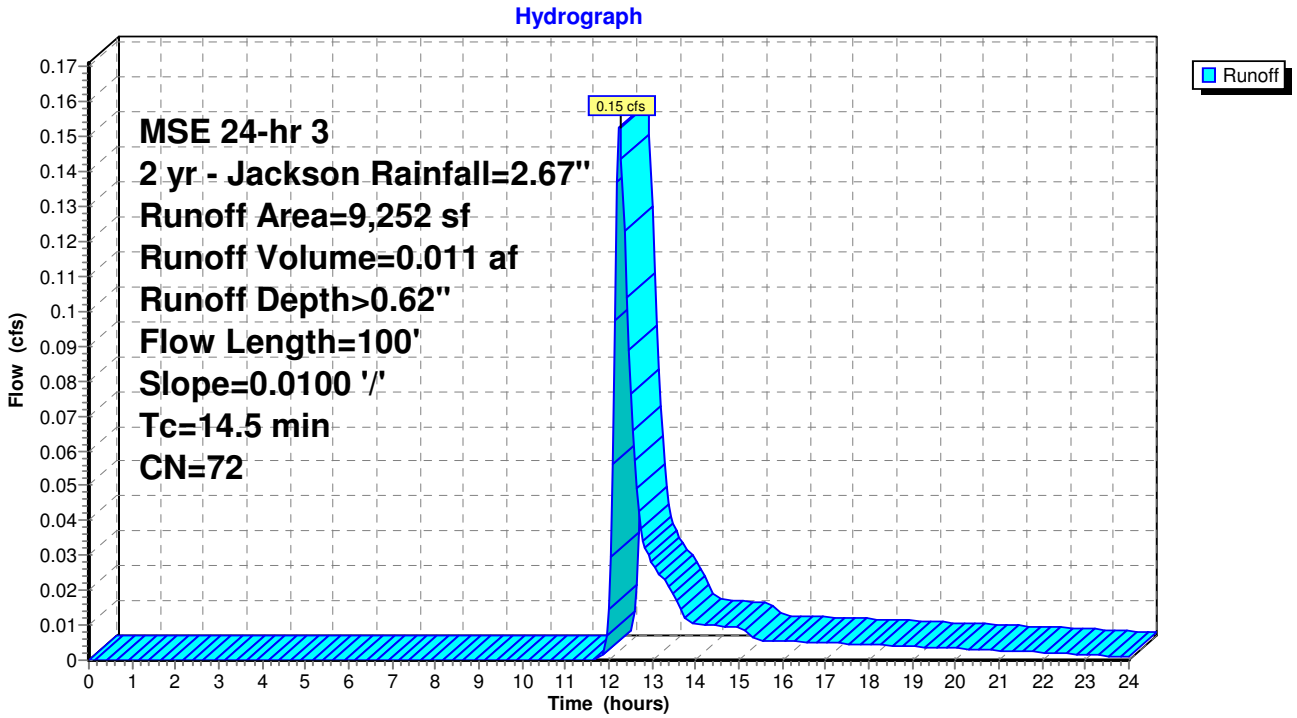
Runoff = 0.15 cfs @ 12.26 hrs, Volume= 0.011 af, Depth> 0.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

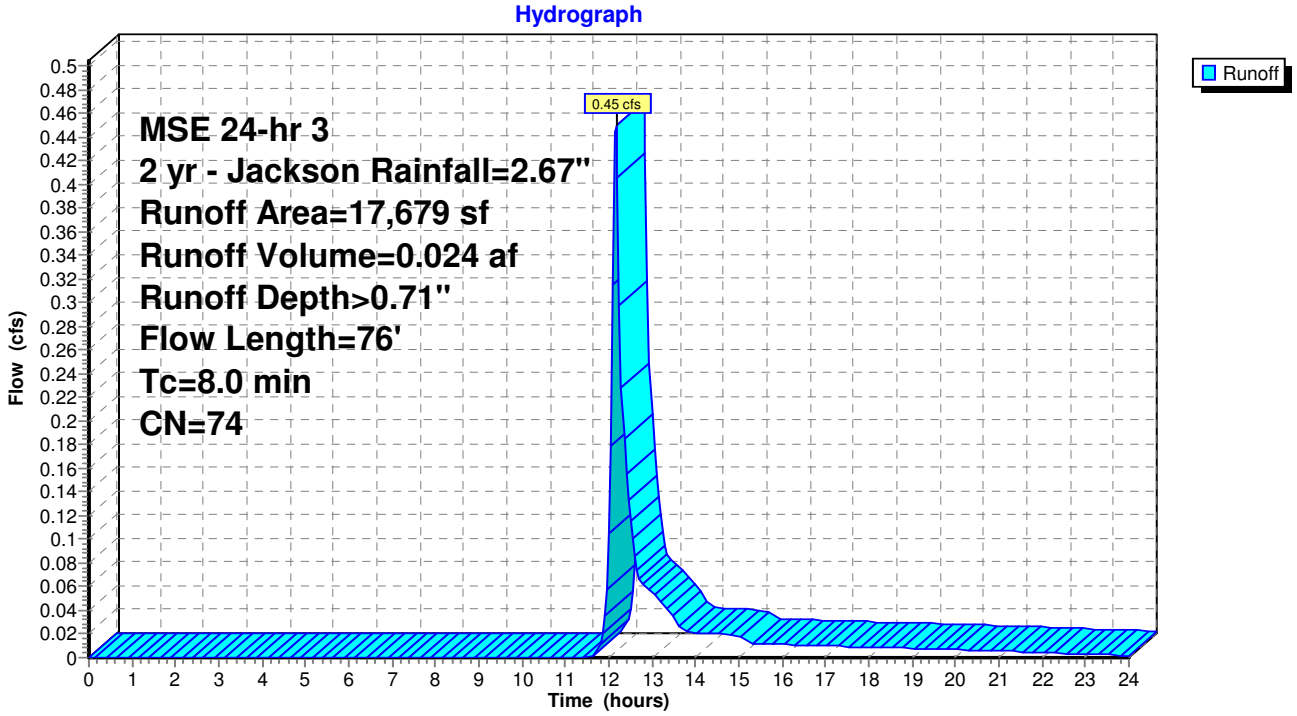
Runoff = 0.45 cfs @ 12.16 hrs, Volume= 0.024 af, Depth> 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

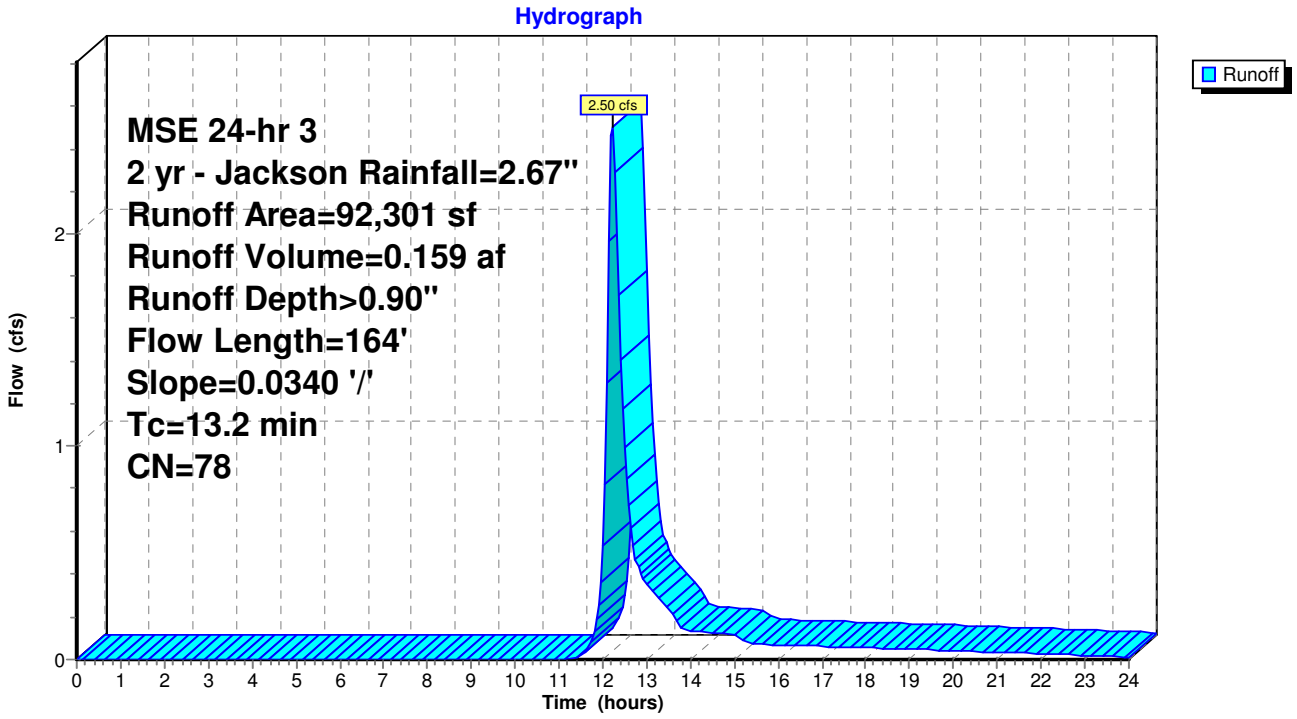
Runoff = 2.50 cfs @ 12.23 hrs, Volume= 0.159 af, Depth> 0.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.62" | for 2 yr - Jackson event |
| Inflow = | 0.15 cfs @ | 12.26 hrs, | Volume= | 0.011 af | |
| Outflow = | 0.02 cfs @ | 13.35 hrs, | Volume= | 0.010 af, | Atten= 86%, Lag= 65.6 min |
| Primary = | 0.02 cfs @ | 13.35 hrs, | Volume= | 0.010 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.70' @ 13.35 hrs Surf.Area= 560 sf Storage= 211 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 155.1 min calculated for 0.010 af (91% of inflow)
Center-of-Mass det. time= 113.1 min ( 963.9 - 850.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

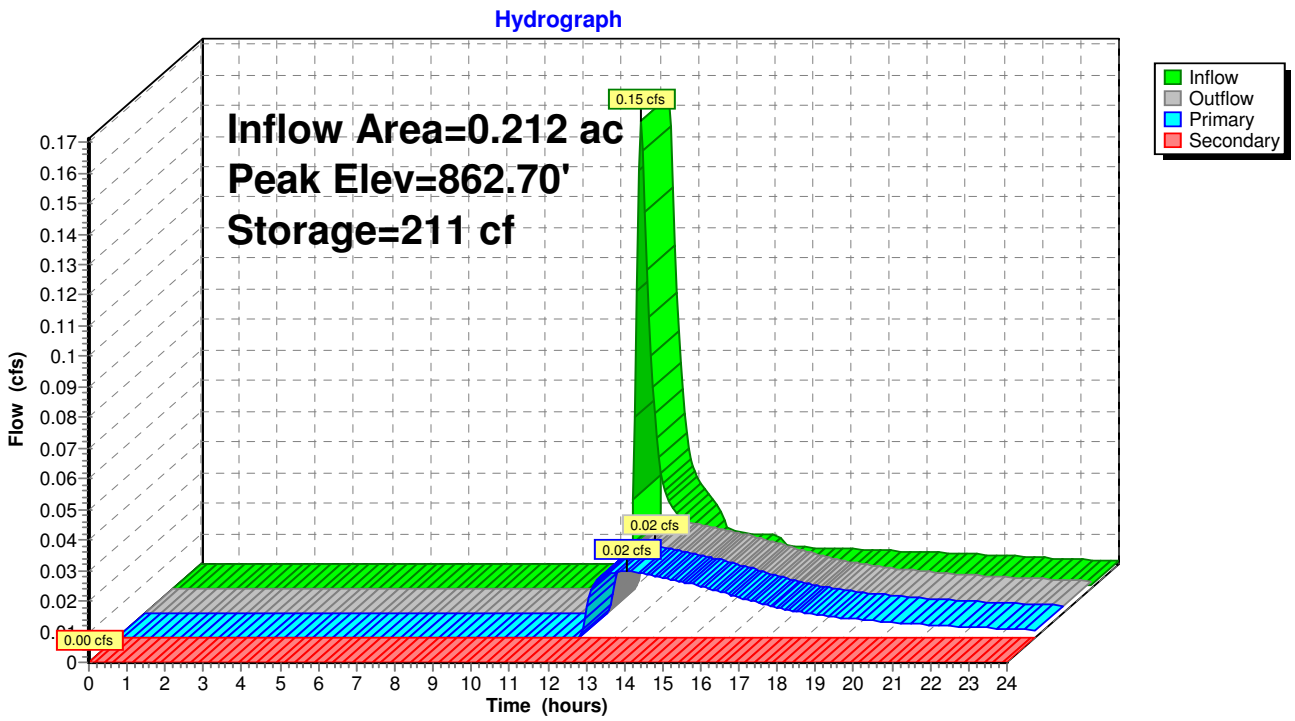
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.02 cfs @ 13.35 hrs HW=862.70' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.02 cfs of 0.11 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.76 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



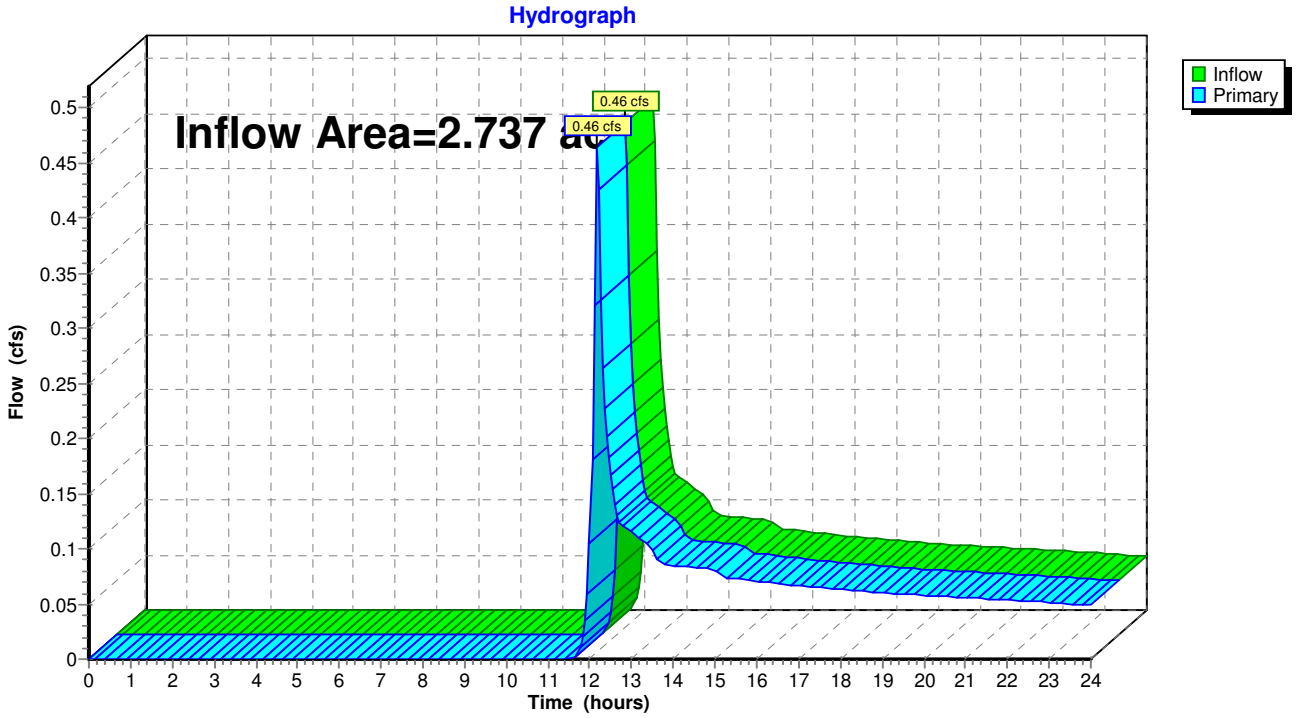
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.34" for 2 yr - Jackson event
Inflow = 0.46 cfs @ 12.17 hrs, Volume= 0.077 af
Primary = 0.46 cfs @ 12.17 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.90" for 2 yr - Jackson event
Inflow = 2.50 cfs @ 12.23 hrs, Volume= 0.159 af
Outflow = 0.05 cfs @ 19.32 hrs, Volume= 0.043 af, Atten= 98%, Lag= 425.6 min
Primary = 0.05 cfs @ 19.32 hrs, Volume= 0.043 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.03' @ 19.32 hrs Surf.Area= 8,480 sf Storage= 5,313 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 366.5 min calculated for 0.043 af (27% of inflow)
Center-of-Mass det. time= 261.9 min ( 1,094.6 - 832.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

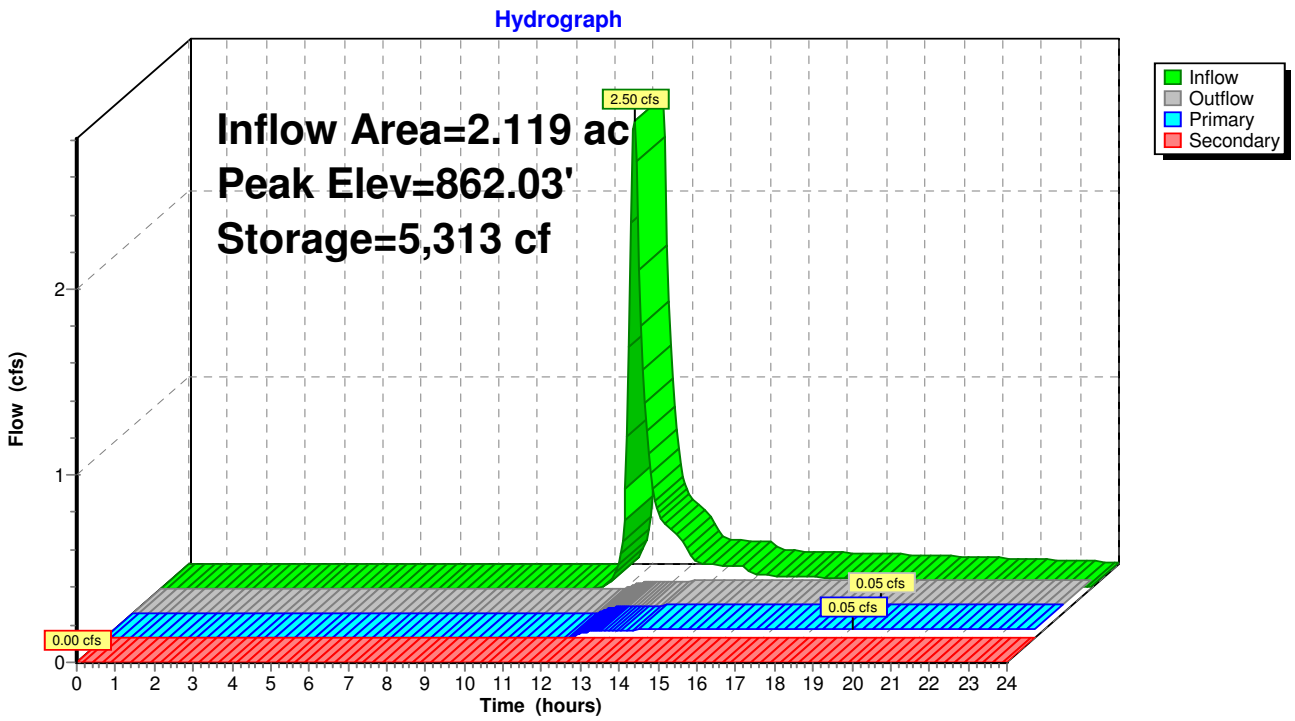
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

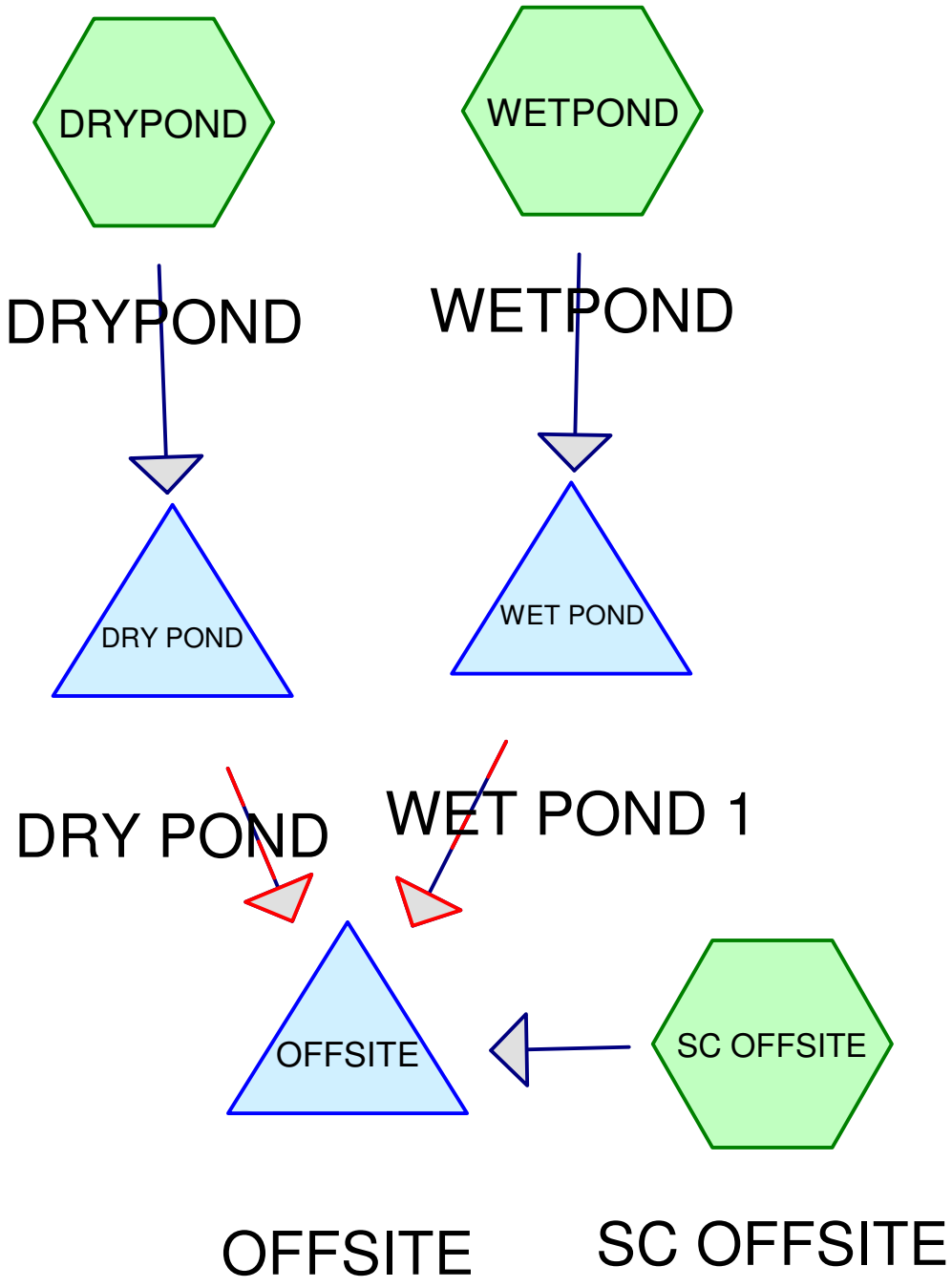
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.05 cfs @ 19.32 hrs HW=862.03' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.05 cfs of 0.69 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 3.29 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






Subcat Reach Pond Link

**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.97"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.25 cfs 0.017 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>1.08"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.71 cfs 0.036 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>1.32"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=3.77 cfs 0.232 af

**Pond DRY POND: DRY POND** Peak Elev=862.83' Storage=359 cf Inflow=0.25 cfs 0.017 af
Primary=0.03 cfs 0.016 af Secondary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.016 af

**Pond OFFSITE: OFFSITE** Inflow=0.74 cfs 0.107 af
Primary=0.74 cfs 0.107 af

**Pond WET POND: WET POND 1** Peak Elev=862.31' Storage=8,052 cf Inflow=3.77 cfs 0.232 af
Primary=0.06 cfs 0.055 af Secondary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.055 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.286 af Average Runoff Depth = 1.25"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

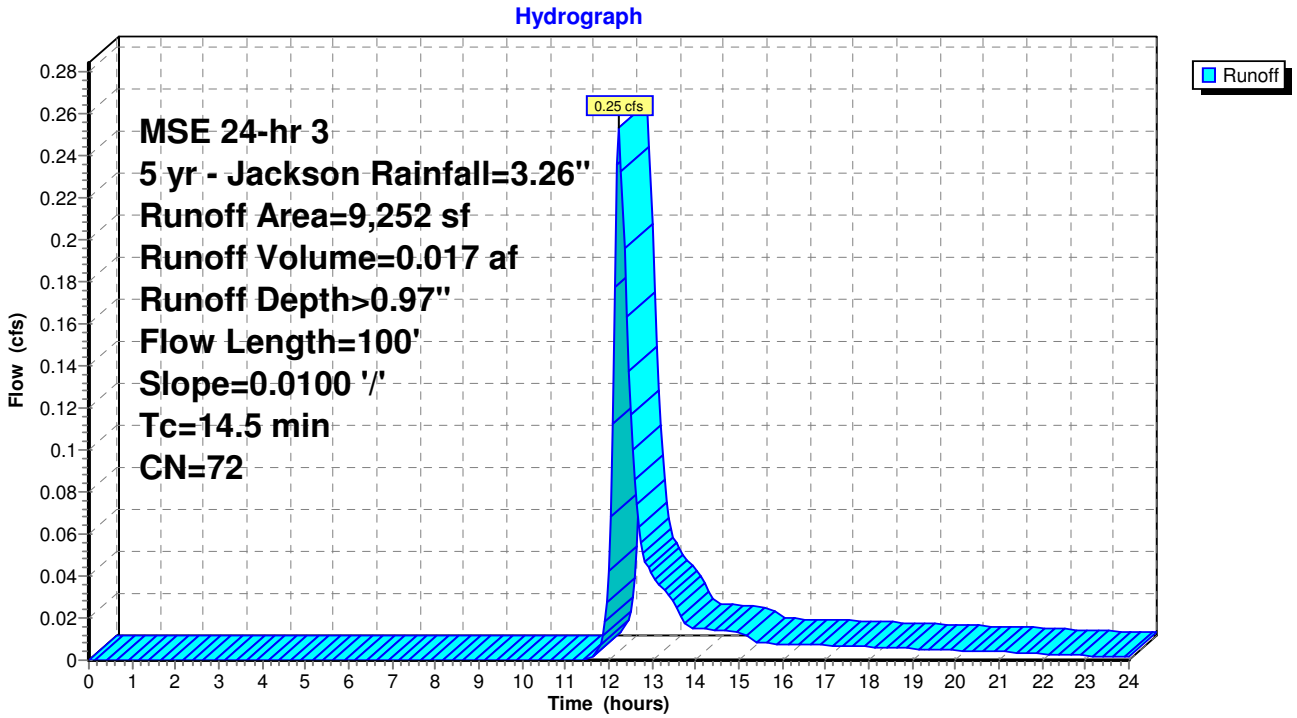
Runoff = 0.25 cfs @ 12.25 hrs, Volume= 0.017 af, Depth> 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

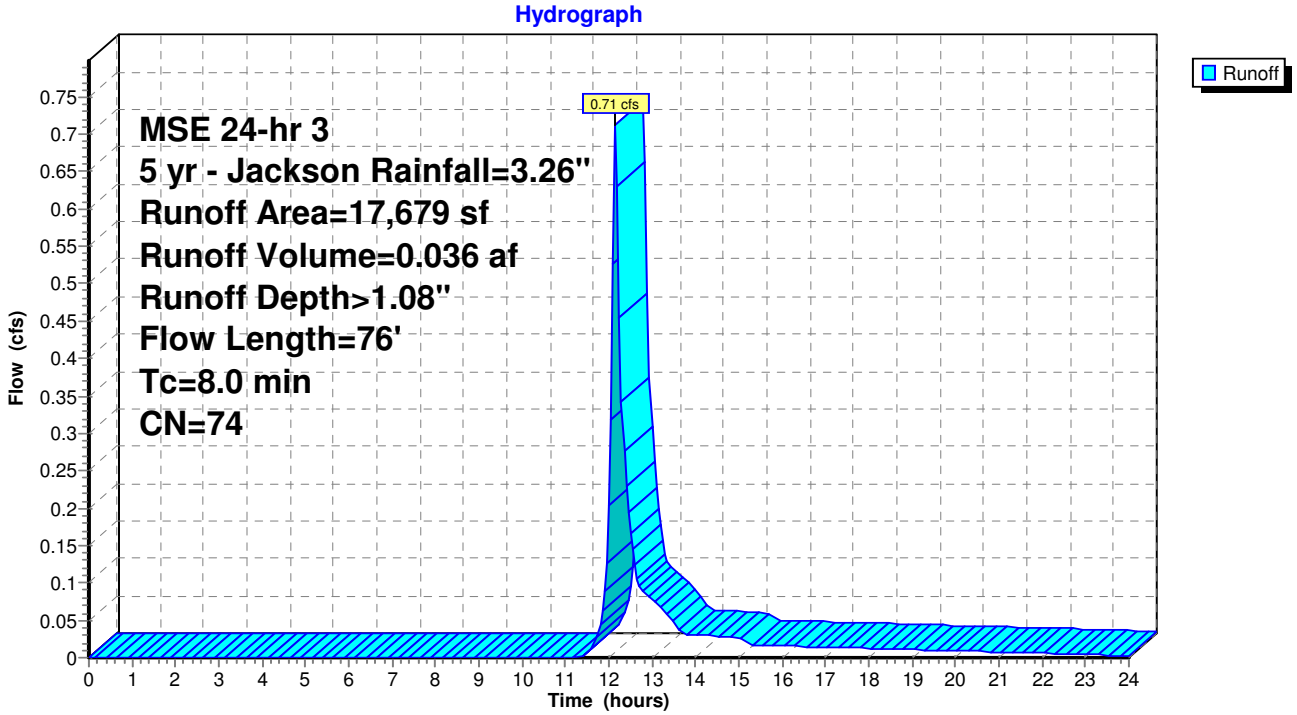
Runoff = 0.71 cfs @ 12.16 hrs, Volume= 0.036 af, Depth> 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

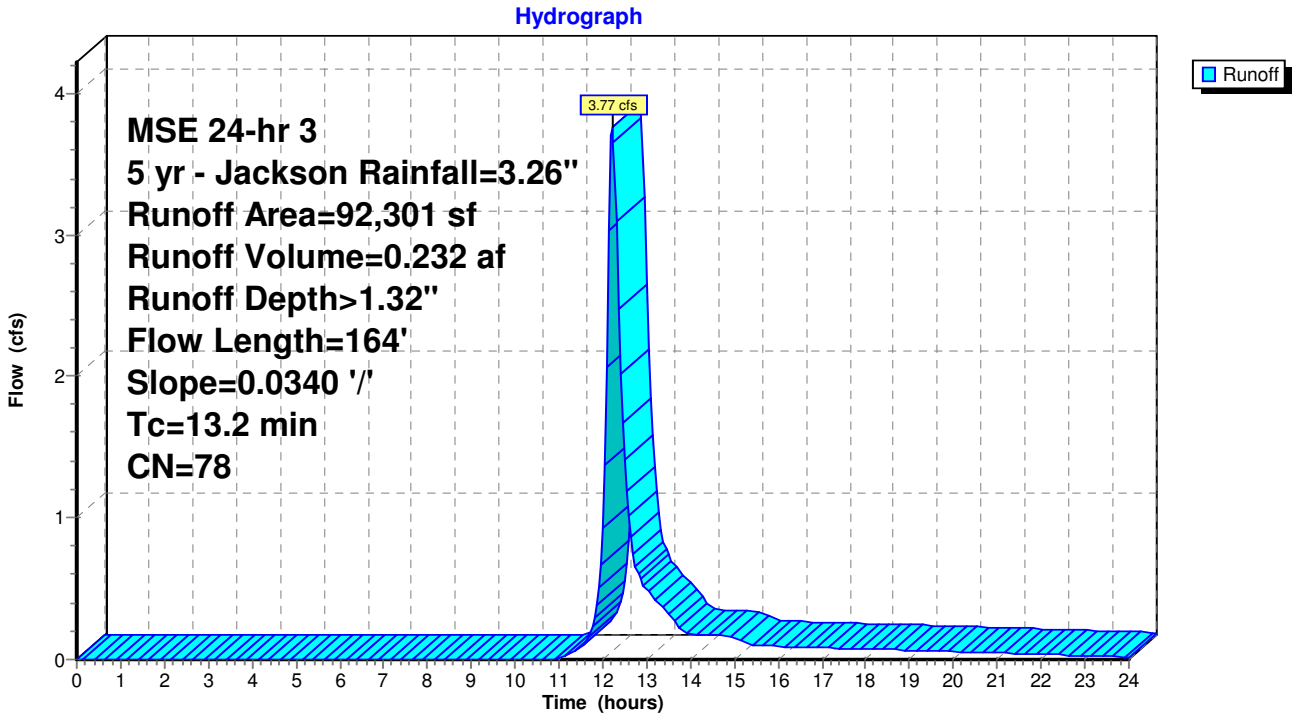
Runoff = 3.77 cfs @ 12.22 hrs, Volume= 0.232 af, Depth> 1.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.97" | for 5 yr - Jackson event |
| Inflow = | 0.25 cfs @ | 12.25 hrs, | Volume= | 0.017 af | |
| Outflow = | 0.03 cfs @ | 13.37 hrs, | Volume= | 0.016 af, | Atten= 88%, Lag= 67.3 min |
| Primary = | 0.03 cfs @ | 13.37 hrs, | Volume= | 0.016 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.83' @ 13.37 hrs Surf.Area= 688 sf Storage= 359 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 165.1 min calculated for 0.016 af (93% of inflow)
Center-of-Mass det. time= 131.5 min ( 971.0 - 839.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

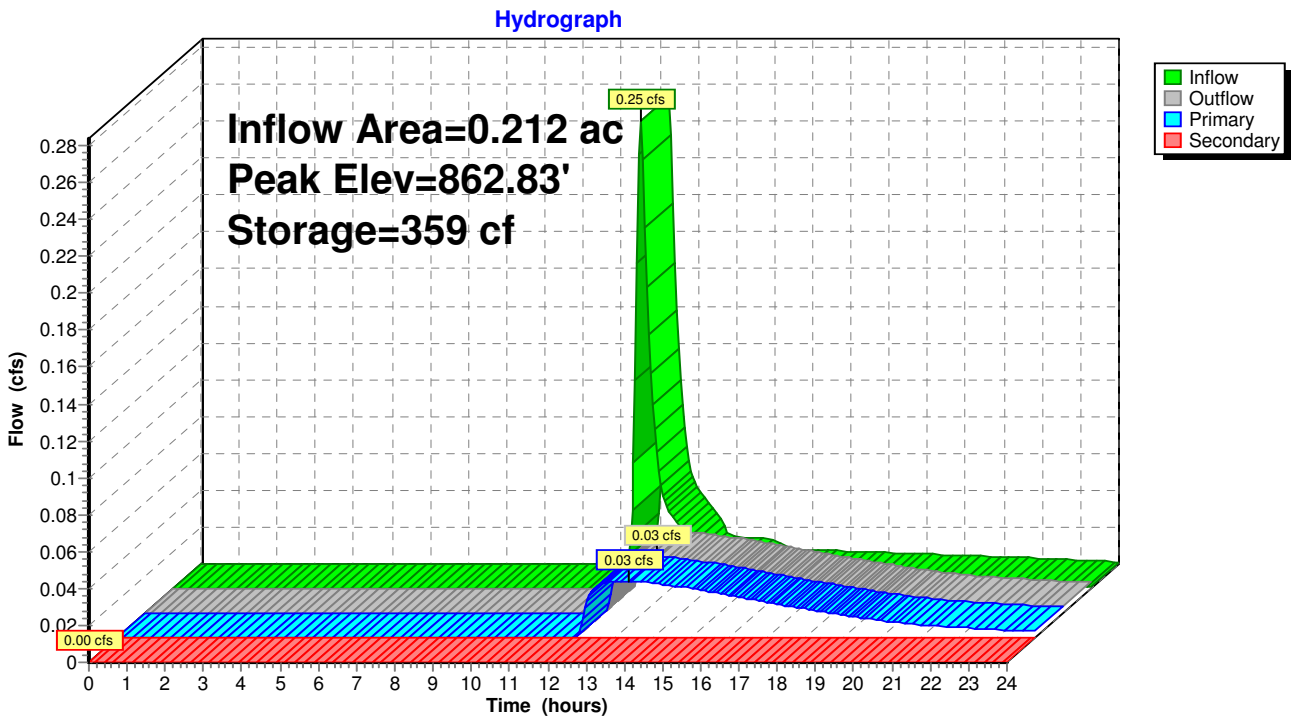
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.03 cfs @ 13.37 hrs HW=862.83' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.03 cfs of 0.30 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.03 cfs @ 2.51 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



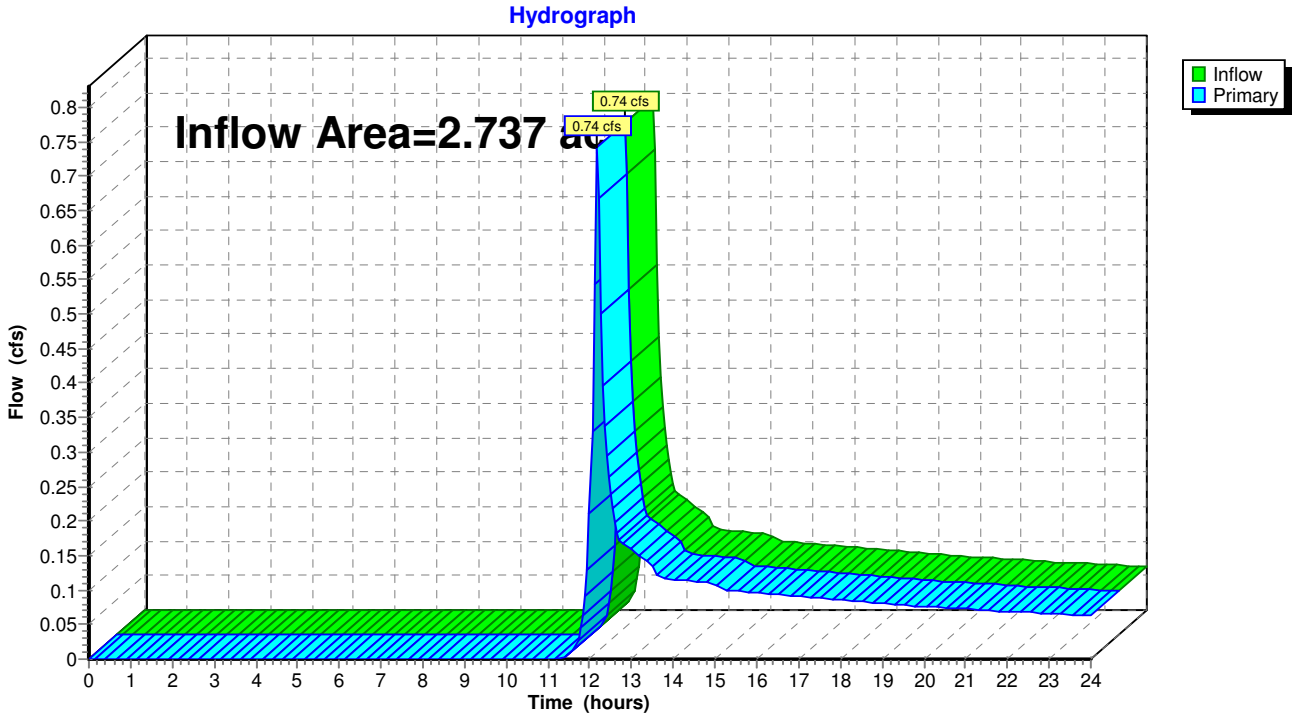
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.47" for 5 yr - Jackson event
Inflow = 0.74 cfs @ 12.16 hrs, Volume= 0.107 af
Primary = 0.74 cfs @ 12.16 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 1.32" for 5 yr - Jackson event
Inflow = 3.77 cfs @ 12.22 hrs, Volume= 0.232 af
Outflow = 0.06 cfs @ 19.73 hrs, Volume= 0.055 af, Atten= 98%, Lag= 450.3 min
Primary = 0.06 cfs @ 19.73 hrs, Volume= 0.055 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.31' @ 19.73 hrs Surf.Area= 8,901 sf Storage= 8,052 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 369.8 min calculated for 0.055 af (24% of inflow)
Center-of-Mass det. time= 268.7 min ( 1,093.0 - 824.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

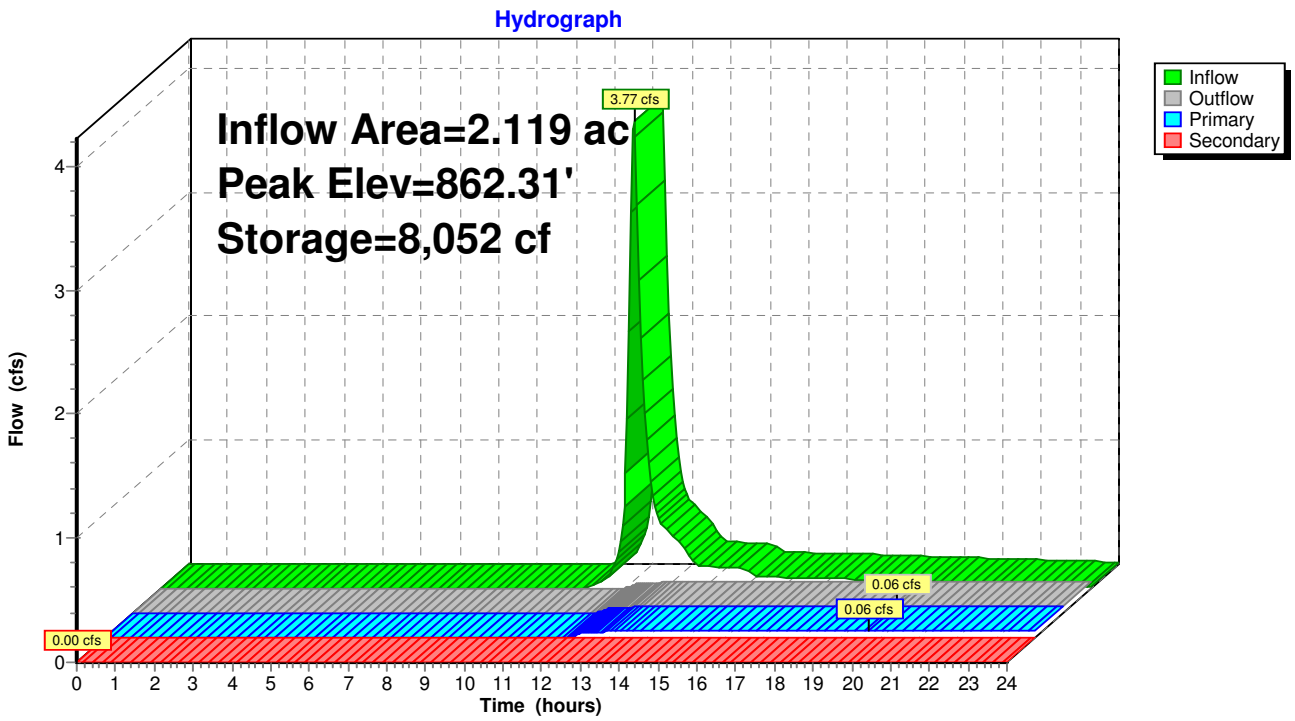
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

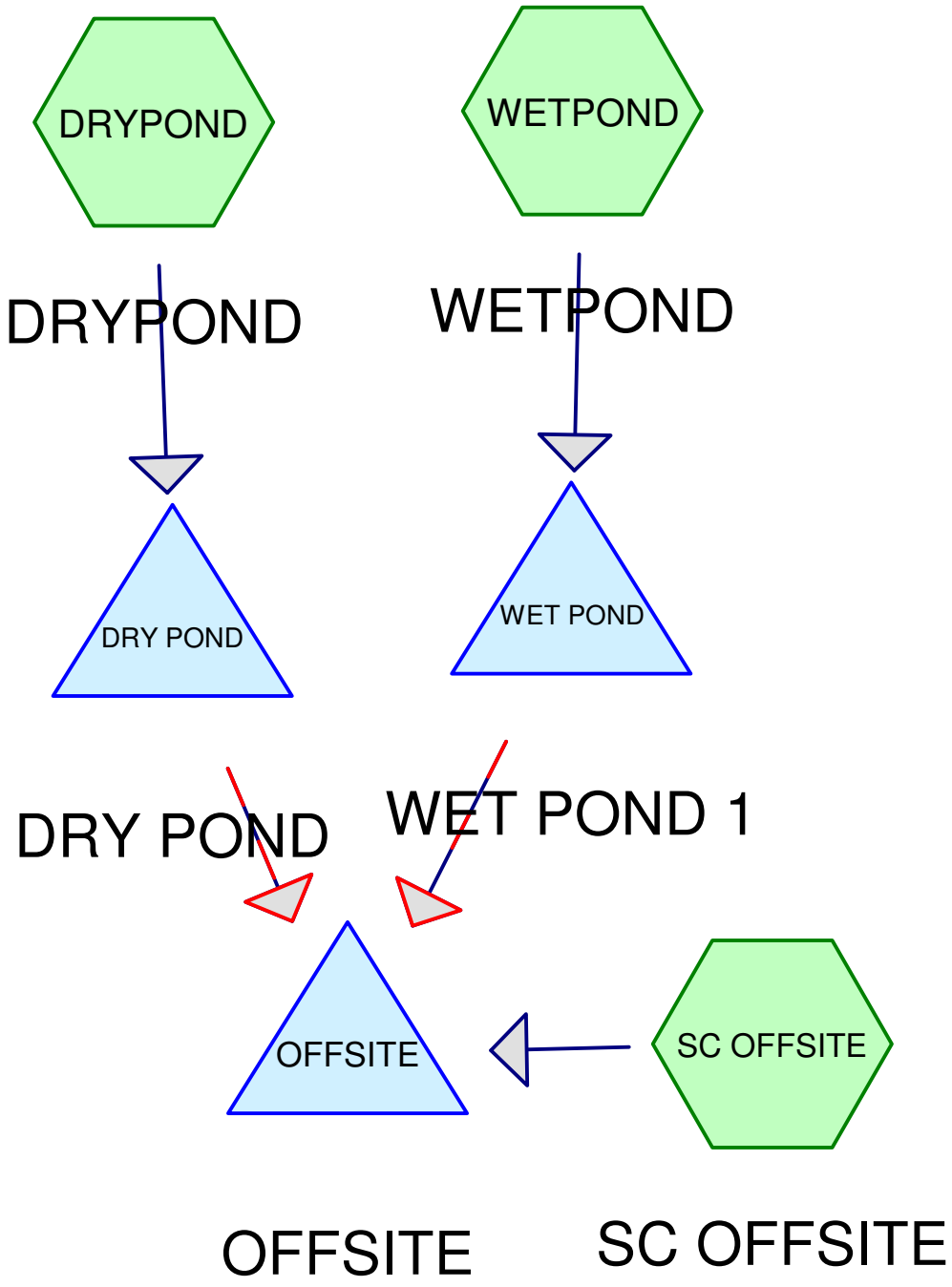
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.06 cfs @ 19.73 hrs HW=862.31' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.06 cfs of 1.41 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 4.15 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






Subcat Reach Pond Link

**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.45"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.10 cfs 0.008 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.53"
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.32 cfs 0.018 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.69"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=1.88 cfs 0.122 af

**Pond DRY POND: DRY POND** Peak Elev=862.64' Storage=147 cf Inflow=0.10 cfs 0.008 af
Primary=0.02 cfs 0.007 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.007 af

**Pond OFFSITE: OFFSITE** Inflow=0.33 cfs 0.061 af
Primary=0.33 cfs 0.061 af

**Pond WET POND: WET POND 1** Peak Elev=861.90' Storage=3,986 cf Inflow=1.88 cfs 0.122 af
Primary=0.04 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.036 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.148 af Average Runoff Depth = 0.65"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

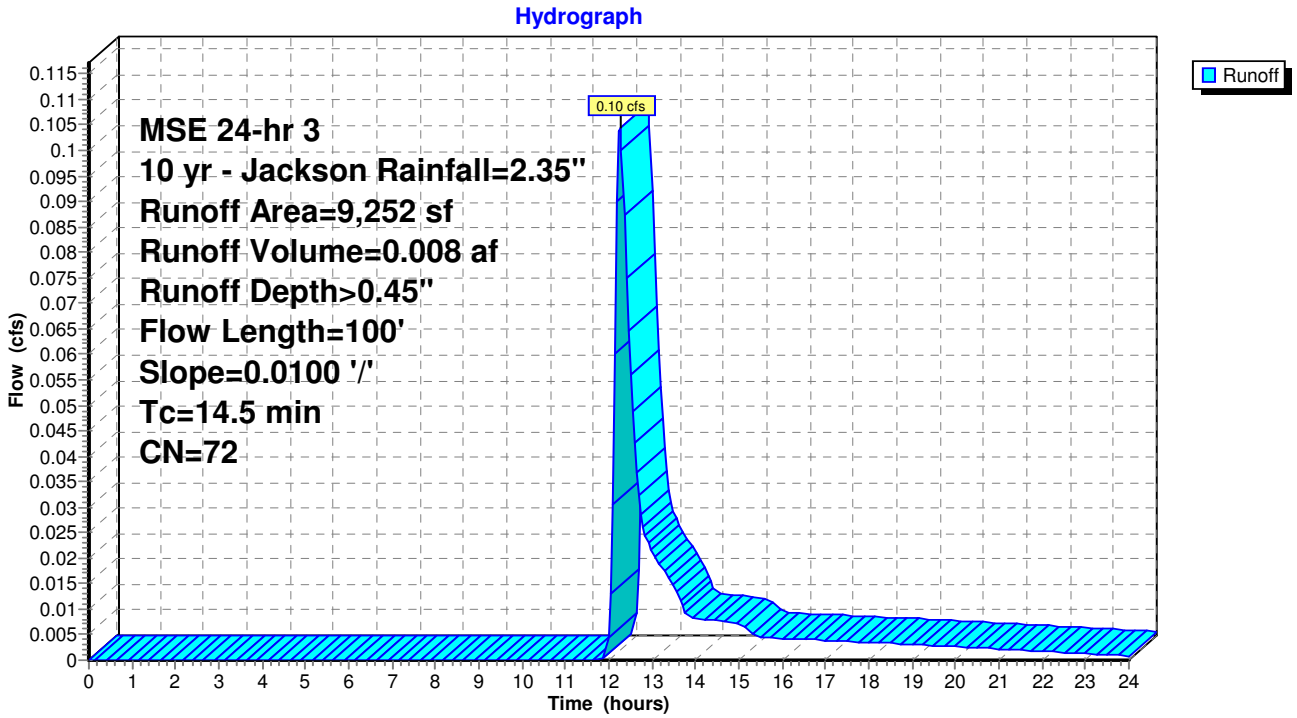
Runoff = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

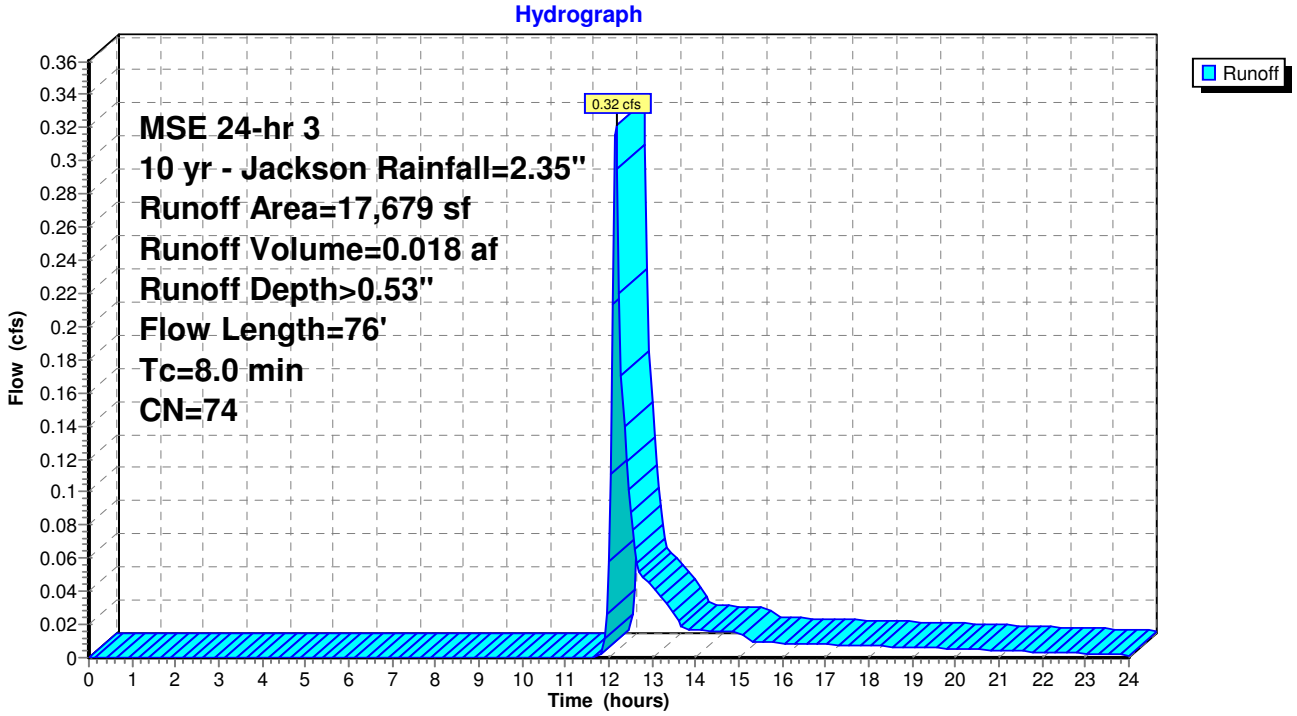
Runoff = 0.32 cfs @ 12.17 hrs, Volume= 0.018 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

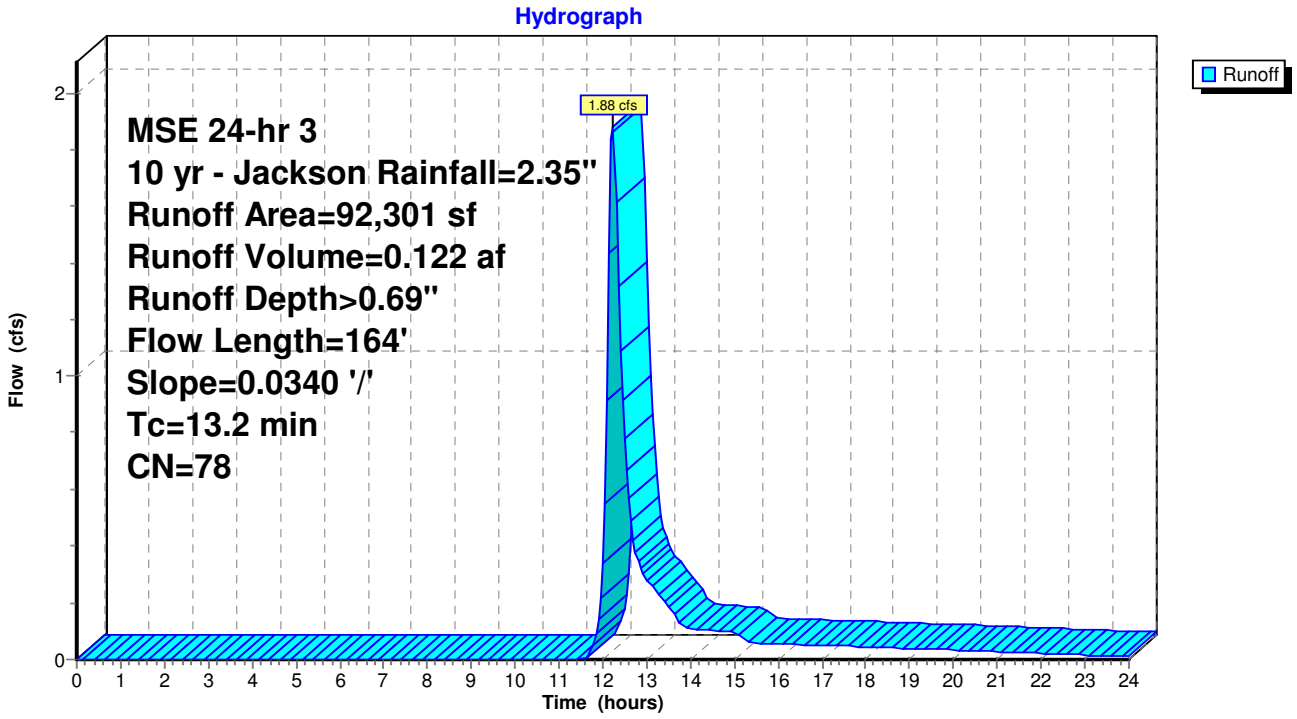
Runoff = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af, Depth> 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 0.45" | for 10 yr - Jackson event |
| Inflow = | 0.10 cfs @ | 12.26 hrs, | Volume= | 0.008 af | |
| Outflow = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af, | Atten= 85%, Lag= 67.5 min |
| Primary = | 0.02 cfs @ | 13.39 hrs, | Volume= | 0.007 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 862.64' @ 13.39 hrs Surf.Area= 505 sf Storage= 147 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 159.2 min calculated for 0.007 af (89% of inflow)
Center-of-Mass det. time= 109.6 min ( 969.0 - 859.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

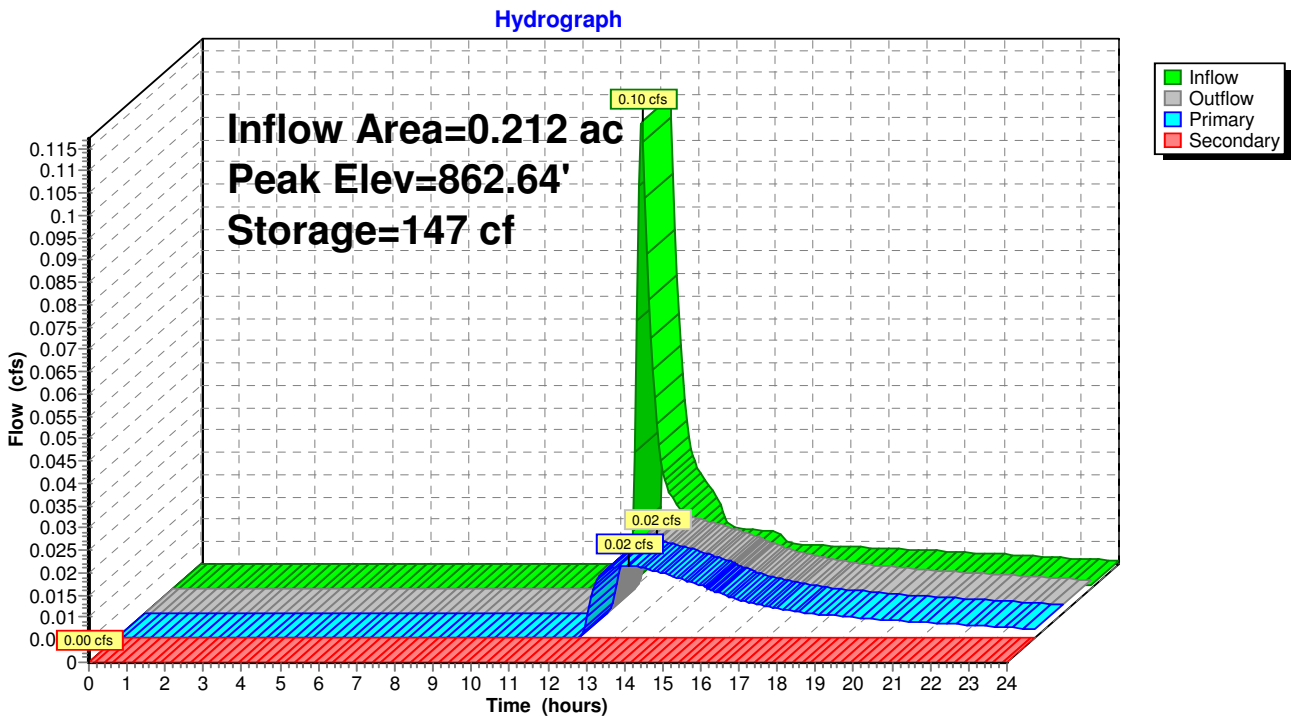
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.02 cfs @ 13.39 hrs HW=862.64' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.02 cfs of 0.06 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.31 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



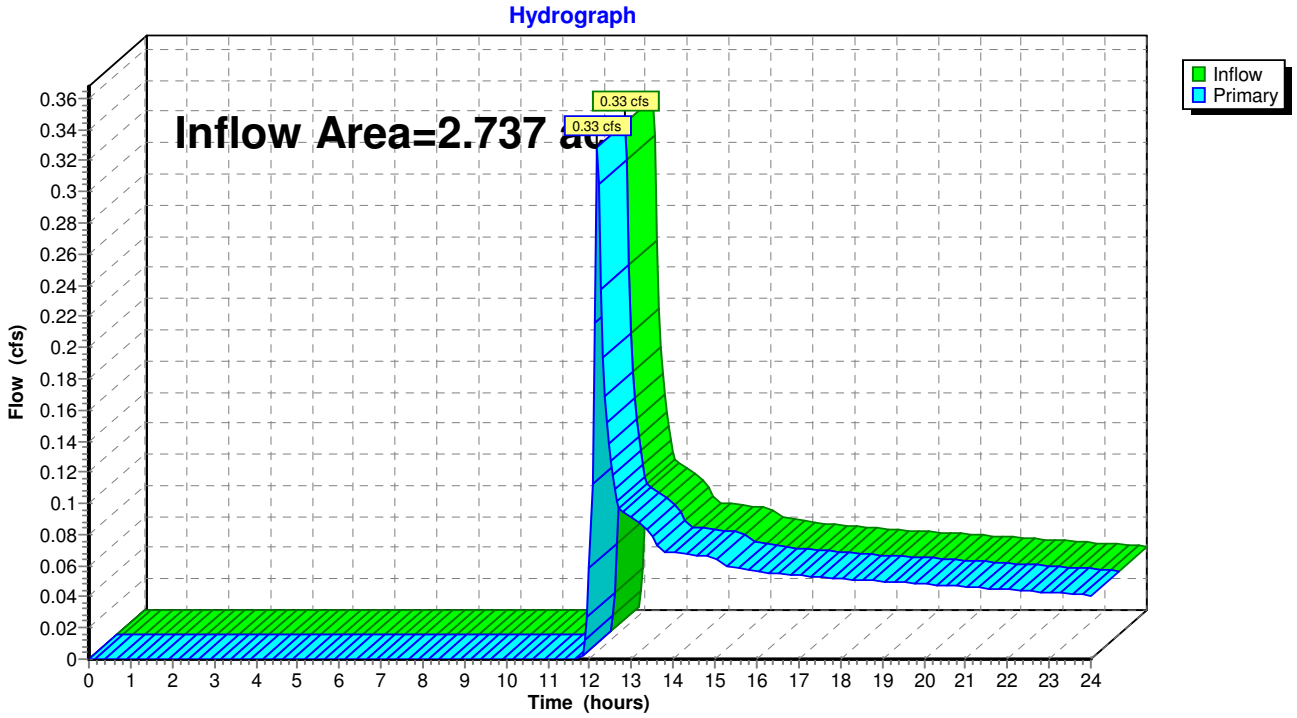
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.27" for 10 yr - Jackson event
Inflow = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af
Primary = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.69" for 10 yr - Jackson event
Inflow = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af
Outflow = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af, Atten= 98%, Lag= 411.1 min
Primary = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 861.90' @ 19.08 hrs Surf.Area= 8,276 sf Storage= 3,986 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 365.7 min calculated for 0.036 af (30% of inflow)
Center-of-Mass det. time= 257.1 min ( 1,095.8 - 838.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

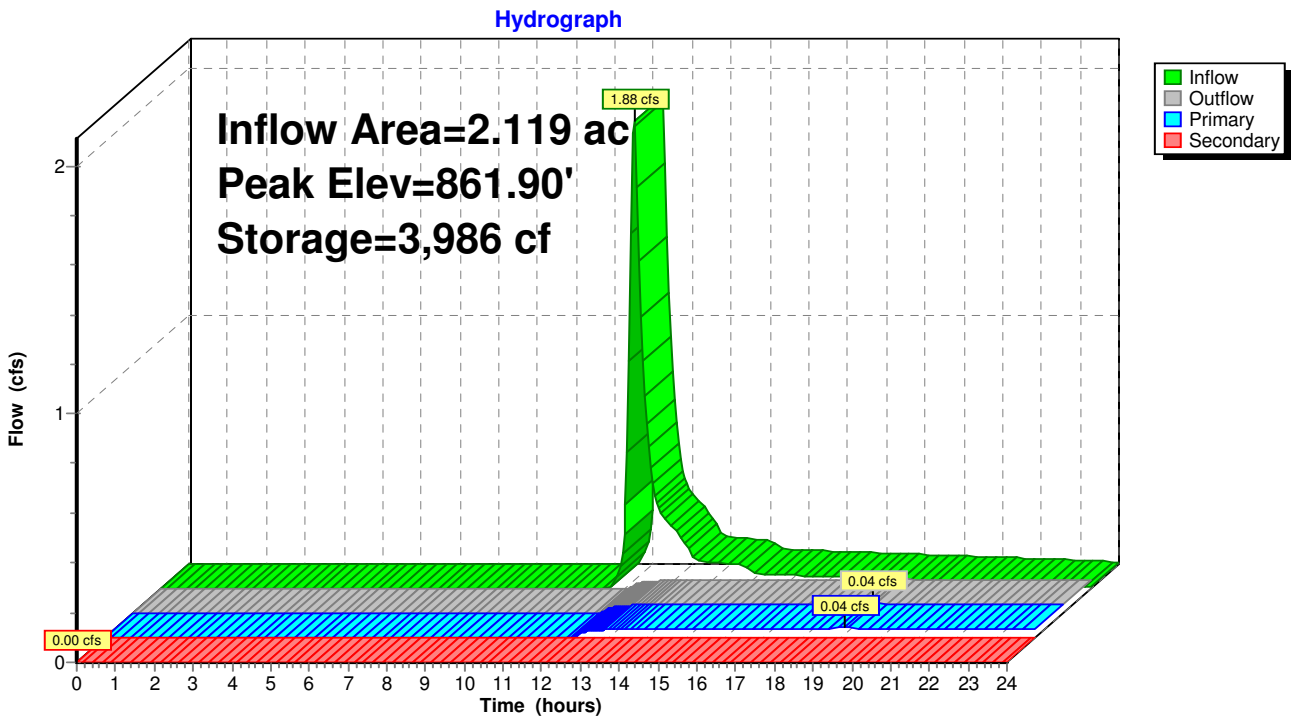
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

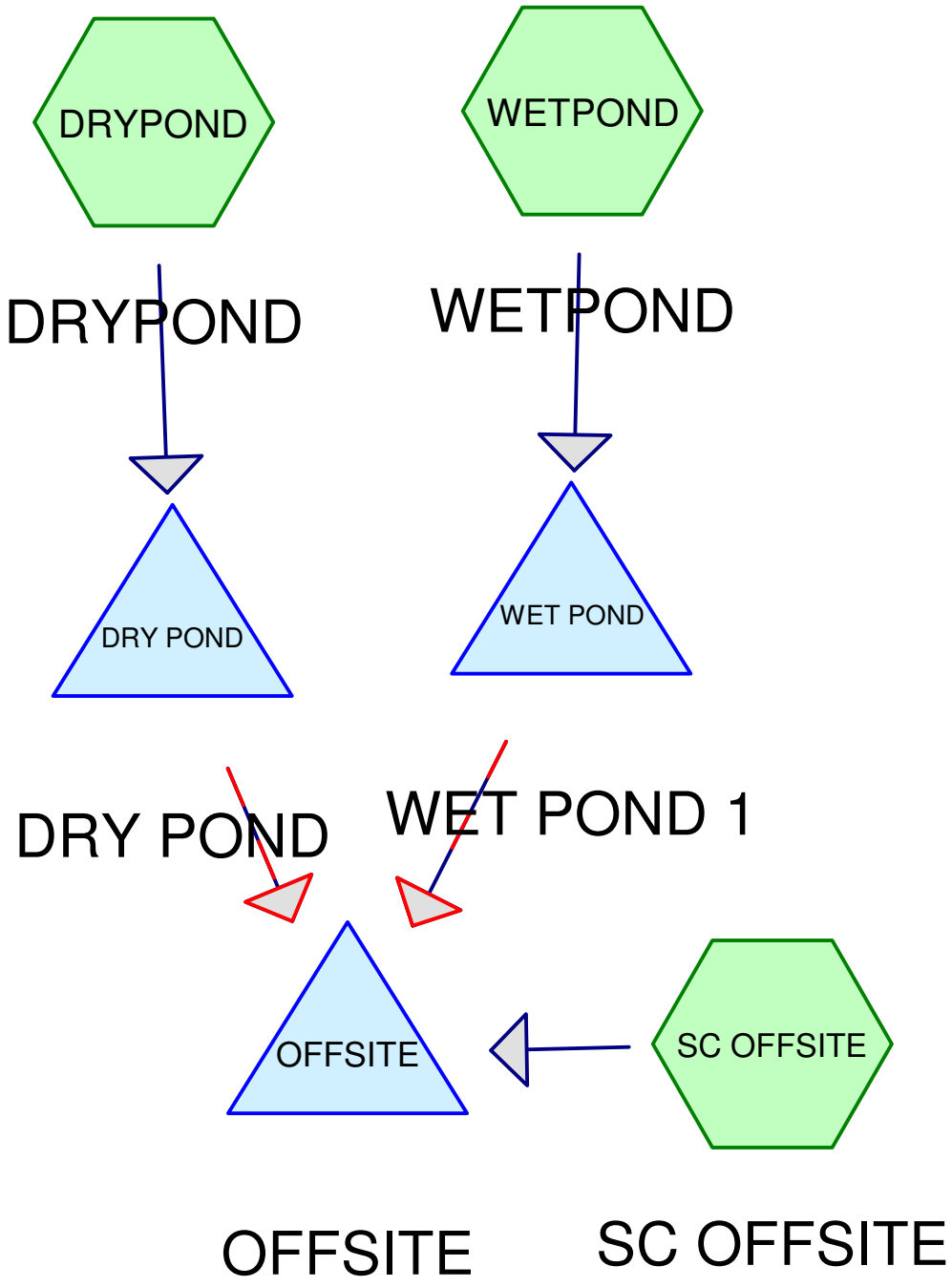
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.04 cfs @ 19.08 hrs HW=861.90' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.04 cfs of 0.40 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 2.78 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1






Subcat Reach Pond Link

**Routing Diagram for 21-08 PROPOSED Litte Lamb's Corner 003**
Prepared by {enter your company name here}, Printed 9/6/2021
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.059 | 98 | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355 | 71 | GRAA (SC OFFSITE) |
| 1.779 | 71 | GRASS (DRYPOND, WETPOND) |
| 0.191 | 98 | POND (WETPOND) |
| 0.146 | 98 | ROAD (WETPOND) |
| 0.042 | 98 | ROADWAY (SC OFFSITE) |
| 0.165 | 98 | ROOF (WETPOND) |
| **2.737** | **77** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 2.737 | Other | DRYPOND, SC OFFSITE, WETPOND |
| **2.737** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.000 | 0.059 | 0.059 | DRIVEWAY | DRYPOND, SC OFFSITE, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.355 | 0.355 | GRAA | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 1.779 | 1.779 | GRASS | DRYPOND, WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.191 | 0.191 | POND | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.146 | 0.146 | ROAD | WETPOND |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.042 | 0.042 | ROADWAY | SC OFFSITE |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.165 | 0.165 | ROOF | WETPOND |
| **0.000** | **0.000** | **0.000** | **0.000** | **2.737** | **2.737** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Diam/Width (inches) | Height (inches) | Inside-Fill (inches) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | DRY POND | 862.50 | 861.40 | 23.0 | 0.0478 | 0.011 | 8.0 | 0.0 | 0.0 |
| 2 | WET POND | 861.50 | 861.40 | 38.0 | 0.0026 | 0.011 | 12.0 | 0.0 | 0.0 |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>3.35"
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.92 cfs 0.059 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>3.55"
Flow Length=76' Tc=8.0 min CN=74 Runoff=2.39 cfs 0.120 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>3.96"
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=11.38 cfs 0.699 af

**Pond DRY POND: DRY POND** Peak Elev=863.94' Storage=1,543 cf Inflow=0.92 cfs 0.059 af
Primary=0.07 cfs 0.052 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.052 af

**Pond OFFSITE: OFFSITE** Inflow=2.49 cfs 0.318 af
Primary=2.49 cfs 0.318 af

**Pond WET POND: WET POND 1** Peak Elev=863.98' Storage=24,682 cf Inflow=11.38 cfs 0.699 af
Primary=0.25 cfs 0.146 af Secondary=0.00 cfs 0.000 af Outflow=0.25 cfs 0.146 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.878 af Average Runoff Depth = 3.85"**
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

## Summary for Subcatchment DRYPOND: DRYPOND

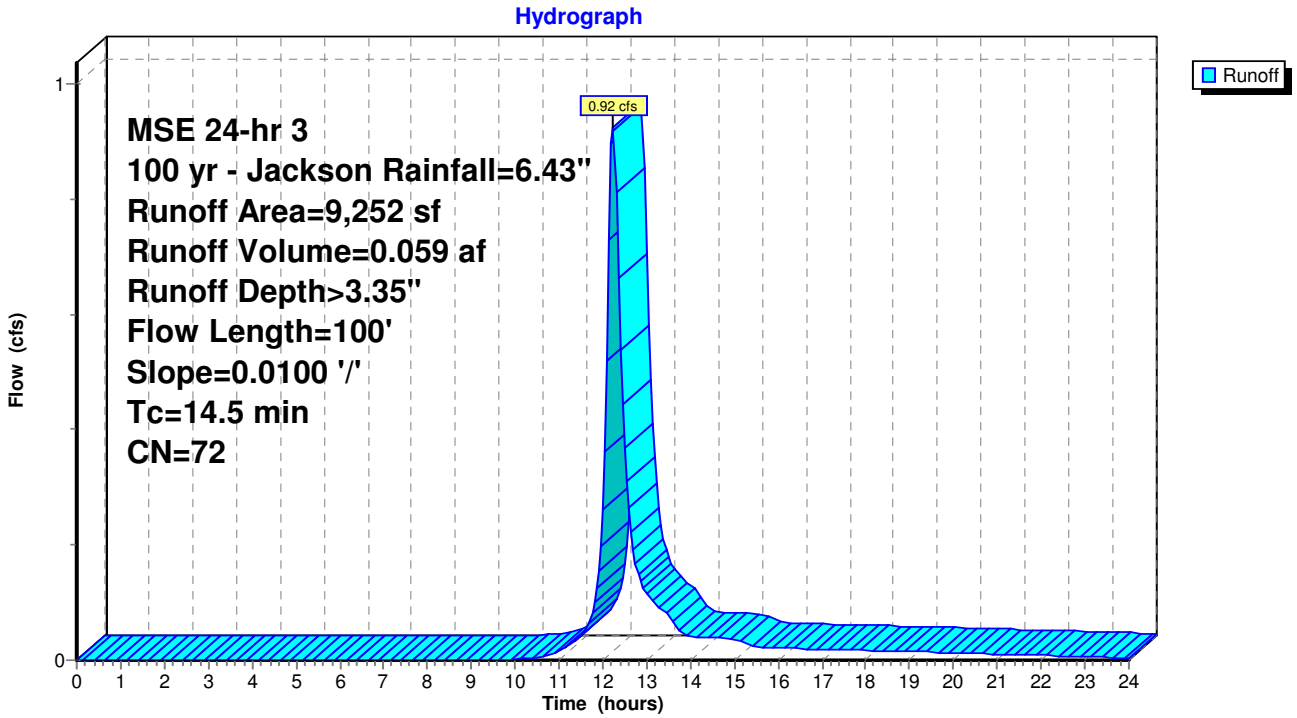
Runoff = 0.92 cfs @ 12.23 hrs, Volume= 0.059 af, Depth> 3.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 357 | 98 | DRIVEWAY |
| * | 8,895 | 71 | GRASS |
| | 9,252 | 72 | Weighted Average |
| | 8,895 | | 96.14% Pervious Area |
| | 357 | | 3.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 14.5 | 100 | 0.0100 | 0.11 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment DRYPOND: DRYPOND



## Summary for Subcatchment SC OFFSITE: SC OFFSITE

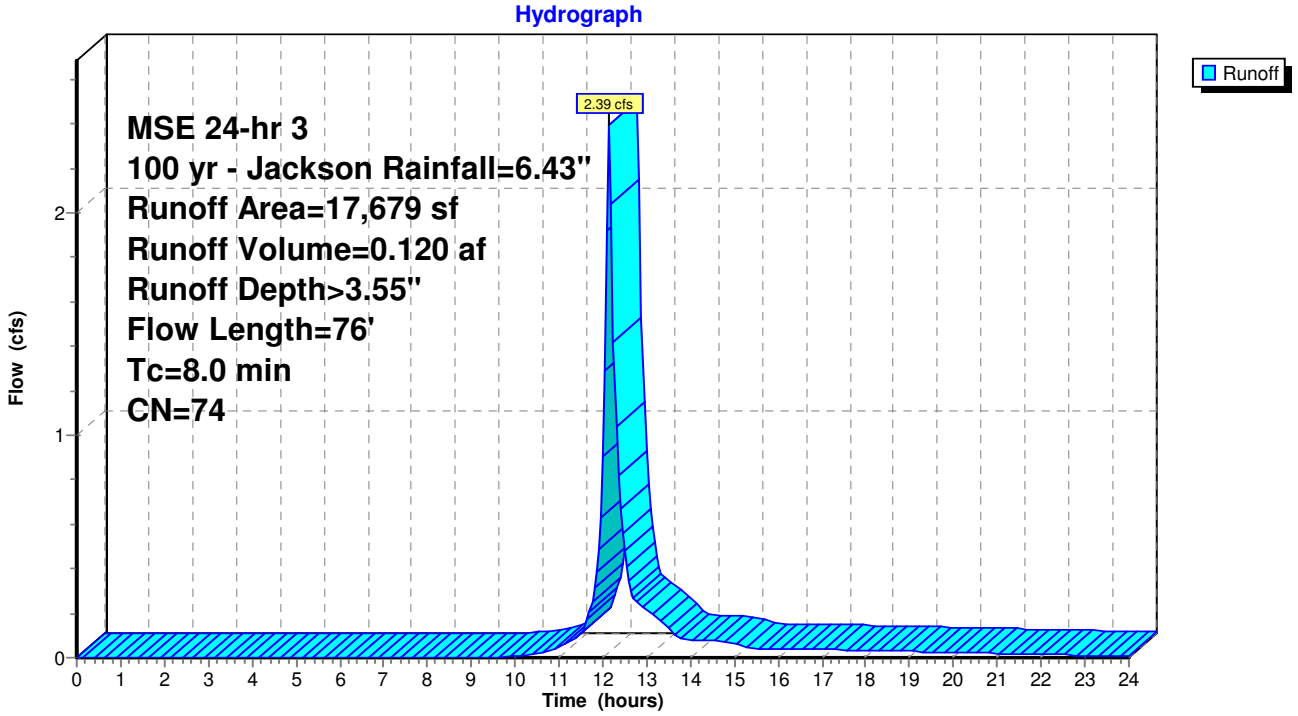
Runoff = 2.39 cfs @ 12.15 hrs, Volume= 0.120 af, Depth> 3.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 1,840 | 98 | ROADWAY |
| * | 393 | 98 | DRIVEWAY |
| * | 0 | 98 | ROOF |
| * | 15,446 | 71 | GRAA |
| | 17,679 | 74 | Weighted Average |
| | 15,446 | | 87.37% Pervious Area |
| | 2,233 | | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.8 | 56 | 0.0210 | 0.14 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 1.2 | 20 | 0.2250 | 0.29 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |
| 8.0 | 76 | Total | | | |

## Subcatchment SC OFFSITE: SC OFFSITE



## Summary for Subcatchment WETPOND: WETPOND

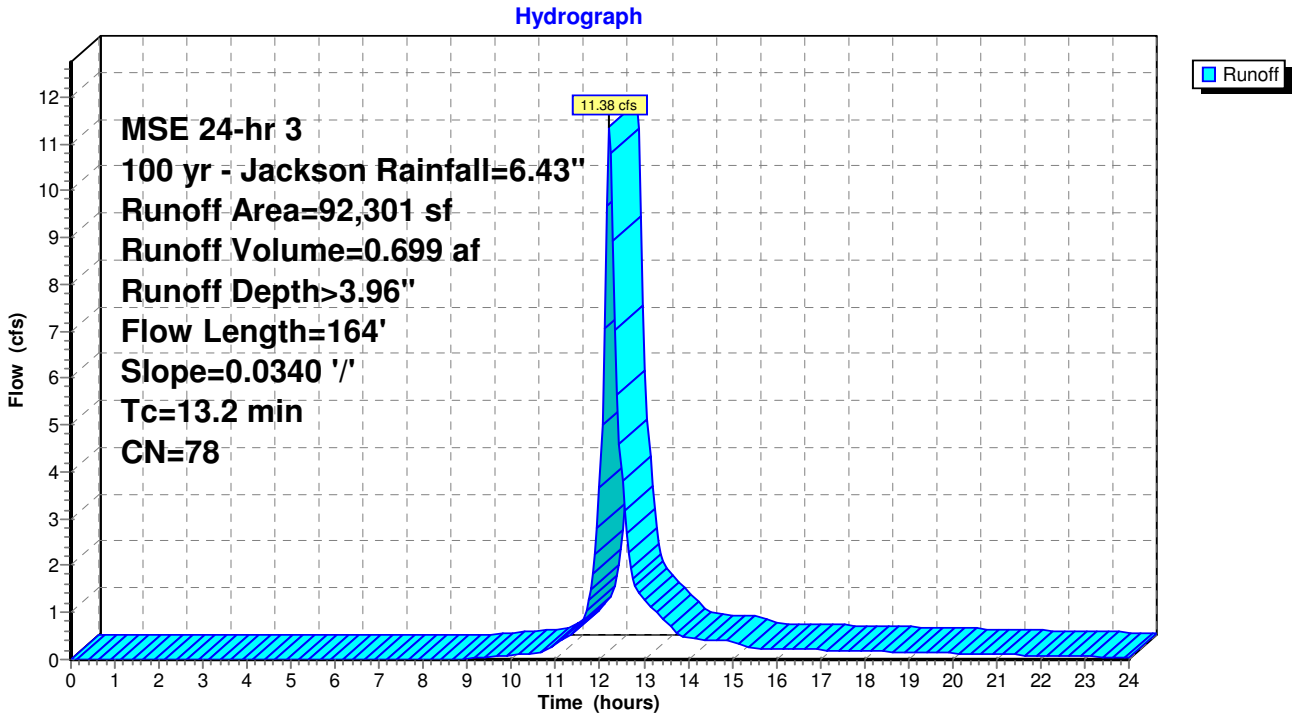
Runoff = 11.38 cfs @ 12.21 hrs, Volume= 0.699 af, Depth> 3.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 6,354 | 98 | ROAD |
| * | 1,806 | 98 | DRIVEWAY |
| * | 7,200 | 98 | ROOF |
| * | 8,326 | 98 | POND |
| * | 68,615 | 71 | GRASS |
| | 92,301 | 78 | Weighted Average |
| | 68,615 | | 74.34% Pervious Area |
| | 23,686 | | 25.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 13.2 | 164 | 0.0340 | 0.21 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 2.54" |

## Subcatchment WETPOND: WETPOND



## Summary for Pond DRY POND: DRY POND

[92] Warning: Device #4 is above defined storage

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 0.212 ac, | 3.86% Impervious, | Inflow Depth > | 3.35" | for 100 yr - Jackson event |
| Inflow = | 0.92 cfs @ | 12.23 hrs, | Volume= | 0.059 af | |
| Outflow = | 0.07 cfs @ | 13.58 hrs, | Volume= | 0.052 af, | Atten= 93%, Lag= 81.0 min |
| Primary = | 0.07 cfs @ | 13.58 hrs, | Volume= | 0.052 af | |
| Secondary = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 863.94' @ 13.58 hrs Surf.Area= 1,711 sf Storage= 1,543 cf
Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 266.8 min calculated for 0.052 af (88% of inflow)
Center-of-Mass det. time= 219.5 min ( 1,032.3 - 812.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 862.50' | 1,610 cf | **Custom Stage Data (Prismatic)** Listed below |

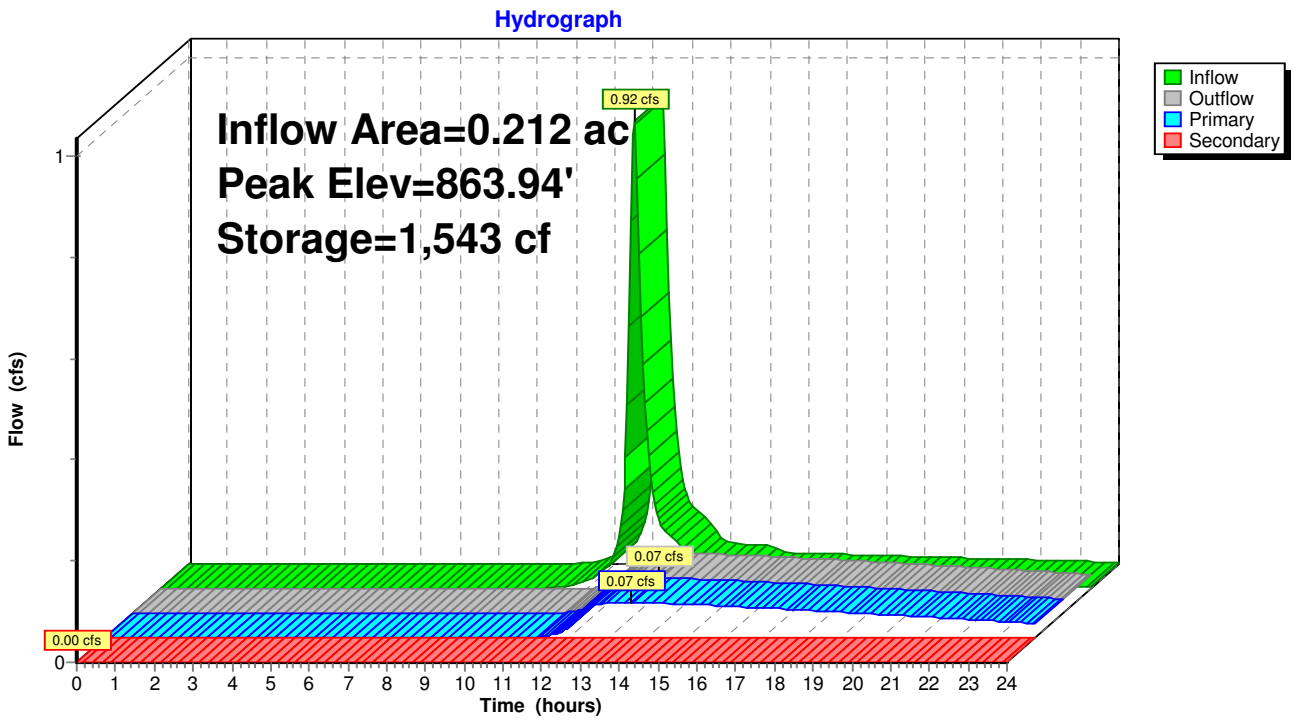
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 862.50 | 378 | 0 | 0 |
| 864.00 | 1,769 | 1,610 | 1,610 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 862.50' | **8.0" Round Culvert** L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf |
| #2 | Device 1 | 862.50' | **1.5" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.07 cfs @ 13.58 hrs HW=863.94' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.07 cfs of 1.56 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.07 cfs @ 5.65 fps)
  └─**3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond DRY POND: DRY POND



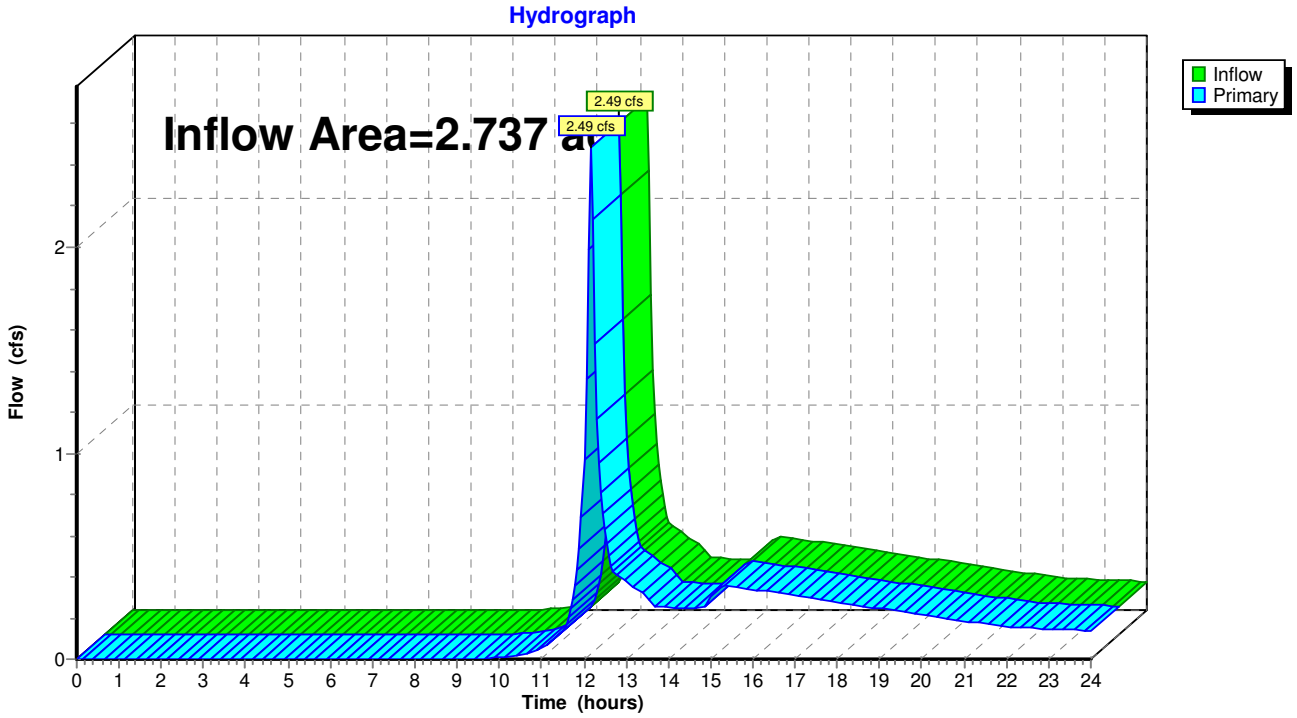
## Summary for Pond OFFSITE: OFFSITE

[40] Hint: Not Described (Outflow=Inflow)

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 2.737 ac, 22.04% Impervious, Inflow Depth > 1.39" for 100 yr - Jackson event | | | | |
| Inflow = | 2.49 cfs @ 12.15 hrs, Volume= | 0.318 af | | | |
| Primary = | 2.49 cfs @ 12.15 hrs, Volume= | 0.318 af, Atten= 0%, Lag= 0.0 min | | | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

### Pond OFFSITE: OFFSITE



## Summary for Pond WET POND: WET POND 1

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 3.96" for 100 yr - Jackson event
Inflow = 11.38 cfs @ 12.21 hrs, Volume= 0.699 af
Outflow = 0.25 cfs @ 15.37 hrs, Volume= 0.146 af, Atten= 98%, Lag= 189.6 min
Primary = 0.25 cfs @ 15.37 hrs, Volume= 0.146 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 863.98' @ 15.37 hrs Surf.Area= 11,457 sf Storage= 24,682 cf
Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 368.5 min calculated for 0.145 af (21% of inflow)
Center-of-Mass det. time= 266.8 min ( 1,068.6 - 801.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 861.50' | 29,879 cf | **Custom Stage Data (Prismatic)** Listed below |

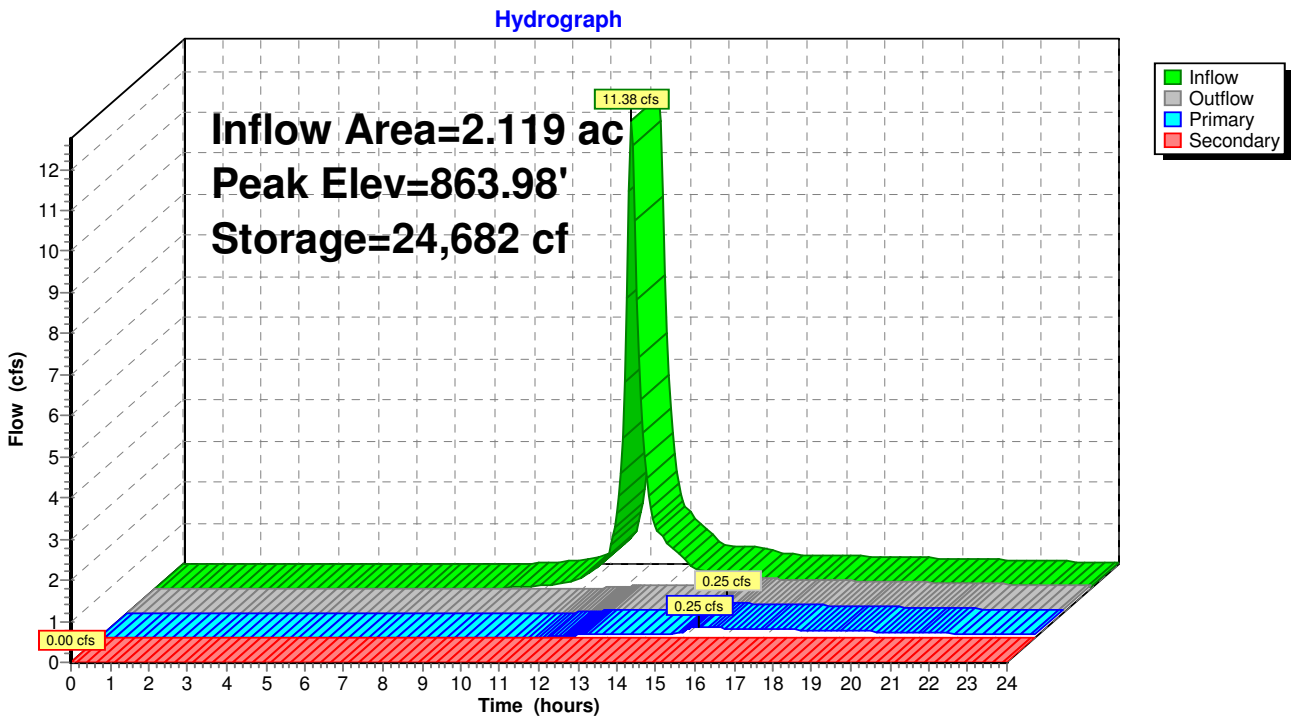
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 861.50 | 7,663 | 0 | 0 |
| 864.50 | 12,256 | 29,879 | 29,879 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 861.50' | **12.0" Round Culvert** L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf |
| #2 | Device 1 | 861.50' | **1.6" Vert. Orifice/Grate** C= 0.600 |
| #3 | Device 1 | 863.95' | **36.0" Horiz. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Secondary | 864.00' | **30.0' long x 12.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.25 cfs @ 15.37 hrs HW=863.98' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.25 cfs of 4.69 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.10 cfs @ 7.48 fps)
  └─**3=Orifice/Grate** (Weir Controls 0.15 cfs @ 0.55 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)
└─**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1



# APPENDIX 8
# WINSLAMM Input and Output

Data file name:  F:\Projects TerraTec\MSquared - Little Lambs Corner\Hydrology\2021-09 Little Lamb 006.mdb
WinSLAMM Version 10.2.1
Rain file name:  C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.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_Res and Other Urban 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_Com Inst Indust Dec06.std
Freeway Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust 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
Date:  09-06-2021  Time:  12:36:27
Site information:
Little Lamb's Corner Development

| Pre-Development Area Description | Pre-Development Area (ac) | Pre-Development CN |
|---|---|---|
| Grass | 2.740 | 71 |
| Total Area (ac)/Composite CN | 2.740 | 71 |

LU# 1 - Residential:  Residential 1 - Lot 6  Total area (ac):  0.212
25 - Driveways 1:  0.008 ac.  Connected  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  FS-CP#2
51 - Small Landscaped Areas 1:  0.204 ac.  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential:  Residential 2 Pond  Total area (ac):  2.118
1 - Roofs 1:  0.165 ac.  Pitched  Disconnected  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1:  0.041 ac.  Disconnected  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1:  0.145 ac.  Smooth  Street Length = 0.039 curb-mi  Street Width (assuming two curb-mi per street mile) = 61.34615 ft
Default St. Dirt Accum.  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1:  1.576 ac.  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas:  0.191 ac.  Source Area PSD File:

LU# 3 - Residential:  Residential 3 - offsite  Total area (ac):  0.405
25 - Driveways 1:  0.009 ac.  Connected  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  FS-CP#4
26 - Driveways 2:  0.041 ac.  Disconnected  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1:  0.355 ac.  Normal Silty  Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1:  Grass Swale CP# 1 (DS) - DS Grass Swales # 1
Total drainage area (acres)= 0.212
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 433.00
Total swale length (ft) = 92
Average swale length to outlet (ft)= 92
Typical bottom width (ft) = 4.0
Typical swale side slope (_H:1V) = 3.0
Typical longitudinal slope (ft.H/ft.V) = 0.005
Swale retardance factor:  A
Typical grass height (in) = 3.0
Swale dynamic infiltration rate (in/hr)= 0.020
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations:  False

Control Practice 2:  Filter Strip CP# 1 (SA) - SA Device, LU# 1 ,SA# 25
Total drainage area (acres)= 0.008
Fraction of drainage area served by filter strips (ac) = 1.00
Total filter strip width (ft) = 50.0
Effective flow length (ft) = 10
Infiltration rate (in/hr)= 0.020
Typical longitudinal slope (ft.H/ft.V) = 0.060
Typical grass height (in) = 3.0
Swale retardance factor = B
Use stochastic analysis to determine infiltration rate: False
Infiltration rate coeficient of variation (COV) = 0.00
Particle size distribution file name: Not needed - calculated by program
Surface Clogging Load (lbs/sf) = 3.50

Control Practice 3:  Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 4
Particle Size Distribution file name:  Not needed - calculated by program
Initial stage elevation (ft):  6

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): 0.01
2. Number of orifices: 1
3. Invert elevation above datum (ft): 6
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 14
3. Height from datum to bottom of weir opening: 8.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 8.45
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 | 1.00 | 0.0730 | 0.00 | 0.00 |
| 2 | 2.00 | 0.0853 | 0.00 | 0.00 |
| 3 | 3.00 | 0.0983 | 0.00 | 0.00 |
| 4 | 4.00 | 0.1120 | 0.00 | 0.00 |
| 5 | 5.00 | 0.1264 | 0.00 | 0.00 |
| 6 | 6.00 | 0.1906 | 0.00 | 0.00 |
| 7 | 6.50 | 0.2082 | 0.00 | 0.00 |
| 8 | 7.50 | 0.2460 | 0.00 | 0.00 |
| 9 | 8.50 | 0.2858 | 0.00 | 0.00 |
| 10 | 9.00 | 0.3066 | 0.00 | 0.00 |

Control Practice 4: Filter Strip CP# 2 (SA) - SA Device, LU# 3 ,SA# 25
Total drainage area (acres)= 0.009
Fraction of drainage area served by filter strips (ac) = 1.00
Total filter strip width (ft) = 50.0
Effective flow length (ft) = 20
Infiltration rate (in/hr)= 0.020
Typical longitudinal slope (ft.H/ft.V) = 0.070
Typical grass height (in) = 3.0

Swale retardance factor = B
Use stochastic analysis to determine infiltration rate: False
Infiltration rate coeficient of variation (COV) = 0.00
Particle size distribution file name: Not needed - calculated by program
Surface Clogging Load (lbs/sf) = 3.50

SLAMM for Windows Version 10.2.1
(c) Copyright Robert Pitt and John Voorhees 2012
All Rights Reserved

Data file name: F:\Projects TerraTec\MSquared - Little Lambs Corner\Hydrology\2021-09 Little Lamb 006.mdb
Data file description: Little Lamb's Corner Development
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.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_Res and Other Urban 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_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 09-06-2021 Time of run: 12:36:09
Total Area Modeled (acres): 2.735
Years in Model Run: 0.99

| | Runoff Volume (cu ft) | Percent Runoff Volume Reduction | Particulate Solids Conc. (mg/L) | Particulate Solids Yield (lbs) | Percent Particulate Solids Reduction |
|---|---|---|---|---|---|
| Total of all Land Uses without Controls: | 47921 | - | 79.68 | 238.4 | - |
| Outfall Total with Controls: | 23121 | 51.75% | 31.89 | 46.03 | 80.69% |
| Annualized Total After Outfall Controls: | 23443 | | | 46.66 | |

ATTACHMENT 9
Stormwater Maintenance Plan Checklist

**Stormwater Practice Maintenance Plan Checklist**
Little Lamb's Corner Development
Glen Brooke Drive
Village of Jackson, Wisconsin

Date of Inspection: _____

Inspector Name: _____

Inspector Address: _____

Inspector Telephone Number: _____

Type of Inspection: Storm Event_____; Monthly_____; Annual_____; Other_____

| Inspection Item | Acceptable | Remedial Action Required |
|---|---|---|
| General Site Conditions | | |
| - Trash or debris | | |
| - Erosion | | |
| - Sediment Deposits | | |
| - Other | | |
| Piping | | |
| - Trash or debris | | |
| - Accumulated Sediment | | |
| - Pipe Condition | | |
| Wet Pond | | |
| - Trash or debris | | |
| - Accumulated Sediment | | |
| - Outlet Structure Condition | | |
| - Water level | | |
| - Emergency Spillway | | |
| - Perimeter Berm/Fence | | |
| Dry Pond | | |
| - Trash or debris | | |
| - Accumulated Sediment | | |
| - Outlet Structure Condition | | |
| - Water level | | |
| - Emergency Spillway | | |
| - Perimeter Berm/Fence | | |

Please provide a written summary of general comments, corrective actions and the associated suggested time frame. Attach photos and other documents as needed.

# DRAFT Minutes
# Board of Public Works Meeting
# Tuesday, September 28, 2021 at 7:00 p.m.
# Jackson Village Hall
# N168 W20733 Main Street
# Jackson, WI 53037

**1. Call to Order and Roll Call**

Chair Heckendorf called the meeting to order at 7:00 p.m.
Members Present: Tr. Engelhardt, Sarah Malchow, Tr. Matter, Steve Schoen and Gloria Teifke
Member Absent: Tim Meffert
Staff Present: Administrator Jen Keller, Director of Public Works Brian Kober, and Clerk Jilline Dobratz

**2. Approval of the Board of Public Works Minutes of August 31, 2021**

Motion by Chair Heckendorf, second by Gloria Teifke to approve the Board of Public Works minutes of August 31, 2021.
Vote: 6 ayes, 0 nays. Motion carried.

**3. Review of Extension of Sewer and Water for Lamm's Corner**

Director Kober explained the existing sewer and water is accessible in Glen Brooke Drive for the proposed development. The proposed development is a subdivision containing six homes. The road is private. The sewer/water mains and the wastewater plant have the capacity for the development. A Developers Agreement is needed. The proposed lots are approximately 1/3 acre.
Motion by Tr. Matter, second by Tr. Engelhardt to recommend Village Board approve the extension of Sewer and Water for Lamm's Corner.
Vote: 6 ayes, 0 nays. Motion carried.

**4. Pay Request #2 – Willow Ridge Reconstruction Project – Soper Companies**

Director Kober gave an update. The project is scheduled to be completed by the end of October.
Motion by Chair Heckendorf, second by Tr. Engelhardt to recommend Budget & Finance and Village Board approve Pay Request #2 – Willow Ridge Reconstruction Project – Soper Companies in the amount of $224,864.81.
Vote: 6 ayes, 0 nays. Motion carried.

**5. Pay Request #1 – Coffee Connection Trail Project – Poblocki Paving**

Director Kober stated gravel will be finished before October 5th. Asphalt will be completed after the Municipal Complex Open House. The total amount due to the contractor has been reduced by five percentage (5%) for retainage.
Motion by Chair Heckendorf, second by Sarah Malchow to recommend Budget & Finance and Village Board approve Pay Request #1 – Coffee Connection Trail Project – Poblocki Paving in the amount of $83,261.80.
Vote: 6 ayes, 0 nays. Motion carried.

**6. Review of Replace Jackson Sewer Utility Vac-Truck**

Director Kober explained the Jet/Vac truck purchase will come from the DNR replacement fund. It's on a 10 year replacement. After the truck is ordered, it will take over a year for manufacturing and delivery. Tr. Engelhardt suggested to add an extended warranty. The truck is dual axel.
Motion by Tr. Engelhardt, second by Sarah Malchow to recommend Budget & Finance and Village Board approve an amount not to exceed $475,000.00 the Jackson Sewer Utility Vac-Truck with a Cummins engine, check how many hours there are on the current truck, divide by the number of years used and purchase an extended warranty to cover as many hours as possible.
Vote: 6 ayes, 0 nays. Motion carried.

**7. 2022 – Five (5) Year Capital Improvements Program**

Director Kober presented the 2022 Five (5) Year Capital Improvements Program. The 15 year Capital Road Improvements project costs were reviewed. TIF Projects were explained.

**8. 2022 – Public Works Equipment Program**

Director Kober presented the 2022 Public Works Equipment Program. The fleet of vehicles was explained. Plow routes were shown, a new snowplow will be budgeted.

**9. 2022 Budget Presentation – Public Works, Water & Wastewater Utilities**

Director Kober presented the 2022 Public Works, Water & Wastewater Utilities Budget. Completed projects were discussed. The garbage and recycling costs were reviewed. The salt shed is full for the 2021/2022 season. The Public Works budget is decreasing -0.26% and increasing 4.28% for Water & Wastewater Utilities.

**10. Director of Public Works Report**

Motion by Chair Heckendorf, second by Tr. Engelhardt to place the Director of Public Works Report on file.
Vote: 6 ayes, 0 nays. Motion carried.

**11. Citizens/Village Staff to Address the Board**

Gloria Teifke inquired on the lot for sale by Hasmer Lake and if the Village is interested in it. Administrator Keller stated it will be formally acted upon by the Village Board at the October 12th meeting. Keller invited all members of the committee to the Municipal Complex Open House on October 5, 2021, from 2:30 p.m. to 5:00 p.m. The dedication is from 2:30 p.m. to 3:00 p.m.

**12. Adjourn.**

Motion by Tr. Engelhardt, second by Chair Heckendorf to adjourn.
Vote: 6 ayes, 0 nays. Meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk

DRAFT

March 19, 2001

Mr. Gordon C. Hoffmann
Town Clerk
Town of Jackson
3146 Division Road
Jackson, WI 53037

Subject: ID 444 – Development Request, Traffic Study Review
Living Word Lutheran High School
STH 60 and Eagle Drive
Washington County

Dear Mr. Hoffmann:

The Traffic generation and distribution calculations performed by GAS & Associates have allowed the Department to understand the impacts of the subject development and identify the necessary improvements.

Development access will be along STH 60 from a Public Town Road connection that is across from the existing Eagle Drive. Provisions will be made for future signalization of the intersection; but signalization must be approved by the Department and should not occur until after the proposed connection of Eagle Drive is made northerly to Highland Drive. We advise that the Town of Jackson should execute agreements with future developers to cover the cost of improvements under this permit and for future permit work or DOT project cost share responsibilities.

The necessary highway improvements for this intersection have been developed based upon review of the traffic evaluation. Based upon conversations with the Village of Jackson, the Gas Station/Convenience Store could be built within the next 2 years, the Post Office in the next 4-5 years, the Single Family Residential in the next 4 to 8 years, the Office/Retail site in the next 5 years, and the high school expansion in the next 6-10 years. Should these developments occur sooner, and then accordingly, the ultimate improvements would be constructed sooner.

The attached lists the improvements that are to be incorporated into the permit plan for this development. Some design issues and permit requirements have been listed to aid in the development of the plans. A complete review of the design elements will be addressed through the permit review process.

A copy of the recorded CSM with the DOT approval number must be forwarded prior to permit issuance. The permit plans will require design and plan preparation (please see attached plan requirements). The development can now proceed to the Department's Permit Process. All permits will be issued to the Town of Jackson and the design consultant will need to forward permit plans through the Town for review and submittal

Sincerely,

Michael Einweck, P.E.
Signal Operations Engineer

Attachment

Cc: Delmore Beaver, Village of Jackson
John McCarthy, GAS

Location: STH 60 & Eagle Drive

Prepared by: Colleen Horan, GAS & Associates
Review Unit: Systems Program & Signal Operations
Reviewer: Michael Einweck, P.E. – Signal Operations Engineer
Date: March 19, 2001

We have reviewed the traffic generation/distribution data submitted for the subject development. The Town of Jackson will be the applicant for this permit work. The following is a listing of access issues, improvements and permit requirements necessary for the subject development.

***Improvement Measures***

STH 60 & New Public Road Access

1) The ultimate new intersection to the north shall be a Type A intersection with a lane configuration of two southbound lanes and one northbound lane. The Engineer shall identify the ultimate radius points for the northwest and northeast corners in accordance with the full future intersection improvements. At the present time, the intersection can be constructed as a Type B1 intersection and will not require the installation of a curb and gutter section on the returns.

2) East and westbound movements along STH 60 shall have opposing left turn lanes installed. The storage for the eastbound direction shall be a minimum of 150 feet. The storage for the westbound direction shall be a minimum of 50 feet with a desirable length of 100 feet. When further development occurs, the westbound movement shall provide for a right turn lane separated by an island (which will contain a future signal pole) between the through lane and the right turn lane.

3) Under the new pavement construction on the north side of the intersection, provision shall be made for a future traffic signal. Conduits and pull boxes shall be designed and constructed (minimum of 2 – 3" conduits).

4) The design must accommodate a WB-62 truck turning movement.

5) With any future development, the ultimate Type A intersection to the north shall be constructed.

Attachment: Plan requirements checklist

**NEW EVENT "SAVE THE DATE"**

**This will replace the Kids Rummage.**

# JACKSON HOLIDAY TREE LIGHTING EVENT

## Friday, December 10th 5:30pm to 7:00pm

*SANTA & Photo Opportunities
*Personalized Family Ornaments
*Carolers/Jinglers/Dancers
*Concessions & More!

***Watch For More Details***

# MEMO

**DATE:** October 7, 2021
**TO:** Village Trustees of Jackson
**FROM:** Cory A. Scheidler / Ron Dalton / Kris Dressler/ Doug Kroes
**REGARDING:** Jackson Municipal Complex – CONSTRUCTION UPDATE
**PROJECT #** J5789-002

Please find the following construction related update associated with the Jackson Municipal Complex contract:

**CONSTRUCTION:**

A. Construction Support/Administrative Activities:
   1. Submittals (Shop Drawings, Products/Materials, Samples, RFIs): Shop drawings, samples and RFI submittals lessen as the project is nearing completion.
   2. Continued coordination of furniture delivery schedules with installation and sequencing coordination with the Municipal Complex contractor.
   3. Continue to assist Owner's staff with the coordination and installation process related to information technology, emergency service radio, audio visual, access control and video surveillance systems.
   4. Continued contractor coordination, on-site meetings and site reviews and began punch list review.
   5. Continue facilitation of weekly construction progress meetings.
   6. Contractor Applications for Payment To-Date = $10,525,749.84 (89% of Contract Amount)

B. Construction Schedule:

   1. Current Two-Week Detailed Schedule:
      a) Interior electric & Low voltage wiring
      b) Painting – Touch-up/Punchlist Areas Throughout
      c) Epoxy floor – Building E
      d) Plumbing – Punchlist work
      e) Completion of Display Cabinet & casework
      f) Signage Install
      g) Entrance Canopy Installation
      h) Punch List Work
      i) Parking Lot Lighting – Temporary Fixtures
      j) Elevator State Inspection
      k) Final Cleaning

C. Recent Progress:
   1. Continued installation of electric, low voltage and finish plumbing.
   2. Restroom Accessories Installation
   3. Furniture, Appliance Installations/Connections
   4. Casework (cabinetry) and countertop installations
   5. IT, Access Control and Video Surveillance, Audio Visual speaker wire installation
   6. Interior & Main Lobby aluminum vestibule glass install
   7. Porcelain tile, carpet tile and vinyl plank installations
   8. Apparatus Bay overhead door installations
   9. Landscape/Plantings
   10. Monument sign installation
   11. Upper layer asphalt paving & pavement marking
   12. Building Cleaning & Punch List Inspections

**SUMMARY:**

A. Occupancy: Staff is coordinating the move-in dates with Contractors and Inspection.
B. Certain equipment/system installations such as Apparatus Bay Vehicle Exhaust Ventilation System, Certain Electrical Components (temporary components install within the interim), and Police Department Mobile Storage units will be delayed due to unconfirmed delivery dates related to current uncertainties within the supply chain. Coordination of delayed work items will occur with the respective staff.
C. Information Technology, Audio/Visual, Access Control, Emergency Services Radio and Video Surveillance systems installation continue with continuous schedule/sequencing coordination with Municipal Complex Contractor.
D. Burn tower structure is constructed. Full completion is anticipated by the end of October.
E. Current construction schedule has realized delays due to a combination of Owner contractor work schedules Vs Contractor sequences and material delivery delays.

**CONSTRUCTION BUDGET STATUS:**

| | | |
|---|---|---|
| Construction Budget (Const. Estimate + Contingency) | = | $12,537,053 |
| Project to Date (PTD) Construction Contract Total | = | $11,773,932 |
| PTD Construction Budget Balance | = | $ 763,120 |
| PTD Contract Total as Percent of Construction Budget | = | 93.9% |
| PTD Change to Contract Total as Percent of Original Contract Amount | = | 1.52% |

| | |
|---|---|
| Total Project Budget (Borrowing) = | $14,286,526 |
| Construction Contract Total to Date = | $11,773,932 |
| Owner's Projected Expense Items Amount (Furnishings, Equip, IT, etc.) = | $1,405,212 |
| A/E / Soft Cost Estimate = | $911,883 |
| **Project Budget Balance =** | **$195,498** |
| Percent of Project Budget Allocated To-Date = | 96.8% |

VANDEWALLE & ASSOCIATES INC.

**Date:** October 8, 2021

**To:** Village of Jackson

**From:** Scott Harrington, AICP, and Jackie Mich, AICP

**Re:** Housing Analysis

---

Vandewalle & Associates has prepared three residential development options for development the 20-acre Spruce Street property. All three options include stormwater retention in the northeast corner of the site, provide a green buffer along the east and west sides adjacent to existing residential, extend Linden and Aspen Streets northward into the new neighborhood, preserve some of the existing wooded area, and include a boulevard over the natural gas pipeline. Since it was preferable to avoid developing over the natural gas easement, the design makes the undeveloped area into a gateway feature. The three options include:

- **Option A** - Approx. single family units of varying size lots, including alley-loaded homes. Due to the smaller lot sizes, alley-loaded homes allow us to use the land more efficiently than conventional single family development and offer more attainable price points.
- **Option B** - Approx. 99 housing units including a mix of single family, duplexes, and townhomes.
- **Option C** - Approx. 106 housing units including a mix of single family, duplexes, and townhomes, but weighted more toward townhomes

We have also prepared an analysis of the current demographic and housing situation in Jackson, based on the latest available data. Key housing needs include the following:

- About 29% of Jackson residents are "housing cost-burdened," meaning they spend more than 30% of their monthly income on housing costs. Spending more on housing means that households have fewer funds available for immediate necessities and reduced ability to save for the future.
- Costs of construction, labor, and materials continue to rise and is pushing homeownership out of reach for households earning less than the median income.
- Rising rents and housing values, with median rent rising at a much faster rate than median income.
- As noted by the County Executive, family-sustaining jobs in Washington County do not enable a family to save for a down payment for a home, nor are new multi-family units affordable to young families.
- Increasing need for senior-friendly housing to serve aging population

**Policy Decisions:** The Village needs to decide what its goals and priorities are for the Spruce Street parcel. Some possible goals include:
Providing affordable homeownership opportunities

- Providing affordable rental opportunities
- Maximizing taxable value of development
- Providing housing types and formats currently needed
- Serving specific demographic groups such as seniors, young families with children, etc.
- Maximizing sale price of the land

Some of these goals naturally work together, while some may be at odds with one another. Each residential development option (A B, C) will have different levels of success in meeting these goals.

Development Costs: Total costs to develop the land include development of public streets and boulevard (including asphalt, curb, sidewalk, terrace turf, trees, lights), alley, water mains, sanitary sewer and storm sewer. Estimated costs range from $3-4 million for Option A and $4-5 million for Options B and C.

Development Revenues: Revenues were determined by estimating assessed values for each housing unit under each option and multiplying by the Village's tax rate. Estimated tax annual tax revenue at build out for each option:

| Development Option | Estimated Value at Buildout | Estimated Annual Tax Revenue at Buildout |
|---|---|---|
| Option A | $27,250,000 | $538,371 |
| Option B | $28,690,000 | $566,821 |
| Option C | $31,065,000 | $613,743 |

**Next Steps:**
Assuming that affordability is a goal, the Village first needs to determine what it is willing to do in order to contribute to making units more affordable. For example, the Village could buy down the land costs or infrastructure. An illustration of how that could work is provided below:

In very general terms, the cost to construct a new home is determined by approximately 25% lot/land costs and approximately 75% house/construction costs. In our experience, it is common for lot/land costs to be further broken down as follows: 50-60% land and fee costs, 20-25% utility costs, and 20% street costs. While the Village may not have a lot of control over construction, labor, and materials costs, it may be able to influence the costs that factor into the total cost of the lot/land. For example, eliminating land costs could bring the total sale price of a house down by 12-13%, making the homes more affordable. The Village could also explore reducing or eliminating fees.
Second, the Village should consider how it should procced in terms of recruiting a developer to pursue the desired residential pattern. Options may include informal conversations with developers, issuing a request for proposals (RFP) for local developers, or issuing an RFP to both local and regional developers.

# Village of Jackson Housing Analysis

*Draft – 10.8.21*

## Introduction

The purpose of this report is to provide the Village of Jackson with an understanding of the existing housing situation within the community and to provide context within the regional housing market. It combines an in-depth data analysis, local stakeholder insight, and best practices to identify options for the Village to consider a range of housing options on the Spruce Street property.

This report was developed for the Village of Jackson with assistance from Vandewalle & Associates. It aims to build on existing reports, plans, documents, and data analysis already completed to provide an updated picture of the existing housing situation in the community.

Vandewalle & Associates is a Wisconsin-based planning, economic development, and implementation firm. Working for both the private and public sectors. The firm has assisted communities throughout the state and across the Midwest in long-range planning, redevelopment, corridor and neighborhood planning, and neighborhood design for over 40 years.

## Preliminary Site Analysis

- **Size**: 20.5 acres
- **Stormwater**: Stormwater water drains from southwest to northeast on the proeprty.
- **Utilities**: There is a wide easement for a natural gas pipeline that runs north-to-south on the eastern side of the property. Streets can be developed over the easement, but homes should not be located there.
- **Woodland**: The wooded area on the southwest site of the site does not appear to be old growth or contain especially high quality species.
- **Connectivity**: The natural gas easement that continues south of the subject property should be used for pedestrian access to Hickory Lane and Hickory Lane Park.
- **Surrounding land uses**: multi-family to the west, single family to the south, undeveloped land and duplexes to the east, and the new Village municipal complex to the north

## Demographic and Housing Analysis

### Population and Age

*Note: The 2020 Census figure and other Census data used in this report do not reflect the annexation that occurred in 2021.*

According to the 2020 Decennial Census, the Village's 2020 population was 7,185. The Village's population grew 11% in the last decade and grew 31% in the 2010s. The Village is growing at a faster rate than the County, which grew by 5%, and the State, which grew by 4.5%, over the last decade.

*Figure 1: Population Trends*

| | 2000 | 2010 | 2019 | 2020 |
|---|---|---|---|---|
| **Village of Jackson** | 4,938 | 6,474 | 7,081 | 7,185 |
| **Washington County** | 117,496 | 130,206 | 134,925 | 136,761 |
| **State of Wisconsin** | 5,363,675 | 5,637,947 | 5,790,716 | 5,893,718 |
| *Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates and 2000, 2010, 2020 Census.* | | | | |

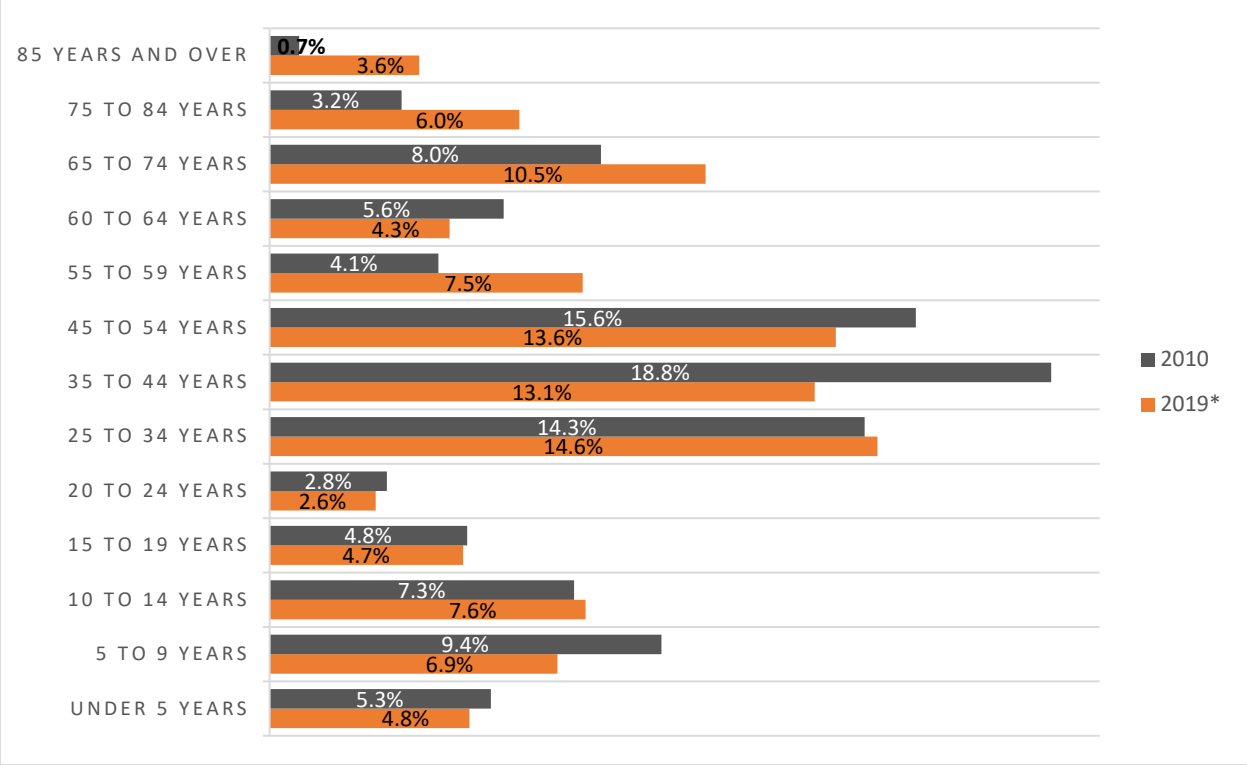
Median age is increasing in Jackson, which matches longstanding trends experienced nationally as the Baby Boomer population ages. This is seen in Washington County and the state as well. As compared to the County and the state, the Village of Jackson has a notably high portion of its population over age 65. Relatedly, the percentage of the population under 18 is decreasing and the percentage over 65 is increasing. This indicates a growing need for senior housing and continuum of care options in the Village. This need is expected to continue indefinitely, even if the Village and County are successful in efforts attract younger residents.

*Figure 2: Age Comparison*

| | Median Age | | Percent Under 18 | | Percent Over 65 | |
|---|---|---|---|---|---|---|
| | **2010** | **2019** | **2010** | **2019** | **2010** | **2019** |
| **Village of Jackson** | 39.2 | 43.1 | 25.3 | 23.1 | 11.9 | 20.1 |
| **Washington County** | 40 | 43.2 | 25 | 22.2 | 12.9 | 17.5 |
| **State of Wisconsin** | 38.1 | 39.5 | 23.8 | 22.1 | 13.4 | 16.5 |
| *Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates and 2000-2010 Census.* | | | | | | |

Looking at growth trends by age group, Figure 3 shows that there has been declines in the population aged 44-54, increases in most of the older age groups, and little change or modest declines in the age groups 19 and under. This could reflect the national trend of families having fewer children but could also suggest a lack of housing available for young families.

*Figure 3: Population by Age Group, 2010-2019, Village of Jackson*




*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates and 2010 Census.*

## Housing Units

The Village added approximately 624 housing units in the last decade, which reflects a ten-year growth rate of 23%.Washington County added 4,366 housing units in the last decade, which reflects a ten-year growth rate of 8%. As stated previously, these figures do not reflect the 2021 annexation.

*Figure 4: Housing Unit Trends*

| | **Total Housing Units** | | |
|---|---|---|---|
| | **2000** | **2010** | **2020** |
| **Village of Jackson** | 2,011 | 2,676 | 3,300 |
| **Washington County** | 45808 | 53,945 | 58,311 |
| **Wisconsin** | 2,321,144 | 2,593,073 | 2,727,726 |
| *Source: U.S. Census Bureau, 2000, 2010, and 2020 Census* | | | |

According to the US Census, the percentage of housing that was owner-occupied decreased from 77.6% in 2010 to 68.1% in 2019. This may reflect recent development that occurred in the past decade.

A major determinant in housing demand is the average household size and the incidence of single-person households. This determines how many housing units are needed for a given population. For example, if an imaginary city with a population of 20 people is made up of 10 households with 2 people

in each household, then that city needs 5 housing units. However, if that city's average household size was instead 1.5 persons per household, then the city would need 14 housing units to serve the same 20 people.

The Village's rate of single person households as increased significantly from 27.1% in 2010 to 33.9% in 2019. This indicates a growing need for more housing units beyond just those needed due to simple population growth. It also indicates a need for smaller housing units suitable for single person households. The average household size in Jackson was 2.35 in 2010 and was estimated to be 2.39 in 2019.

*Figure 5: Household Characteristics Comparison*

| | **Percent Owner-Occupied Households** | | **Percent Single-Person Households** | |
|---|---|---|---|---|
| | **2010** | **2019** | **2010** | **2019** |
| **Village of Jackson** | 77.6% | 68.1% | 27.1% | 33.9 |
| **Washington County** | 78.2% | 77.5% | 22.5% | 25.1 |
| **State of Wisconsin** | 69.5% | 67.0% | 28.2% | 29.5 |
| *Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates and 2010 Census.* | | | | |

## Housing Costs and Affordability

Housing costs and housing affordability have become major issues nationally and throughout the state, and Washington County is no exception. According to the *Washington County Housing Report, 2021, s*ignificant portions of the residents in Washington County are cost burdened, spending greater than 30% and, in many cases, greater than 50% of their household budget on housing costs. That report found that households earning 50% of the median income or below are the most cost-burdened group in the County. The report also examined wage rates in the County and noted that many households do not earn enough to save for a down payment and purchase a home.

Figure 6 presents housing cost information for the Village of Jackson, Washington County, and Wisconsin. Median gross rent in the Village of Jackson was estimated to be $1,000 per month in 2019, which increased by nearly 32% since 2010. During the same period, median household income only increased by 21.7%, indicating an increasing mismatch between rental housing costs and income. Median costs for owner-occupied housing with a mortgage was estimated to be $1,639 per month, and were relatively flat during the same period.

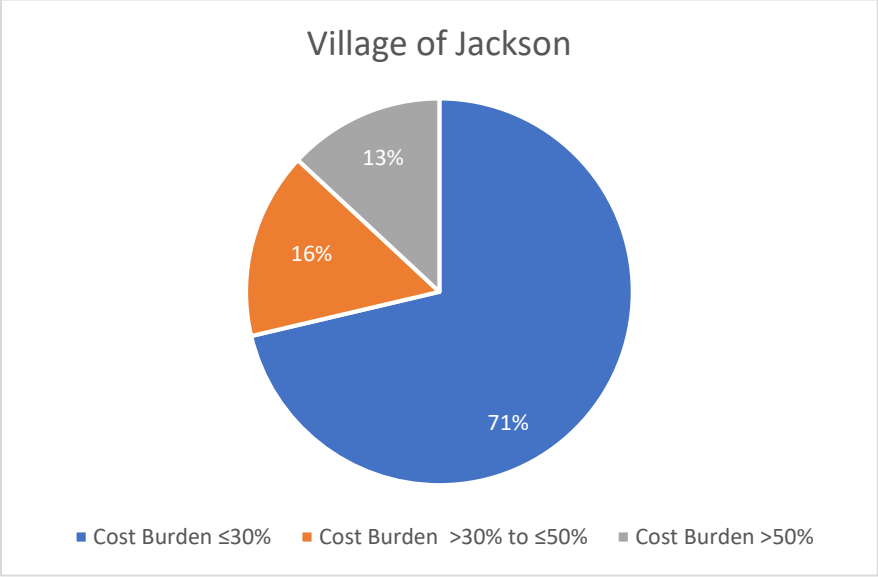
The median value of owner-occupied homes in Jackson in 2019 is similar to as in 2010, although a close examination of the data reveals a dip and rebound of median housing values in the intervening years.

*Figure 6: Monthly Housing Costs and Values*

| | Median Gross Rent | | Median Monthly Owner-Occupied Costs (with a mortgage) | | Median Value of Owner-Occupied Units | |
|---|---|---|---|---|---|---|
| | **2010** | **2019** | **2010** | **2019** | **2010** | **2019** |
| **Village of Jackson** | $758 | $1,000 | $1,609 | $1,639 | $206,200 | $209,800 |
| **Washington County** | $770 | $908 | $1,679 | $1,638 | $228,000 | $236,200 |
| **State of Wisconsin** | $713 | $856 | $1,433 | $1,430 | 169,000 | 180,600 |
| *Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates and 2010 Census.* | | | | | | |

A common measure of housing affordability is the percent of monthly household income that is spent on housing costs. Households who spend 30% or more of their income on housing are described as "cost burdened." Spending more on housing means that households have fewer funds available for immediate necessities and reduced ability to save for the future. This is an important factor that could impact a household's ability to save for a down payment on a house. According to 2020 CHAS data, an estimated 29% of Village residents are cost burdened, amounting to about 790 households. About 16% of residents spend 30-50% of their monthly household income on housing, while 13% spend more than 50% of their income on housing.

*Figure 7: Percentage of Total Households That Are Housing Cost Burdened*




*Source: U.S. HUD 2020 CHAS data calculated using ACS 2013-17*

According to the *Washington County Housing Report*, the affordable *rental* housing gap in Jackson is 100 units, and the affordable *owner-occupied* housing gap is 215 units. This is based on the number of households estimated to be "extremely cost burdened," or those whose gross housing costs exceed 50% of their monthly income.

Another way to measure housing affordability is to compare household incomes to the median income within the region, often using county median incomes. The median household income in Washington

County was estimated to be $77,663 in 2019. (In Jackson, median household income is somewhat lower, at $70,974.)

*Figure 8: Income Comparison*

| | Median Household Income | | Per Capita Income | |
|---|---|---|---|---|
| | **2010** | **2019** | **2010** | **2019** |
| **Village of Jackson** | $58,311 | $70,974 | $28,435 | $37,757 |
| **Washington County** | $64,434 | $77,663 | $30,580 | $39,055 |
| **State of Wisconsin** | $51,598 | $61,747 | $26,624 | $33,375 |
| **Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates and 2010 Census* | | | | |

In Jackson, approximately 1,401 households earn $75,000 or more per year, which is roughly equivalent to earning the County median income or higher. However, approximately 1,558 households earn less than $75,000 per year. A more detailed breakdown by income level is provided in the figure below.

*Figure 9: Household Income in the Past 12 Months (In 2019 Inflation-Adjusted Dollars)*

| | Number of Households | Percent of Households |
|---|---|---|
| **Less than $10,000** | 71 | 2.4% |
| **$10,000 to $14,999** | 36 | 1.2% |
| **$15,000 to $24,999** | 249 | 8.4% |
| **$25,000 to $34,999** | 326 | 11.0% |
| **$35,000 to $49,999** | 335 | 11.3% |
| **$50,000 to $74,999** | 542 | 18.3% |
| **$75,000 to $99,999** | 509 | 17.2% |
| **$100,000 to $149,999** | 604 | 20.4% |
| **$150,000 to $199,999** | 172 | 5.8% |
| **$200,000 or more** | 116 | 3.9% |
| **Total** | 2,959 | 100% |
| *Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates* | | |

Figure 10 includes estimated affordable home prices based on percent of County median income. Affordable homes prices assume a 30-year mortgage at 3% interest rate with a 20% down payment.. Monthly payments include principal, interest, taxes and insurance costs. **A household earning the County median income of $77,663 could afford up to $1,812 in monthly housing costs – including principal, interest, taxes, and insurance. A house valued at approximately $270,496 or less would be considered affordable to that household.**

The affordable home prices are out of line with the current housing market. According to realtor.com, in August 2021, the median list price of homes in Jackson was $271,000, trending up 15.3% year-over-year. The median listing price was $154 per square foot. **The median sale price was $325,000.** As seen in the

table below, this is clearly out of reach for households earning County median income or less. In fact, even households earning 120% of County median income could likely not afford a home at that price point. This is very concerning for owner-occupied affordability in Jackson. Additionally, new home construction is becoming increasingly expensive and developers are struggling to build new homes selling for $300,000 or less.[1] This makes it very challenging for Jackson to grow its inventory of homes that are affordable to households earning the County median income or less.

*Figure 10: Estimated Affordable Home Price by Income*

| Percent of County Median Household Income | Annual Household Income | Est. Affordable Home Cost[1] | Est. Monthly Payment[2] | 20% Down Payment |
|---|---|---|---|---|
| **150%** | $116,495 | $399,020 | $2,718 | $79,804 |
| **120%** | $93,196 | $321,960 | $2,175 | $64,392 |
| **100%** (County Median) | $77,663 | $270,496 | $1,812 | $54,099 |
| **80%** | $62,130 | $219,069 | $1,450 | $43,814 |
| **60%** | $46,598 | $167,573 | $1,087 | $33,515 |
| **50%** | $38,832 | $141,932 | $903 | $28,386 |
| **30%** | $23,299 | $97,176 | $591 | $19,435 |

*1. Source: UW Credit Union Mortgage Qualifier Calculator. Assumes 30-year mortgage, 3% interest rate, and 20% down payment.*
*https://secure.uwcu.org/secure/Calculators/Calculators/MortgageQualifier.aspx?ad=home*
*2. Includes total monthly payment, including principal, interest, taxes and insurance.*

Figure 11 estimates the number of owner-occupied homes at different price points in Jackson, based on American Community Survey data collected between 2015 and 2019. These do not reflect the current housing market, but provide a sense of the diversity in values in Jackson. If these homes were to go on the market today, their sales prices would likely be much higher. As stated above, the median sales price for a single family home in August 2021 was $325,000. This is 55% higher than the median home value of $209,800 estimated in 2019 (Figure 6). While the housing market is likely to settle down in the coming months, this points to the increasing unaffordability of housing at this time. In Figure 11, there were an estimated 534 owner-occupied housing units that valued between $100,000 and $200,000 in 2019, which would generally be affordable to households earning 60% of County median income or lower. However, in the 2021 housing market, even these homes would likely be out of reach for these households.

[1] "A Fox Valley builder provides affordable housing. It's not easy." Wisconsin Watch. September 14, 2021. https://wisconsinwatch.org/2021/09/a-fox-valley-builder-provides-affordable-housing-its-not-easy/?fbclid=IwAR0_2SkSi_mkrqx4TEwrINx7bRDVZ_xkMi1v8RSbZDWMT7yqImq1W1apuFY

*Figure 11: Number of Owner-Occupied Units by Housing Unit Value, 2019*

| Value | Number of Owner-Occupied Units |
|---|---|
| **Less than $50,000** | 301 |
| **$50,000 to $99,999** | 66 |
| **$100,000 to $149,999** | 101 |
| **$150,000 to $199,999** | 433 |
| **$200,000 to $299,999** | 887 |
| **$300,000 to $499,999** | 183 |
| **$500,000 to $999,999** | 33 |
| **$1,000,000 or more** | 14 |
| **Total** | 2,018 |
| *Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates* | |

Finally, an estimated 13.5% of Jackson's population has a disability. In most communities, there is an unmet demand for housing that is suitable for people with disabilities. Because housing needs may vary greatly across different individuals and abilities, more homes with universal design features may be desirable. Universal design is an approach in which homes (and other environments) are useable and accessible to all people, regardless of age, size, or ability. As universal design works for everyone, it is a flexible approach. A home with universal design could be suitable for most people as their needs change over time and could be appealing to a wide range of households.

# JACKSON HOUSING
## Option A
### Single Family

Village of Jackson

DRAFT

**LEGEND**

| TYPE | UNITS |
|---|---|
| SINGLE FAMILY | 40 |
| SINGLE FAMILY (ALLEY~50') | 14 |
| SINGLE FAMILY (ALLEY~40') | 29 |
| TOTAL | 83 |

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# JACKSON HOUSING

Option B

Single Family, Duplex, Townhome

Village of Jackson

DRAFT

## LEGEND

| TYPE | UNITS |
|---|---|
| SINGLE FAMILY | 27 |
| DUPLEX | 16 |
| DUPLEX (ALLEY) | 42 |
| TOWNHOMES (ALLEY) | 14 |
| TOTAL | 99 |

Revised: 10.7.21

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# JACKSON HOUSING
Option C
Single Family, Duplex, Townhome
Village of Jackson

DRAFT

## LEGEND

| TYPE | UNITS |
|---|---|
| SINGLE FAMILY | 15 |
| SINGLE FAMILY (ALLEY) | 35 |
| DUPLEX (ALLEY) | 22 |
| TOWNHOMES (ALLEY) | 34 |
| TOTAL | 106 |

Revised: 10.7.21
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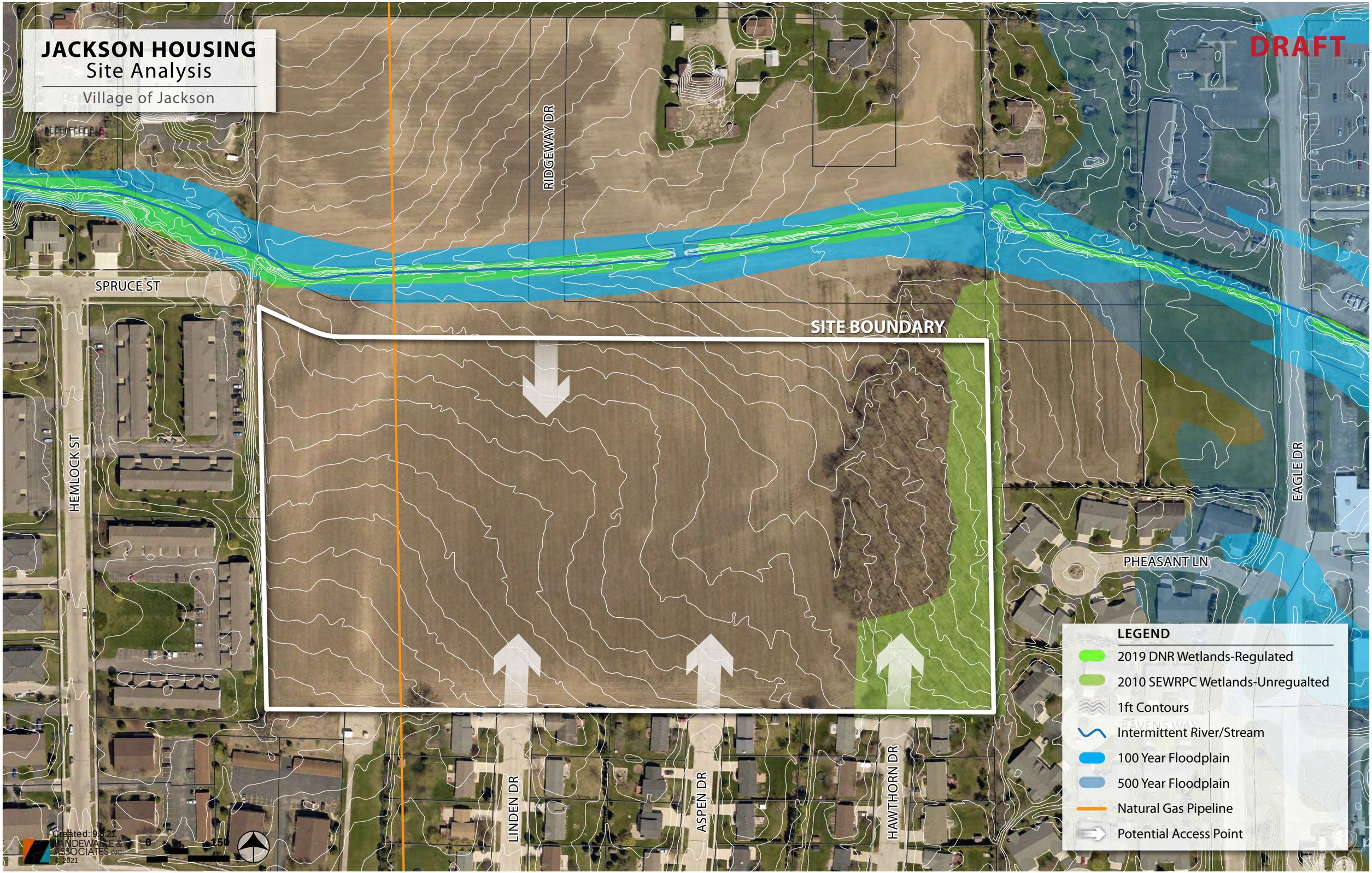
# JACKSON HOUSING
## Site Analysis
Village of Jackson

DRAFT



VILLAGE OF JACKSON

*Taking the lead in Washington County.*

# MEMO

TO: Mike Schwab, Village President; Board of Trustees

FROM: Jen Keller, Village Administrator

RE: Commercial Broker Proposals

DATE: October 8, 2021

Attached you will find the proposal review and recommendation associated with the RFP for Commercial Broker Services.

**RFP Process**

In August, Staff were directed by the Village Board to draft an RFP for Commercial Broker Services aimed to sell and develop the current site of the Village Hall and Police Department. After the RFP was drafted by Staff, it was then shared with three (3) local brokers, posted on the Village website and placed on all public posting boards. The deadline to respond was Wednesday, October 6th. Since then, I have reviewed the two (2) proposals received from CBRE and American Commercial Real Estate (ACRE). Attached you will find the RFP document accompanied by the two (2) proposals received.

**Proposals**

Both proposals provided satisfactory proof of experience in the Commercial Brokerage industry and demonstrated the ability to transactionally sell properties. Two areas of difference I found were the applicable local experiences and the commission rates. The CBRE proposal included a commission of 6% if the property is sold for less than $500,000, and a fee of 7% commission if cobroke for that same sale price. ACRE proposed a 6% commission or $15,000, whichever is greater. Promotionally, CBRE provided extensive marketing services that may be beneficial. ACRE demonstrated exemplary success in local, Washington County markets with a directly comparable project which was the development of Barton Elementary School in West Bend.

**Recommendation**

Having thoroughly reviewed the proposals, I am recommending the Village Board consider contracting for Commercial Broker services with American Commercial Real Estate (ACRE). This firm is not only the most experienced, local firm, but also a firm that has proven to act as a development partner in communities. ACRE has invested itself in bringing commercial and residential developments to downtown, urban areas that communities such as Jackson would be great for. CBRE provided a thorough proposal and would benefit the Village should the Board want to capitalize on the industrial and manufacturing connections this firm brings. However, the firm the Village Board selects is a measure of how the Village wants to see this property developed, and therefore I recommend ACRE as the Village's Commercial Broker.

N168 W20733
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Mailing Address:
P.O. Box 637

www.villageofjackson.com

AMERICAN
COMMERCIAL REAL ESTATE

SALES | LEASING | MANAGEMENT | INVESTMENT

October 5, 2021

Jen Keller
Village Administrator
Village of Jackson
N168W20733 Main Street
Jackson, WI 53037

Re: RFP – N168W19851 Main Street, Jackson, WI – Former Village Hall & Police Department

Dear Jen:

Enclosed please find my response to your RFP for the former Village Hall and Police Department in the Village of Jackson.

I am excited for the opportunity to potentially list the property for the Village. I have lived in Jackson area my entire life and the majority of my commercial real estate business is focused in both Washington and Ozaukee counties. Since graduation from West Bend High School, I have been working as a commercial broker. At the same time, I also earned a Finance and Real Estate degree at the University of Wisconsin-Milwaukee. I own and manage American Commercial Real Estate as a sister company to American Construction Services and American Architectural Group. We are located at 3350 South River Road, West Bend, Wisconsin. In conjunction with the other American Companies, we employ several administrative assistants, maintenance technicians, and a property manager.

EXPERIENCE SUMMARY

I have been in commercial real estate brokerage my entire career beginning in 2004, starting my own firm in 2017. I have done numerous deals in Jackson and the surrounding areas. We are also the only 100%, full-service commercial real estate firm located in Washington county offering in-house architectural services, construction management, along with brokerage and property management. I take pride in my involvement in the community. I served the on West Bend City Council for six years and was involved in multiple other municipal task forces and committees. This significantly helped me make connections with business owners and other community members bringing buyers and sellers together.

EXAMPLES OF WORK

- Sale of Barton Elementary School for the West Bend School District – 70,000 square foot former school
- Sale of 850 Enterprise Drive in Slinger – 5,000 square foot office building
- Sale of 830 Enterprise Drive in Slinger – 70,000 square foot industrial building

MARKETING METHODS

The property will get two custom, 4 foot by 4 foot American Commercial Real Estate signs.

The property will be marketed 24/7/365 on the following commercial listing databases:

- CoStar
- Catylist
- Crexi
- Loopnet
- Americancre.net

The property will also go out to the ACRE database of investors, owner/occupants, and tenants.

FEE SCHEDULE

Commission for a property this size is six percent (6%) of the purchase price, or $15,000, whichever is greater, to be paid at closing.

No other costs would be associated or due from the Village of Jackson.

REFERENCES

Kraig Sadownikow – President/CEO – American Construction Services & American Architectural Group
414-303-1834

Ted Neitzke – Mayor of Port Washington/ Former West Bend School Superintendent
262-483-3997

Josh Schoemann – Washington County Executive
920-229-1893

Jay Shambeau – West Bend City Administrator
262-355-6102

PRICING

Given the complexity of the property, and no good market comparables, it is my opinion that the property will most likely not be used in it's current condition/layout. This leads me to take the market comparables and adjust them based on a likely remodel. The original building, without the garage, is approximately 3,700 square feet per level. The garage space is approximately 3,000 square feet. And finally, the new addition to Village Hall is approximately 3,400 square feet.

The market comparables for office space average $71.00/ square foot (removing the duplicate sales at 235 S 18th Avenue) and the properties are in move-in, functional condition. This leads me to adjust the subject property to approximately $35/ square foot, or $483,000.

Since the property is currently tax exempt being owned by the Village, I would expect a possible sale less than that given it's challenges and potential addition to the tax rolls. It would all be use dependent and the potential amount of money a buyer would be looking to spend to adapt the building to their use.

Thank you for consideration in listing your property with American Commercial Real Estate. I look frwoard to your response.

Sincerely,

Adam D. Williquette
President

# My Report

American Commercial Real Estate | 3350 S River Rd, West Bend, WI 53095 | 262-424-3217

| 9 | $508,889 | $78.07 | 6,857 |
|---|---|---|---|
| Number of Comparables | Average Price | Average Price Per SF | Average SF |

| | High | Low | Average |
|---|---|---|---|
| **$ per SF** | $108.27 | $53.17 | $78.07 |
| **Sold Price** | $650,000 | $300,000 | $508,889 |
| **Asking Price** | $800,000 | $0 | $158,444 |

| | Address | Status | Building SF | Sold/Asking Price | Price Per SF | Cap Rate | Sale Date | Loan Amount |
|---|---|---|---|---|---|---|---|---|
| 1 | 235 N 18th Ave | Sold | 6,945 | $625,000 | $89.99 | | 03/23/2016 | |
| 2 | 235 N 18th Ave | Sold | 6,945 | $560,000 | $80.63 | | 06/06/2019 | |
| 3 | 235 N 18th Ave | Sold | 6,945 | $560,000 | $80.63 | | 06/06/2019 | |
| 4 | 1020 E Washington St | Sold | 4,212 | $400,000 | $94.97 | | 09/27/2019 | $382,000 |
| 5 | 1009 E Sumner St | Sold | 5,588 | $605,000 | $108.27 | | 04/27/2018 | $484,000 |
| 6 | 111-117 N Main St | Sold | 12,225 | $650,000 | $53.17 | 8.47% | 01/03/2020 | $720,000 |
| 7 | 206 N 6th Ave | Sold | 5,224 | $350,000 | $67.00 | | 10/15/2018 | $262,500 |
| 8 | 137 S Main St | Sold | 9,460 | $530,000 | $56.03 | | 07/27/2018 | $424,000 |
| 9 | 1713 N Main St | Sold | 4,170 | $300,000 | $71.94 | | 02/28/2018 | $225,000 |

**Adam D Williquette**
adam@americancre.net
262-424-3217


Catylist Research

10/5/2021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# Office

Catylist Research

American Commercial Real Estate | 3350 S River Rd West Bend, WI 53095 | 262-424-3217

# 235 N 18th Ave

235 N 18th Ave, West Bend, WI 53095

Office: Medical/Dental (Sold)

Prepared on October 06, 2021

## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **Unknown** | Listing ID | **20813390** |
| Sold Price | **$625,000** | Legal Buyer Name | **Daniel Hess** |
| Sale Price Per SF | **$89.99** | Legal Buyer Address | **2055 W Green Tree Rd, ...** |
| Cap Rate | **-** | True Buyer Name | **Daniel Hess** |
| Assessed Total Val. | **$625,000** | Legal Seller | **Kurt R & Janine R Scha...** |
| Assessed Land Val. | **$199,700** | Date Listed | **-** |
| Assess Impr. Val. | **$425,300** | Off-Market Date | **3/23/2016** |
| Date Sold | **3/23/2016** | Parking Spaces | **-** |

## Description

Please contact the agent for more information about this property.

## Property Details

| | | | |
|---|---|---|---|
| Property Type | **Office** | Year Built/Renovated | **-** |
| Sub Type | **Medical/Dental** | Primary Construction | **Brick** |
| Zoning | **-** | Occupancy Type | **Multi-tenant** |
| Building Status | **Existing** | Percent Occupied | **100%** |
| Building Size | **6,945 SF** | Parcels | **291 11191420025** |
| Land Size | **0.9 Acres / 39,128 SF** | Legal Owner Name | **-** |
| Number of Buildings | **1** | Submarket | **WI - Washington** |
| Floors | **2** | County | **Washington** |

## Contact

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# 235 N 18th Ave

235 N 18th Ave, West Bend, WI 53095

Office: Medical/Dental (Sold)

Prepared on October 06, 2021

## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **Unknown** | Listing ID | **5d129556ece83100012…** |
| Sold Price | **$560,000** | Legal Buyer Name | **Lyon Smith Holdings, Llc** |
| Sale Price Per SF | **$80.63** | Date Listed | **-** |
| Cap Rate | **-** | Parking Spaces | **-** |
| Date Sold | **6/06/2019** | | |

## Description

Please contact the agent for more information about this property.

## Property Details

| | | | |
|---|---|---|---|
| Property Type | **Office** | Year Built/Renovated | **-** |
| Sub Type | **Medical/Dental** | Primary Construction | **Brick** |
| Zoning | **-** | Occupancy Type | **Multi-tenant** |
| Building Status | **Existing** | Percent Occupied | **100%** |
| Building Size | **6,945 SF** | Parcels | **291 11191420025** |
| Land Size | **0.9 Acres / 39,128 SF** | Legal Owner Name | **-** |
| Number of Buildings | **1** | Submarket | **WI - Washington** |
| Floors | **2** | County | **Washington** |

## Contact

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# Office

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# 235 N 18th Ave

235 N 18th Ave, West Bend, WI 53095

Office: Medical/Dental (Sold)

Prepared on October 06, 2021

## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **6,945 SF** | Date Sold | **6/06/2019** |
| Sold Price | **$560,000** | Listing ID | **20546288** |
| Sale Price Per SF | **$80.63** | Legal Buyer Name | **Lyon Smith Holdings, Llc** |
| Cap Rate | **-** | True Buyer Name | **Krysti Wick** |
| Title Company | **First American Title Ins Co** | Legal Seller | **Daniel Hess** |
| Assessed Total Val. | **$702,900** | True Seller | **Daniel Hess** |
| Assessed Land Val. | **$199,700** | Date Listed | **-** |
| Assess Impr. Val. | **$503,200** | Off-Market Date | **6/06/2019** |
| County Doc. # | **1473206** | Parking Spaces | **-** |

## Description

Price reduction motivated seller. Highly visible and located right of Hwy 33 across from Plant fitness and Sendiks. High traffic count in a fantastic area, you can't beat this location. 5,385 sf with an additional 4,106 sf in the basement. The first floor has ten rooms and the second floor has 5 rooms, all which have LED lighting.

## Property Details

| | | | |
|---|---|---|---|
| Building Class | **B** | Building Size | **6,945 SF** |
| Property Type | **Office** | Land Size | **0.9 Acres / 39,128 SF** |
| Sub Type | **Medical/Dental** | Number of Buildings | **1** |
| Zoning | **-** | Floors | **2** |
| Building Status | **Existing** | Year Built/Renovated | **-** |

## Contact

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# Office

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# West Bend Animal Hospital

1020 E Washington St, West Bend, WI 53095

Office: Medical/Dental (Sold)

Prepared on October 06, 2021

## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **4,212 SF** | Legal Buyer Name | **A&t Landholdings, Llc** |
| Sold Price | **$400,000** | Legal Buyer Address | **1269 Beechwood Drive…** |
| Sale Price Per SF | **$94.97** | True Buyer Name | **Trisha Stahl** |
| Cap Rate | **-** | Legal Seller | **Katherine A. & Patrick J…** |
| Assessed Total Val. | **$322,500** | Legal Seller Address | **3945 East Whittaker Av…** |
| Assessed Land Val. | **$182,500** | True Seller | **Katherine A. & Patrick J…** |
| Assess Impr. Val. | **$140,000** | True Seller Address | **3945 East Whittaker Av…** |
| County Doc. # | **1482223** | Date Listed | **-** |
| Date Sold | **9/27/2019** | Off-Market Date | **9/27/2019** |
| Listing ID | **23960530** | Parking Spaces | **-** |

## Description

Please contact the agent for more information about this property.

## Property Details

| | | | |
|---|---|---|---|
| Building Class | **C** | Building Size | **4,212 SF** |
| Property Type | **Office** | Land Size | **1.68 Acres / 73,181 SF** |
| Sub Type | **Medical/Dental** | Number of Buildings | **1** |
| Zoning | **-** | Floors | **1** |
| Building Status | **Existing** | Year Built | **1940** |

## Contact

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# Office

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# 1009 E Sumner St

1009 E Sumner St, Hartford, WI 53027

Office: Medical/Dental (Sold)

Prepared on October 06, 2021

## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **Unknown** | Listing ID | **20198199** |
| Sold Price | **$605,000** | Legal Buyer Name | **The Hartford Dental Gr…** |
| Sale Price Per SF | **$108.27** | Legal Buyer Address | |
| Cap Rate | **-** | True Buyer Name | **Gregory A. Jensen** |
| Title Company | **Knight Barry Title** | Legal Seller | **The Hartford Dental Pr…** |
| Assessed Total Val. | **$597,500** | Date Listed | **-** |
| Assessed Land Val. | **$265,000** | Off-Market Date | **4/27/2018** |
| Assess Impr. Val. | **$332,500** | Parking Spaces | **-** |
| Date Sold | **4/27/2018** | | |

## Description

Warranty Deed.

## Property Details

| | | | |
|---|---|---|---|
| Building Class | **C** | Floors | **1** |
| Property Type | **Office** | Year Built/Renovated | **-** |
| Sub Type | **Medical/Dental** | Primary Construction | **-** |
| Zoning | **-** | Occupancy Type | **Single Tenant** |
| Building Status | **Existing** | Percent Occupied | **100%** |
| Building Size | **5,588 SF** | Parcels | **36 2104008002** |
| Land Size | **0.97 Acres / 42,253 SF** | Legal Owner Name | **-** |
| Number of Buildings | **1** | Submarket | **WI - Washington** |

## Contact

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# Office

Catylist Research

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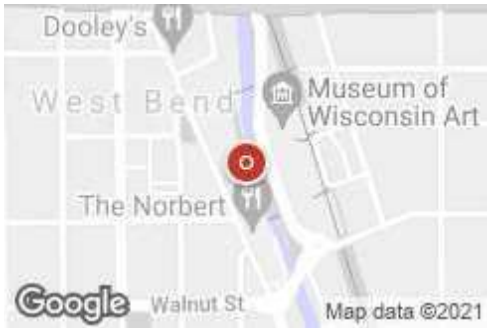
# 111-117 N Main St

111 - 117 N Main St, West Bend, WI 53095

Office: Mixed Use (Sold)

Prepared on October 06, 2021




## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **Unknown** | Investment | **Yes** |
| Sold Price | **$650,000** | Date Sold | **1/03/2020** |
| Sale Price Per SF | **$53.17** | Listing ID | **20816113** |
| Cap Rate | **8.47%** | Legal Buyer Name | **Trs105 Main, Llc** |
| NOI | **$67,733** | Legal Seller | **Ah 111 Main, Llc** |
| Title Company | **None Available** | Vacant | **No** |
| Assessed Total Val. | **$982,600** | Date Listed | **-** |
| Assessed Land Val. | **$75,400** | Off-Market Date | **1/03/2020** |
| Assess Impr. Val. | **$907,200** | Parking Spaces | **-** |
| Total Income | **$128,953** | | |

## Description

This property is located in historic downtown West Bend. The many restaurants, retail shops, office users and events provide for a robust area of activity. The City of West Bend recently spent $2M on renovation on the eastern edge of the Riverwalk and plan to do the west side in 2019.

## Property Details

| | | | |
|---|---|---|---|
| Building Class | **C** | Building Size | **12,225 SF** |
| Property Type | **Office** | Land Size | **0.23 Acres / 10,019 SF** |
| Sub Type | **Mixed Use** | Number of Buildings | **1** |
| Zoning | **B-2** | Floors | **2** |
| Building Status | **Existing** | Year Built | **1893** |

## Contact

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# Office

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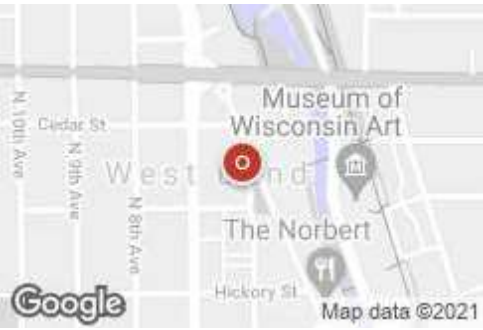
# 206 N 6th Ave

206 N 6th Ave, West Bend, WI 53095

Office: Mixed Use (Sold)

Prepared on October 06, 2021




## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **Unknown** | Listing ID | **20597231** |
| Sold Price | **$350,000** | Legal Buyer Name | **Seed Of Hope Center, Inc.** |
| Sale Price Per SF | **$67.00** | Legal Buyer Address | **206 N 6th Ave, West Be…** |
| Cap Rate | **-** | True Buyer Name | **Laura Denk** |
| Title Company | **Matrix Title Company Llc** | Legal Seller | **Graymont Western Lim…** |
| Assessed Total Val. | **$440,000** | Date Listed | **-** |
| Assessed Land Val. | **$72,000** | Off-Market Date | **10/15/2018** |
| Assess Impr. Val. | **$368,000** | Parking Spaces | **-** |
| Date Sold | **10/15/2018** | | |

## Description

Please contact the agent for more information about this property.

## Property Details

| | | | |
|---|---|---|---|
| Building Class | **B** | Floors | **1** |
| Property Type | **Office** | Year Built | **1961** |
| Sub Type | **Mixed Use** | Primary Construction | **Brick** |
| Zoning | **CBD** | Occupancy Type | **Single Tenant** |
| Building Status | **Existing** | Percent Occupied | **100%** |
| Building Size | **5,224 SF** | Parcels | **291 11191410230** |
| Land Size | **0.22 Acres / 9,583 SF** | Legal Owner Name | **-** |
| Number of Buildings | **1** | Submarket | **WI - Washington** |

## Contact

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# Office

Catylist Research

American Commercial Real Estate | 3350 S River Rd West Bend, WI 53095 | 262-424-3217

# 137 S Main St

137 S Main St, West Bend, WI 53095

Office: General (Sold)

Prepared on October 06, 2021

## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **Unknown** | Listing ID | **20242016** |
| Sold Price | **$530,000** | Legal Buyer Name | **Stewart-peterson Grou…** |
| Sale Price Per SF | **$56.03** | Legal Buyer Address | **137 S Main St, WEST BE…** |
| Cap Rate | **-** | True Buyer Name | **Scott W. Stewart** |
| Title Company | **Abstract & Title Company** | Legal Seller | **Scott W Stewart Living …** |
| Assessed Total Val. | **$542,200** | Date Listed | **-** |
| Assessed Land Val. | **$35,500** | Off-Market Date | **7/27/2018** |
| Assess Impr. Val. | **$506,700** | Parking Spaces | **-** |
| Date Sold | **7/27/2018** | | |

## Description

Please contact the agent for more information about this property.

## Property Details

| | | | |
|---|---|---|---|
| Building Class | **C** | Floors | **2** |
| Property Type | **Office** | Year Built/Renovated | **-** |
| Sub Type | **General** | Primary Construction | **Brick** |
| Zoning | **-** | Occupancy Type | **Single Tenant** |
| Building Status | **Existing** | Percent Occupied | **100%** |
| Building Size | **9,460 SF** | Parcels | **291 11191410938** |
| Land Size | **0.1 Acres / 4,351 SF** | Legal Owner Name | **-** |
| Number of Buildings | **1** | Submarket | **WI - Washington** |

## Contact

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# Office

Catylist Research

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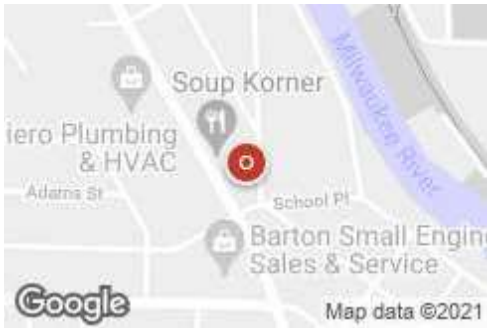
# 1713 N Main St

1713 N Main St, West Bend, WI 53090

Office: Medical/Dental (Sold)

Prepared on October 06, 2021




## Transaction Details | Office (Sold)

| | | | |
|---|---|---|---|
| Total Sold Space | **Unknown** | Date Sold | **2/28/2018** |
| Sold Price | **$300,000** | Listing ID | **20023096** |
| Sale Price Per SF | **$71.94** | Legal Buyer Name | **Dowden 1713 Main Llc** |
| Cap Rate | **-** | True Buyer Name | **Ellie Dowden** |
| Title Company | **Land Title Services Inc** | Legal Seller | **Christopher A Buck Llc** |
| Assessed Total Val. | **$249,500** | Date Listed | **-** |
| Assessed Land Val. | **$56,100** | Off-Market Date | **2/28/2018** |
| Assess Impr. Val. | **$193,400** | Parking Spaces | **-** |

## Description

Warranty Deed. County document number: 1447264.

## Property Details

| | | | |
|---|---|---|---|
| Building Class | **C** | Year Built/Renovated | **-** |
| Property Type | **Office** | Primary Construction | **Wood** |
| Sub Type | **Medical/Dental** | Occupancy Type | **Multi-tenant** |
| Zoning | **-** | Percent Occupied | **100%** |
| Building Status | **Existing** | Parcels | **291 11190240064** |
| Building Size | **4,170 SF** | Legal Owner Name | **-** |
| Land Size | **0.31 Acres / 13,417 SF** | Submarket | **WI - Washington** |
| Number of Buildings | **1** | County | **Washington** |
| Floors | **2** | | |

## Contact

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# REAL ESTATE

American Commercial Real Estate (ACRE) is here to bring innovative solutions to every aspect of your commercial real estate needs. Our brokers have intimate local knowledge, national reach, and can provide current market information. We are skilled in assisting with a variety of services including:

Brokerage
- Property acquisition
- Property disposition
- Leasing
- Tenant representation
  - Lease renewal & negotiation

Property Management
- Facilities maintenance
- Property accounting
- Asset management

Investment
- Property analysis
- Financial analysis
- Capital pooling & placement
- Value-add restructuring

Development
- Site selection
- Build-to-suit & ground up
- Brownfield redevelopment
- Adaptive reuse projects

Jo Sadownikow

Adam Williquette

ACRE offers multi-discipline expertise in the following property types:
- Office
- Industrial
- Retail
- Investment
- Multi-Family

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3350 South River Road, West Bend, WI 53095 | p 262-334-3811 | f 262-334-4990 | www.TeamACS.net

# OUR TEAM

**ADAM WILLIQUETTE**

**PRESIDENT**
**ADAM@AMERICANCRE.NET**

**M: 262-424-3217**

As President and Managing Broker of American Commercial Real Estate (ACRE), Adam specializes in investment real estate, acquisition and disposition, leasing and sales of commercial property, ground-up development, and property management. Adam has been an investor/buyer of several industrial, retail, multi-family, and hospitality properties in Wisconsin.

Prior to co-founding American Commercial Real Estate, Adam was Senior Vice President of Anderson Commercial Group in Milwaukee. Adam brings over 17 years of commercial real estate experience to ACRE and has been working in the industry his entire career. Adam holds a degree in Finance and Real Estate from the University of Wisconsin-Milwaukee.

Adam's personal interests include hanging out with his dogs Nash and Reagan, spending time up north, traveling, golfing, hunting, fishing, and politics. Adam was a member of the West Bend City Council for six years and he enjoys being involved in, and giving back to the community.

Organizations

- Commercial Association of Realtors – Wisconsin | CARW
    - Board of Directors – Chairman 2020-2021
    - Government Affairs Chairman
- National Association of Realtors
- Wisconsin Realtors Association
    - Public Policy Committee Member
- West Bend Area Chamber of Commerce

Proposal to Village of Jackson for

# Real Estate & Brokerage Services

OCTOBER 6, 2021

ADVISORY & TRANSACTION SERVICES

CBRE

**CBRE, Inc.**
**Brokerage Services**

October 6, 2021

Jen Keller, Village Administrator
Village of Jackson
N168W20733 Main Street
Jackson, Wisconsin 53037

Re: Request for Proposal for Real Estate & Brokerage Services

Dear Ms. Keller,

CBRE is pleased to submit this proposal to assist the Village of Jackson in the disposition of real estate. We are excited about the opportunity to be the Village's partner on this project and look forward to being a trusted resource as the Village plans and implements its growth strategy.

While the RFP document didn't specifically outline the properties the Village is contemplating selling, we were familiar with the construction of the new municipal complex, and the minutes of the August 10th Village Board meeting addresses the issuance of RFP for sale of the former Village Hall, in addition to awareness of additional lots potentially available for development next to the new municipal complex. As such, we wanted to demonstrate our familiarity with the Village activities and have catered this proposal to demonstrate experience with this particular property type.

We view this opportunity not only to assist the Village on a transactional basis, but also as a way to be an on-going resource to the Village as it applies its comprehensive plan initiatives, balances its budget, and adapts to a changing world along the way. This assignment is also more meaningful to us as we have strong ties to the area and want to apply our expertise in a community we are passionate about. Devin Tessmer, our team's retail expert, grew up in Hartford and has family and friends that live there to this day, including the family business, Signworks of Wisconsin. I grew up outside of West Bend, having worked high school jobs at Sunburst Ski Hill and at the former Kohl's Grocery Store. My father's former wholesale greenhouse business supplied many of the surrounding retail flower shops for many years. I still have family in the area, and extended my family ties by marrying Sarah Breuer, whose family is spread throughout Washington County. With the strength of CBRE behind us, we want to see the Village grow, as many of our friends and family will benefit from added retail amenities, jobs, or other service offerings.

CBRE is a Fortune 500 company with offices worldwide and an unmatched technology platform and more expertise and offerings than any other commercial real estate firm in the world. While the Village will benefit from those substantial resources, it is also important to note the commercial real estate services offered by our brokers requires local political, economic, and real estate market expertise. We are confident and excited to submit the attached proposal to the Village, and welcome the opportunity to discuss with you further.

Best regards,

**Wayne Rappold**
**Senior Associate | CBRE Advisory & Transaction Services**

777 E. Wisconsin Avenue
Milwaukee, WI 53202

+1 414 274 1647

wayne.rappold@cbre.com

www.cbre.com

# Table of Contents


05 Background Information

19 Experience Summary

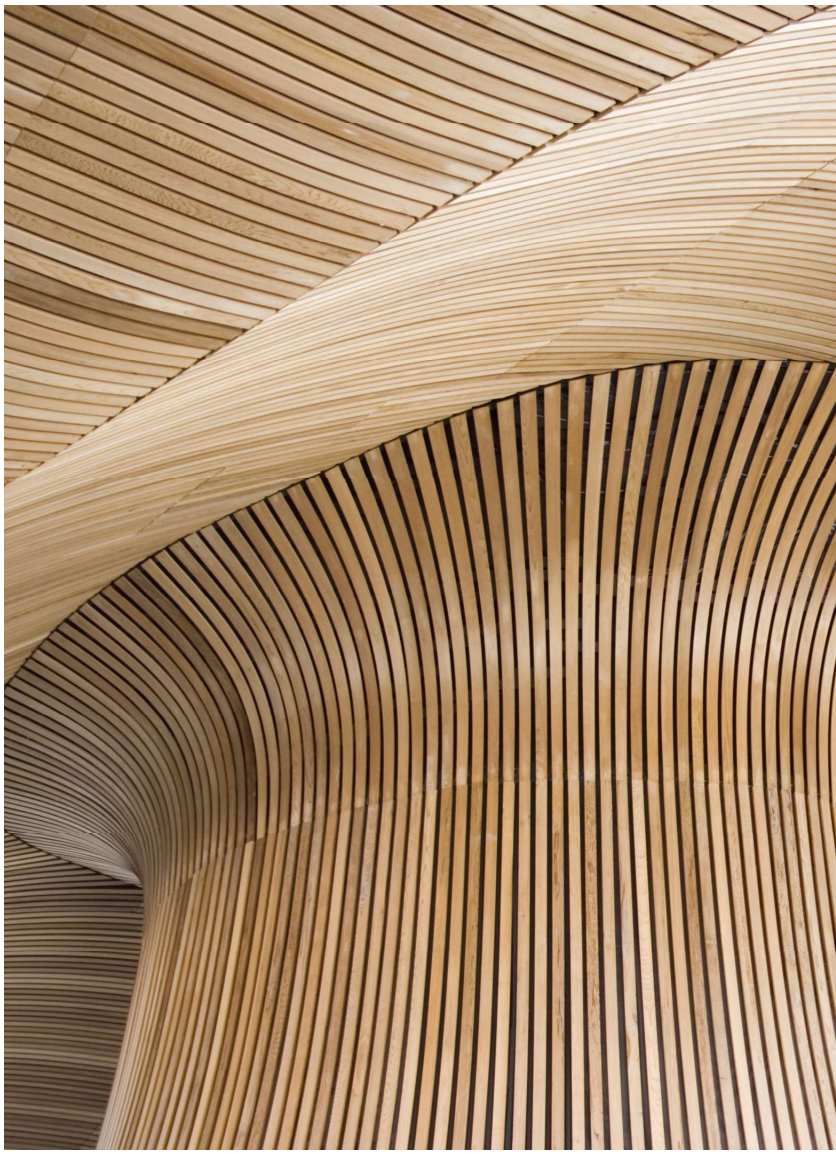
23 Examples of Work

25 Marketing Methods

31 Fee Schedule

33 References

35 Appendix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01

# Background Information

**Corporate headquarters**
2100 McKinney Ave Suite 700
Dallas, TX 75201

**Locations**
530+ Offices
in 100+ Countries

**Global employees**
100,000+

**Total transaction value (2020)**
$290.1B

**Development projects in process**
$13.0B

**Real estate assets under management**
$112.9B

**Publicly traded company**
NYSE: CBRE

**Integrated accounts**
500

**Clients in the fortune 100 we serve**
~90%

**RESPONSE TO: List years in business with a description of your firm including size of firm, location, number, and nature of the professionals/staff to be assigned to this contract, with a brief resume for each key person listed.**

# The Industry Leader

In order to attract, engage, and secure prospective buyers, you need a trusted and proven partner. That's the power CBRE brings. To move the needle forward, Village of Jackson needs a real estate services partner it can trust—with a strong local reputation, unmatched global reach, targeted experience, established processes, and proven value. When you team with CBRE, you get the full power and resources behind us.

## About CBRE

CBRE is the world's largest commercial real estate services and investment firm, with more than 100,000 employees (excluding affiliates) worldwide. CBRE has been included in the Fortune 500 since 2008, ranking #128 in 2020. It has also been voted the industry's top brand by the Lipsey Company for 18 consecutive years and has been named one of Fortune's "Most Admired Companies" in the real estate sector for 7 years in a row.

CBRE offers a full spectrum of integrated services, including 15 primary business lines and nearly 100 specialty practices, designed to assist clients in seizing the full gamut of real estate opportunities. We are the fastest to launch new services, develop market niches and provide solutions to swiftly evolving client requirements globally.

CBRE has been recognized for its leadership, including:

- Named one of Fortune's "Most Admired Companies" for eight years in a row, including being ranked number one in the real estate sector for two consecutive years
- Voted the industry's top brand by the Lipsey Company for 19 consecutive years (including 2020)
- Rated a World's Most Ethical Company by the Ethisphere Institute for seven consecutive years (including 2020)
- Recognized for our environmental sustainability activities through inclusion in the Dow Jones World Sustainability Index
- Recognized for fostering careers opportunities for women professionals through inclusion in the Bloomberg Gender Equality Index

## Major Lines of Business

CBRE offers a full spectrum of integrated services, including 15 primary business lines and nearly 100 specialty practices, designed to assist clients in seizing the full gamut of real estate opportunities. We are the fastest to launch new services, develop market niches and provide solutions to swiftly evolving client requirements globally. Account leaders like Wayne Rappold, are experienced at accessing subject matter experts, resources, tools and best practices from these groups as needed to best serve accounts like Village of Jackson.

## Major Services & Talent Resources

CBRE has more than 100,000 employees and serves real estate investors and occupiers through approximately 530 offices worldwide. CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services. Its major business lines include:

- Property Leasing (provided by its Advisory & Transaction Services Group)
- Property Investment Sales, Debt and Structured Finance, and Real Estate Investment Banking (provided by its Capital Markets Group)
- Occupier Outsourcing, including facilities, project and transaction management and strategic consulting services (provided by its Global Workplace Solutions Group)
- Property Management (provided by its Property Management Group)
- Appraisal & Valuation (provided by its Valuation & Advisory Services Group)
- Investment Management (provided by its CBRE Global Investors subsidiary)
- Development Services (provided by its Trammell Crow Company subsidiary)

## 2020 Financial Performance

CBRE achieved strong financial results for 2020 despite the COVID-19 pandemic. Revenue and global earnings for the year reached $23.8 billion. The GWS business line continued its strong performance, making up 64% of the company's total revenue.

Highlights of our 2020 performance include:

- CBRE ended 2020 on a high note with adjusted earnings per share for the quarter reaching an all-time high and adjusted EBITDA growing by 9%
- Our broad diversification across four key dimensions—property types, lines of business, geographic markets and clients—has served us well compared with prior downturns
- Solid fee revenue growth was constrained by sharply lower transaction activity for GWS occupier clients. Facilities management, which accounted for 84% of the segment's fee revenue and is largely contractual, rose 7% (5% local currency). Project management fee revenue also rose notably, up 7% (5% local currency)

> " We are off to a strong start in 2021, with the highest first-quarter revenue and adjusted earnings per share ever for the company. Our performance is being propelled by our long-standing efforts to diversify our business across four key dimensions: property types, lines of business, geographic markets, and client types. The broad diversification of our business, coupled with decisive actions in 2020 to re-set our cost structure, underpinned our earnings growth for the quarter, and we expect to see continued benefits in the quarters and years ahead." - Bob Sulentic, CEO

## Operating Philosophy

CBRE has challenged ourselves to evolve from a firm that is an industry leader to one that is truly world-class. Our operating philosophy is multi-faceted and focuses on achieving exceptional client service and solutions for our clients. Key elements of our philosophy include:

- Know your organization deeply, both empirically and strategically
- Hold yourself and your team accountable for results
- Communicate regularly and candidly with your colleagues
- Ensure we have top talent in every key role
- Drive for market leadership in our core businesses in every market

## Mission Statement, Vision & Values

Our vision is to be the preeminent, vertically integrated global commercial real estate services and investment firm serving our clients with market-leading collaboration. Our mission is to deliver superior results by:

- Putting the client first—ALWAYS
- Collaborating across markets and service lines
- Thinking innovatively, but acting practically
- Providing a rewarding work environment

## Goals

CBRE is driven to achieve the following corporate goals:

- Exceed our client's expectations
- Create a supportive and collegial environment that attracts and retains the best talent in the industry
- Have a market-leading presence in the top 25 real estate markets worldwide
- Build and invest in business lines that are synergistic with the other business lines
- Transform into a world-class firm among all industries

## Ethical Standards

While issues and conflicts are inevitable in an organization of CBRE's size and breadth, the company embeds ethics and compliance programs to ensure it remains top of mind for all employees regardless of geographic location or company position. Key components include:

- **Standards of Business Conduct:** Universal set of ethical principles and expectations that every employee can refer to as a touchstone for determining ethical behavior
- **Ethics & Compliance Infrastructure:** Allows CBRE's uniform global standards to be implemented with flexibility consistent with varying conditions at the local level
- **Systems, Training & Communications**: Conflict of interest management system; anti-corruption policies, practices and training; Ethics and Compliance Policy manual; and regular management communications
- **Internal Audit Programs & "Whistleblower" Hotline:** Regularly scheduled audits and multiple internal reporting avenues for ethics issues

In 2020, CBRE was recognized as a World's Most Ethical Company by the Ethisphere Institute for the 7th year in a row. Our business depends on our ability to uphold the highest ethics and integrity at every level of the company—in everything we do.

## Culture

It's in our DNA to collaborate. Our approach is woven with the unique perspectives and ideas of our vast range of specialty groups. Village of Jackson will benefit from our incredibly high level of talent across so many different disciplines—all working together each day, contributing their ideas, insights and expertise to craft innovative solutions for our clients.

Our integrated approach has helped us develop truly creative options for our clients. Through our culture of collaboration and the seamless integration of perspectives embedded into our processes, we build informed cases for clients and quantify their potential value—allowing us to create significantly more leverage for each opportunity discovered within their accounts.

# Our History: Impact with a purpose

## THE BEGINNING

**1773**
Richard Ellis founded in London.

**1896**
Hillier Parker May & Rowden founded in London.

**1906**
An earthquake and subsequent three-day fire devastate San Francisco.

Colbert Coldwell founds Tucker, Lynch & Coldwell, the precursor to Coldwell Banker, in San Francisco.

**1914**
Benjamin Arthur Banker joins Coldwell's firm as a full partner.

## THE EARLY YEARS

**1921**
Coldwell Banker opens its new headquarters at 57 Sutter Street in San Francisco.

**1922**
Coldwell Banker opens an office in downtown Los Angeles, marking the beginning of the company's geographic expansion.

**1936**
The company changes its name to Coldwell, Banker & Company.

**1940s**
Southern California offices institute a seven- to eight-week training program.

**1948**
Coldwell Banker's "Runner" training program begins.

## 1950S

**1952**
Coldwell Banker opens first office outside of California, in Phoenix, Arizona.

**1959**
Coldwell Banker opens an office in San Diego.

## 1960S

**1961**
Coldwell Banker begins organizing by specialty, adding managers for retail and industrial to the conventional geographic-based leadership team.

**1963**
Coldwell Banker is incorporated.

**1967**
Computers were installed in each Coldwell Banker office and connected by telephone to a central computer holding information on the firm's listings.

**1968**
Coldwell Banker offers stock for the first time.

Coldwell Banker institutes a six-week, full-time formal sales training program in Southern California.

## 1970S

**1970**
Coldwell Banker acquires Henry Broderick, Inc., expanding into Seattle.

Coldwell Banker opens an office in Dallas, its first office in Texas.

**1971**
Coldwell Banker is listed for first time on the New York Stock Exchange.

**1974**
Coldwell Banker establishes its National Accounts Program.

**1975**
Coldwell Banker opens its first office in Chicago.

**1976**
Coldwell Banker opens its first office in Washington, D.C.

## 1980S

**1980**
Coldwell Banker opens its first office in New York City.

Coldwell Banker opens its first office in Cincinnati, OH.

**1982**
Sears, Roebuck & Co. acquires Coldwell Banker Commercial and Residential.

**1986**
Coldwell Banker acquires Torto Wheaton Research.

**1989**
Employees invest their own money and, with others, acquire the co mmercial side of Coldwell Banker's business from Sears, which immediately ranks as one of the largest real estate service firms in North America.

## 1990S

**1991**
Company changes name to CB Commercial.

**1995**
CB Commercial acquires Westmark Realty Advisors.

**1996**
CB Commercial completes an initial public offering.

CB Commercial acquires L.J. Melody & Company.

**1997**
CB Commercial acquires Koll Real Estate Services.

**1998**
Revenues exceeds $1 Billion
CB Commercial acquires REI Ltd. with operations in 29 countries and changes name to CB Richard Ellis. The company also acquires Hillier Parker in the U.K.

**1999**
CB Richard Ellis creates joint venture with Ikoma Corp., Japan's leading commercial real estate firm.

CBRE marked its 114th year of continuous operations in 2020, tracing our origins to a company founded in San Francisco in the aftermath of the 1906 earthquake. Since then, we have grown into the largest global commercial real estate services and investment firm (in terms of 2020 revenue) through organic growth and a series of strategic acquisitions of some of the world's most innovative companies in the industry. Among these acquisitions are the purchases of Trammell Crow Company (December 2006); ING Group N.V.'s Real Estate Investment Management (REIM) operations in Europe and Asia (October 2011) and its U.S.-based global real estate listed securities business (July 2011); and Norland Managed Services Ltd. (December 2013). In addition, CBRE acquired the Global Workplace Solutions (GWS) business from Johnson Controls, Inc. in September 2015. GWS is a leading provider of enterprise facilities management services worldwide. Please see our historical timeline below for more detail on our major company milestones.

## 2000S

### 2000
The Women's Network, the company's first grassroots employee network, holds its first meeting.

### 2001
Management-led buyout takes CB Richard Ellis private again.

### 2003
CB Richard Ellis merges with Insignia/ESG.

CBRE becomes the world's real estate services leader.

### 2004
CB Richard Ellis Group, Inc. completes initial public offering and begins trading its Class A Common Stock on the New York Stock Exchange.

### 2005
CBRE debuts on the Fortune 1000 list.

### 2006
CB Richard Ellis celebrates its 100th anniversary.

CBRE debuts on Forbes Global 2000.

Global Property and Corporate Facilities Management portfolio tops 1 billion square feet for the first time.

CBRE acquires Trammell Crow Company, enhancing its outsourcing and integrated account management capabilities.

### 2007
Launched campaign to adopt environmental sustainability practices at its managed properties and its own operations.

### 2008
CBRE recognized by the U.S. EPA as a 2008 ENERGY STAR® Partner of the Year.

Ranked #11 in the Business Week 50 list of best-in-class companies across all industries.

Firm becomes first real estate services company ever included among the Fortune 500.

### 2009
CBRE named real estate industry's top company for corporate responsibility by CRO Magazine.

CBRE ranked number 45 in Newsweek's list of the "Greenest Big Companies," highest ranked real estate company.

## 2010S

### 2010
CBRE voted best property investment advisor by Financial Times.

CBRE named top real estate outsourcing company by Frost & Sullivan and The Black Book of Outsourcing.

### 2011
CBRE acquires ING's real estate investment management business in Europe and Asia and its listed securities business.

CB Richard Ellis Group Inc. changes corporate name to better align with its industry leading CBRE brand.

### 2012
CBRE is the first real estate services firm ranked among top five outsourcing firms across all industries by the International Association of Outsourcing Professionals.

Launched Real Green Research Challenge.

### 2013
CBRE acquires Norland Managed Services Ltd, the leading provider of building technical engineering services in the U.K. and Ireland. Acquisition boosts occupier outsourcing business in Europe.

CBRE voted Euromoney's global real estate advisor of the year for second consecutive year.

### 2014
Named to the Dow Jones Sustainability Index.

Listed on the FTSE4Good for the first time.

CBRE recognized as a World's Most Ethical Company® by Ethisphere Institute.

Achieved first Well Certification for a commercial space.

### 2015
CBRE acquires Global Workplace Solutions (GWS) from Johnson Controls.

CBRE Ranked #2 in 2015 Barron's 500 on the basis of financial performance and growth

Revenue exceeds $10 billion for first time.

### 2016
CBRE achieves 5 stars—the highest score—from IAOP and is named one of the world's best outsourcing firms across all industries for the 10th consecutive year.

Forbes Magazine Rates CBRE 15th on America's Best Employers List

### 2017
CBRE Group, Inc. Ranked Among Fortune Magazine's Most Admired Companies for Fifth Consecutive Year

### 2018
CBRE achieves record-breaking revenue of $14.2 billion in FY 2017.

### 2018
CBRE ranked #207 on the Fortune 500 up from 214 in 2017

### 2019
CBRE acquired the London developer Telford Homes

### Plan

- Financial Consulting Group
- Host (Experience Services)
- Corporate Capital Markets*
- Data Center Solutions*
- Integrated Transaction Solutions*
- Labor Analytics*
- Retail Analytics*
- Supply Chain Advisory*
- Workplace*
- Location Incentives*

### Design

- Engineering*
- Interior Design*
- Furniture Advisory*

# The full-service advantage

## Integrated Real Estate Solutions

Holistically weaving subject matter experts, resources and technologies throughout the project lifecycle to meet our client's business objectives.

CBRE's resources are vast, but you're in great hands with Single-Point-of-Contact, **Wayne Rappold**. Supporting Wayne on an as-needed basis will be a number of subject matter experts including: Industrial Expert, **Scott Furmanski**, Retail Expert, **Devin Tessmer**, and Project Management Expert, **Anton Johansen**. Their resumes can be found on the following pages.

### Transact

- Transaction Management
- Cost Consultancy
- Debt & Structured Finance
- Property Management

### Build

- Business Transition & Move Management
- Change Management
- Cost Segregation
- Development (Trammell Crow Co.)
- Project Management*
- Cost Consultancy*

### Manage

- Lease Administration
- Lease Audit
- Energy & Sustainability
- Facilities Management
- Occupancy Management
- Portfolio Analytics

*Indicates advisory service

## Scalable Services Offering

Our full-service delivery model means that Village of Jackson can benefit from industry leading expertise across the entire property lifecycle, from transactions to workplace improvements, from strategic to tactical.

Throughout our engagement, CBRE will strive towards strategic partnership with Village of Jackson. We will work with the you to enhance our understanding of all your real estate requirements.

The Account Team working with Village of Jackson will leverage the required services and professionals tapping into the relevant expertise independent of requirements market location or deal size. The account resources are not the sole providers for CBRE, but they will ensure ownership and accountability for our performance.

We operate transparently, measure our results, help you make better decisions, and will tailor our delivery models to meet your needs.

# Team Profiles

**Wayne Rappold**
**Senior Associate**
**Team Lead +**
**Single-Point-of-Contact**
T: +1 414 274 1647
wayne.rappold@cbre.com

## Select Clients

- Froedtert Health
- Johnson Controls
- General Motors
- Lutheran Social Services
- Ryan Companies
- QPS Companies
- Tarantino & Company
- Capri Communities
- CenturyLink
- GI Associates
- Ixonia Bank

## Experience

With over 25 years of experience acting in various capacities as intermediary and principal, Wayne has obtained a diverse background in real estate development and investments. He is relied upon for expertise throughout the real estate development life-cycle, including recognizing market opportunities in user demand and trends, identifying properties satisfying the physical and economic characteristics necessary for development or redevelopment, recruiting project partners including developers and equity investors and negotiating long-term sale and/or lease agreements with end-users.

As one prominent development client stated, "Wayne doesn't see things in black-and-white like a majority of people do, he can see the shades in-between, and thus has the unique ability to identify and capitalize on hidden opportunities to truly add value to a deal."

## Significant Assignments

- Represented buyer in acquiring and obtaining rezoning and subdivision plat for 165-lot single-family subdivision located in Waukesha County
- Represented seller of multiple properties in excess of 100 acres to the Wisconsin Department of Natural Resources
- Represented buyer in highly complex multiple property assemblage for mixed-used redevelopment. Dealt with almost a dozen property owners and overcame challenging multi-agency regulatory approvals from local municipal, county, state and federal levels
- Represented buyer of the 325,000 square-foot St. Catherine's Hospital Campus in the City of Kenosha and the 200,000 square-foot DePaul Hospital in the City of Milwaukee which were demolished and redeveloped into senior housing campuses
- Represented the developer in the acquisition and redevelopment of the former Pitney Bowes building in West Allis and procured a lease for the entire building with Columbia St. Mary's Hospital
- Represented both buyers and sellers in investment property transactions ranging from $500,000 to $9,000,000 including the sale of multi-tenant office buildings, single-tenant retail properties, and a net-leased portfolio of industrial buildings.

## Professional Affiliations and Education

- Board of Directors, Housing Development Partners – A not-for-profit charged with funding and facilitating the development of low-income housing
- State of Wisconsin Licensed Real Estate Broker
- BBA in Finance & Real Estate - University of Wisconsin – Whitewater

**Scott Furmanski**
**Senior Vice President**
**Industrial Expert**
T: +1 414 274 1613
scott.furmanski@cbre.com

## Clients Represented

- Nestle
- Sealed Air
- Crown Holdings
- Goodyear
- GE Healthcare
- Silgan
- Becton Dickinson
- Packaging Corp. of America
- CenterPoint Properties
- First Industrial Realty Trust
- City of Milwaukee
- STAG Industrial
- Gramercy Property Trust

## Experience

Scott Furmanski is a First Vice President with CBRE. He has been a member of the Industrial & Logistics group during his 22-year tenure with CBRE. He received his Bachelor of Science degree from the University of Wisconsin with a major in finance.

Scott has significant experiences representing a diverse group of industrial real estate owners, lessors, lessees and investors. He spear-headed the leasing and sale of millions of square feet of space for a variety of local and institutional owners.

He is past chairman of the Commercial Association of Realtors – Wisconsin (CARW) and the recipient of a number of "Deal of the Year" awards, as well as the 2005 Realtor of the Year. He has been a Top 5 Producer for CBRE's Milwaukee office multiple times.

## Significant Transactions

| | |
|---|---|
| Rockwell Automation Campus | 559,000 SF |
| Fortune 50 Company | 550,000 SF |
| Luterbach Family | 408,800 SF |
| STAG Industrial | 400,000 SF |
| Nestle | 300,000 SF |
| Joy Global | 300,000 SF |
| First Industrial UPREIT | 120,000 SF |

## Professional Affiliations and Education

- 2016/2014 Top 5 Producer CBRE Milwaukee
- 2010 Chairman of the Board of the Commercial Association of Realtors
- 2010 Industrial Deal of the Year (CenterPoint Pleasant Prairie)
- 2008 Industrial Deal of the Year (CenterPoint New Berlin)
- 2007 Deal of the Year Team (Independence First)
- 2005 Commercial Realtor of the Year
- 2004 Commercial Realtor Service Award
- Bachelor of Science – Finance, University of Wisconsin

**Devin Tessmer**
**Senior Associate**
**Retail Expert**
T: +1 414 274 1644
devin.tessmer@cbre.com

## Select Clients

- Baymark/BAART Programs
- Medspeed
- GNC
- Ace Properties
- Interwest Capital
- PJR Properties
- Shred415
- The Lash Lounge
- VEREIT
- Baceline Investments
- Victra
- Scooter's Coffee
- The Joint
- Insomnia Cookies
- Community Medical Services
- Hendricks Commercial Properties

## Experience

Devin Tessmer joined CBRE's Milwaukee office in 2017 and brings more than Seven years' experience in retail, providing in depth insights into the market for his clients.

He is responsible for local, regional and national tenant and landlord representation of retail properties within Wisconsin. He also represents both buyers and sellers of retail assets, as well as conducts work with developers for various developments across the area. Additionally, Devin assists his clients with site selection, market tours and lease negotiations throughout Wisconsin. Devin is also an integral part of the retail team's new business development.

Devin works with his clients to identify their goals and negotiate the most favorable terms. He is well versed in negotiating many facets of a transaction supported by his experience representing both sides of a transaction.

## Significant Transactions

- Urban Air, 2440 E Moreland Blvd, Waukesha, WI, 66,550 SF
- Design Air, 1619 S 101 St, West Allis, WI, 40,400 SF
- TJ Maxx, 4421 Dewey St, Manitowoc, W, 22,504 SF
- Oak Barrell Public House, 1033 N Old World 3rd St, Milwaukee, WI, 17,500 SF
- Rainbow Apparel, 5201 Washington Ave, Racine, WI, 12,724 SF
- Noby Wisconsin Real Estate, 13170 W Capitol Dr, Brookfield, WI, 13,420 SF

## Professional Affiliations and Education

- Licensed Wisconsin Real Estate Salesperson
- Member, International Council of Shopping Centers (ICSC)
- Member, Commercial Association of Realtors – Wisconsin (CARW)
- Bachelor of Arts in Finance, University of Wisconsin – Whitewater

**Anton Johansen**
**Director of Project Management**
**Project Management Expert**
T: +1 414 274 1613
scott.furmanski@cbre.com

## Select Clients

- Nestle
- Sealed Air
- Crown Holdings
- Goodyear
- GE Healthcare
- Silgan
- Becton Dickinson
- Packaging Corp. of America
- CenterPoint Properties
- First Industrial Realty Trust
- City of Milwaukee
- STAG Industrial
- Gramercy Property Trust

## Experience

As the Director for CBRE Wisconsin's Project Management Group based in Milwaukee, Anton Johansen is responsible for program and project management services. He has over 20 years of experience in the real estate and construction industry with a wide range of project types and sizes and covering all industries. Anton has worked in design, construction, and Owner's Representative roles. He understands all aspects of a project, and knows what it takes to create value, control risk, and deliver successful projects for his clients.

Anton was team lead for CBRE GWS dedicated accounts for two years prior to taking over the Milwaukee Local Market Project Manager Director Role in 2017. For 11 years prior to his time at CBRE, Anton worked for General Contracting firms in Milwaukee, WI and Albuquerque, NM in Estimating, Project Management, and Senior Project Management roles. Anton previously spent seven years at Ernst & Young, LLP in the Construction Consulting division of their Real Estate Group, handling Owner's Representative and Project Management Oversight duties for a number of large corporate clients. Anton holds a degree in Mechanical Engineering from the University of Wisconsin.

## Significant Assignments

- The Prairie School - School Addition - 17,000 SF - $4,000,000
- Google, Inc. - TI Buildout/Relocation - 29,000 SF - $9,000,000
- Milwaukee Center - Center Renovation - 80,000 SF - $20,000,000
- Financial Client - TI Buildout/Relocation - 105,000 SF - $14,175,000
- Orthopedic Institute of WI - TI Buildout / Relocation - 10,000 SF - $1,010,000
- Corelogic, Inc. - TI Buildout/Relocation - 28,000 SF - $3,000,000
- Grammercy Property Trust - Site Improvements - 100,000 SF - $1,000,000
- Raven Software - Interior Remodel - 5,000 SF - $1,100,000
- Confidential Client - TI Buildout - 21,626 SF - $1,040,000
- Milwaukee County - Interior Remodel - 22,000 SF - $1,200,000
- Confidential Manufacturing Client - Office Expansion - 15,500 SF - $950,000

## Professional Affiliations and Education

- PJM-1 Certification
- USGBC – LEED Accredited Professional
- University of Wisconsin-Madison, B.S. Mechanical Engineering

02

# Experience Summary

**RESPONSE TO:** **Describe your firm's pertinent real estate experience (minimum five years of personal commercial real estate experience with proven effectiveness). Describe your connections and work in the Jackson market or neighboring communities.**

# Unmatched Experience

As the largest full-service real estate services provider in Wisconsin, with over 300 professionals, CBRE can deliver the most comprehensive local service offering with the broadest regional geographic reach. But, we will go further by tapping into our international platform that will expose our clients to the right platform of services.

CBRE has been serving the commercial real estate community for over 65 years and continues to be a top firm in the state of Wisconsin, using extensive real estate knowledge and outstanding customer service to become a leader in the industry.

We provide a full spectrum of commercial real estate specialties including brokerage services for tenants/occupiers and property owners in the retail, office, medical, industrial, government and investment sectors. We meet a broad range of our client's needs, including brokerage, site selection, lease negotiation and more.

Our Valuation & Advisory Services group provides independent, accurate, reliable and timely appraisals critical to the success of every real estate transaction or financing.

Our Property Management group transforms assets into opportunities through customized, value-added solutions that deliver measurable results in property management, leasing, tenant relations, project and construction management, technical services, sustainable business practices, risk management, business continuity planning, purchasing and financial reporting.

CBRE's Project Management services have been developed to meet the growing need to assist clients in making informed real estate decisions; accurately predicting project costs and schedules; and successfully managing the design, construction and relocation process.

Our clients span industries and range in size, from Fortune 500 corporations with global reach to local nonprofit institutions and emerging growth companies. We attribute this broad appeal to our simple, but effective, business plan - we help customers identify and align their real estate requirements with strategic business, financial and operational objectives while using our market leverage to drive the best economic transaction for each client.

## CBRE delivers strategic leadership and specialty expertise, persistent boots on the ground and superior and efficient client service.

| We are | We offer | We deliver |
| --- | --- | --- |
| a proven business partner that provides unlimited access to local and global communities, networks, tenants, buyers, sellers and resources | a single point of contact with a shared platform, resources and leading data management | superior programs and strategies across geographies and business lines to accelerate our clients' success |

**RESPONSE TO:** **Describe your connections and work in the Jackson market or neighboring communities.**

## Proven experience in the Jackson market/area

CBRE, and its predecessor, The Polacheck Company has a long history of completed assignments in the Village of Jackson and surrounding Washington County. Recently, our firm has represented **Festival Foods** in the purchase of their new store in Hartford, **Briggs and Stratton** in their build-to-suit of 700,000 square feet in Germantown, completed many retail leasing transactions (primarily in Germantown, West Bend and Hartford), and are actively working on numerous sale and lease assignments of both land and buildings. One property, the former **Post Office in Hartford**, was originally sold by Wayne Rappold on behalf of the Federal Government's General Services Administration many years ago, and Devin Tessmer has sold the property a couple of times since. Another previous assignment with relevance was the sale of the former **Amity** office building in West Bend to the West Bend School District. Mr. Tessmer counts one of the Village of Jackson's corporate residents, **Design 2 Construct**, as one of his clients.

03

# Examples of Work

# Examples of Work

| | CLIENT & DESCRIPTION OF WORK |
|---|---|
| | **General Motors**<br>– Worked closely with GM and the City throughout the marketing process to determine redevelopment concepts that would maximize sale proceeds and minimize potential future environmental liability to GM<br>– Balanced working with the City to rezone the property and use tax incremental financing to procure a buyer who would prioritize the redevelopment of the property for enhanced job creation. |
| LSS Lutheran Social Services of Wisconsin and Upper Michigan, Inc. | **Lutheran Social Services**<br>– Sale of excess properties, including former group homes<br>– Buyer representation for new multifamily residential projects serving disabled adults<br>– Assisted in portfolio management for their leased properties in multiple markets across the State, negotiating lease renewals and relocations<br>– Served as tenant representative for their central office. Was able to save them over $1,000,000 in negotiating an early lease termination in a previous oversized and inefficient lease space and relocation into right-sized space, an additional seven-figure savings over the term of the new lease |
| | **Saints Peter & Paul Parish**<br>– Sale of historic former school on East side of Milwaukee for Saints Peter & Paul Parish, part of the Milwaukee Archdiocese<br>– Building is currently under contract and is scheduled to close in early 2022<br>– Marketed the building to developers and user-buyers<br>– Because of the poor condition of the building and the complexity, procured a buyer team and worked closely with the client to perform inspections, work with architectural team and contractors to develop cost-estimates and reuse concepts and am marketing the building to tenants.<br>– Buyer team has gotten the building nominated to the National Register so it will qualify for historic tax credits, a crucial financial tool to make this complex restoration possible. |

04

# Marketing Methods

**RESPONSE TO:** **Describe the methods of identifying target user groups, a description of the marketing materials and your strategy for presenting the properties to a regional and national marketplace (when appropriate).**

# Marketing Methods

## Project Planning

While it is always necessary to understand the goals and objectives of a seller, this project has another layer of importance given the seller is also the governing body for zoning and approvals. Furthermore, the sale of the property has other variables influencing the sale which aren't typically a significant priority of many sellers, such as the long-term implications on demand for Village services, property tax revenue, and other objectives the Village may have. We want to understand how the Village wishes to balance the traditional objectives of an expedited sale transaction and maximizing sale proceeds against other objectives the Village has, with discussions that may include:

- To what extent does the Village wish to implement its discretion over zoning, density and other factors that could greatly impact the amount of sale proceeds? How do we handle a multifamily developer interested in a fairly dense project, and how important is the higher price they can pay versus the potential Village resident complaints about the project size and potential increased traffic, crime or and other potential objections?
- How important is the historic preservation of the original Village Hall portion of the building? Do you prefer it be retained above that of a higher density project that will generate a higher sale price and longer-term higher property taxes?

We point these out not to advocate for any position, but merely to provide examples of factors to consider as you balance potential property tax revenue, job creation, historic tax preservation objectives, improving the amenities for Village residents (such as dining, shopping or service offerings). CBRE will provide supporting information during this process and will provide insight into property values, likelihood of attracting different types of uses, and other economic variables to assist the Village.

## Marketing

A property-specific marketing plan will be developed based upon your goals and objectives, and whether you wish to target specific types of uses. For example, if the Village wishes to preserve the existing building, we will cater our strategy to include:

- Evaluate whether the historic portion of the building makes it eligible for nomination to the National registry, and thus eligible for historic tax credits
- Work with an architect to assist us in evaluating how the building may be reconfigured for various types of uses, including multitenant options
- Assess the condition of the building's mechanical systems, roof and other components
- Discuss with the Village the allowable uses
- Target desired users, whether they are a potential buyer or a tenant (if the latter, this may could impact interest from the development community)
- Target the developer/investor community
- Market the property as well as the merits of the Village of Jackson to the brokerage community. Consider having a broker open-house to showcase the property and highlight other opportunities in the Village.
- Produce public relations/news releases showcasing the property and other economic development initiatives in the Village

# Our Goals

Sell desired properties on behalf of Village of Jackson

Achieve the highest and best use of the properties including redevelopment

Keep Village of Jackson well-informed of prospect activity

Maximize the sale for Village of Jackson to maximize funding toward future operational costs

## Our team will work with the Village of Jackson to provide a regular cadence of ongoing updates on market intel (comparable properties for sale, users in the market, etc.), and will provide any updates on property inquiries, tours, follow-ups and offers.

# Property Disposition Timeline

NOTE: May be adjusted to meet the Village's objectives

**PHASE 1**
**15 days**
*Property/Market Analysis*

**INITIATION**

Define goals and objectives

Prepare project for market

Property overview

Establish marketing plan and strategy

Prepare marketing materials

**PHASE 2**
**30-60 days**
*Buyer Solicitation*

**MARKETING**

Implement marketing campaign

Engage prospects

**PHASE 3**
**90 days**
*Execute Contract*

**NEGOTIATIONS**

Analyze offers

Negotiate business and legal terms

Contract execution

**PHASE 4**
**150-270 days**
*Due Diligence Process (Length of time may vary, primarily due to rezoning)*

**ENTITLEMENTS**

Government approvals, including rezoning or conditional-use variances

Due diligence and inspections

**PHASE 5**
**150-300 days**
*Project Close-out 30 days after Due Diligence*

**CONCLUSION**

Post project evaluation

# Create a Marketing Campaign

## Announcement Flyer

The marketing flyer will contain a summary of the opportunity of the opportunity, an asset profile, key investment and location highlights and professional property photography.

## Offering Memorandum

A detailed overview with property plans and survey, zoning information, detailed aerials and demographics.

## Campaign Email & Website

A proprietary, web-based marketing tool that allows the creation, distribution and sophisticated tracking of email marketing campaigns.

## CBRE Deal Flow

Full-coverage tracking, a secure virtual deal room and reporting that provides a clear view of how perspective buyers interact with each listing

05

# Fee Schedule

**RESPONSE TO:** **a. State your commission rate for listing and selling of properties.**

CBRE is willing to provide a commission structure which scales back the percentage based upon the sale price. We suggest the following schedule which provides for both direct sales by the marketing team and for those sales involving co-brokers with whom we will share the commission:

- Sales price of $500,000 or below: Broker's commission shall be six (6) percent, or seven (7) percent if a cobroke
- Sales price between $500,001 and $1,000,000: Broker's commission shall be five (5) percent, or six (6) percent if a cobroke
- Sales price between $1,000,001 and $1,500,000: Broker's commission shall be four (4) percent, or five (5) percent if a cobroke
- Sales price between $1,500,001 and $2,000,000: Broker's commission shall be three and one-half (3.5) percent, or four and one-half (4.5) percent if a cobroke
- Sales price of $2,000,001 or above: Broker's commission shall be three (3) percent, or four (4) percent if a cobroke

**RESPONSE TO:** **b. State your proposed method of compensation for representing the Village in negotiations for purchasing properties.**

For properties listed by a broker, CBRE will seek a cobroke fee from the listing broker, paid by the seller. For unlisted properties, a structure similar to that proposed above for listing fees is suitable, with a deduction of up to one percent for this less time-sensitive service.

**RESPONSE TO:** **c. State any other costs the Village should anticipate relating to the real estate services to be provided. Any applicable carry-over compensation must be included.**

No additional fees or compensation for the sale and/or purchase of properties. As part of our partnership, the Village may tap into our vast amount of market research and economic data, mapping services and other resources.

06

# References

**Provide a list of three applicable references. Include name, title, and contact information for each reference as well as a brief description of the specific services provided.**

**Dennis Hanson**

*Vice President: Residential/Housing Services*

**Lutheran Social Services of Wisconsin**

6737 W. Washington Street, Suite 2275 | Milwaukee, WI 53214

TEL: 414-246-2711 | EMAIL: dennis.hanson@lsswis.org

Services for LSS include property dispositions of both owned and leased properties (see Section 3: Examples of Work).

**Aaron R. Matter**

*Managing Director & Founder*

**Matter Development**

6404 W. North Avenue | Wauwatosa, WI 53213

TEL: 414-502-9018 | EMAIL: aaron@mattersenior.com

Wayne has served as a buyer representative for Matter Development as they seek to fill their pipeline of new projects. Aaron is also the buyer of the Cramer Street School, listed in Section 3: Examples of Work.

**Jim Piotrowski**

*Chief Operating Officer*

**Saints Peter & Paul Parish**

1716 Humboldt Avenue | Milwaukee, WI 53202

TEL: 414-350-2105 | EMAIL: jpiotrowski@ffpmke.org

Wayne has served as seller representative for the Parish. Jim is the COO of the seller of the Cramer Street School, listed in Section 3: Examples of Work.

# Appendix

# Conflicts of Interest

Any commercial real estate brokerage organization needs to address conflicts of interest, actual or perceived. These situations are not in themselves improper, provided all the necessary disclosures are made and, when required, all parties give informed consent.

CBRE addresses potential conflicts proactively, to keep a potential conflict from becoming a real one. Our strict protocols stress early and full disclosure. In addition to these protocols, the firm has published a compliance handbook and offers ongoing detailed compliance training and monitoring, all overseen by an executive-level Chief Compliance Officer.

**We commit that any apparent conflict will be reported immediately and resolved to your satisfaction.**

### Types of Potential Conflict

In the real estate industry, the most common types of potential conflict are:

- Dual agency — when a brokerage represents a seller and a buyer, or a landlord and a tenant, in the same transaction
- Representing competing parties, tenants or buyers — when a firm represents buyers or tenants who compete to acquire the same property or space or who have extremely similar, and possibly competitive, requirements
- Personal ownership interest in a subject or competing property — when real estate brokerage professionals are also real estate investors or developers

State real estate laws require brokers and sales professionals to disclose their personal ownership interests in property that is the subject of a transaction in which the broker or salesperson is involved.

### How CBRE Manages Dual Agency Conflicts

Unlike firms that typically represent only tenants or landlords, CBRE is a leader in both tenant and landlord representation. Our leadership position gives us the expertise and acumen to effectively address the issue of dual representation.

In managing dual agency situations, our internal procedures go well beyond the minimal requirements of the law. CBRE professionals are required to disclose even the potential of a dual agency and to discuss with clients the strategy for handling it. As with other potential conflicts, including competing interests, the client controls how the situation will be managed. No confidential information on one client is ever shared with the other party.

Ultimately, CBRE's leadership in both tenant and landlord representation gives an unmatched perspective on the market, from pricing expectations for a single floor in a single building to tenant demand across an entire segment. As a result, CBRE is able to give its clients better results through equal access to a higher level of information.

**CBRE's leadership in tenant and landlord representation gives us—and our clients—access to more and better information.**

### How CBRE Manages Competing-Interest Conflicts

CBRE works with more clients on more requirements across more markets than any other commercial real estate services firm. Our leading position at the local, national and global levels gives us the best market intelligence and enables us to execute the most creative solutions for clients. It also opens an opportunity for CBRE to represent clients that have similar requirements or compete in the same industry. We manage these potential conflicts through appropriate disclosures.

## CBRE protocol eliminates any possibility of competing fiduciary obligations.

As soon as a potential conflict is identified, CBRE professionals are required to disclose it. First the broker assesses whether one client's requirement is adverse to another's. The sales managers then review that assessment. CBRE's Enterprise Management operating structure facilitates the process. Our firm's structure allows us to track the business activity of our leasing professionals and centralize sales management.

As with any potential conflict situation, the brokerage or sales professional must offer the client a referral to another CBRE professional or, if the client prefers, to a competing firm.

## The client will always control how a potential conflict is addressed.

### How CBRE Manages Personal Ownership Interest Conflicts

CBRE policy requires all employees to register any ownership interest in a commercial property with the firm's Corporate Compliance department through an automated online property ownership registration system. This system tracks all investment types, from fee-simple ownership through participation in funds and other limited-liability vehicles that often mask the identity of a property's owner. Similarly, any ownership interest held by any division of CBRE, including CBRE Investors, is recorded and tracked. All ownership positions are recorded in a database and posted on CBRE's proprietary property research system. As with the management of all potential conflicts, CBRE's approach to commercial property ownership mandates full and early disclosure.

## Our protocols ensure full and early disclosure of any potential conflict in ownership.

CBRE

# Thank you.


## Wayne Rappold

**Advisory & Transaction Services**
+1 414 274 1647
wayne.rappold@cbre.com



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www.cbre.com/thewayforward

# VILLAGE OF JACKSON
# REQUEST FOR PROPOSALS (RFP)
## REAL ESTATE AND BROKERAGE SERVICES

**Direct all replies to:**

**Jen Keller, Village Administrator**

**Village of Jackson**
**N168W19851 Main Street**
**PO Box 637 Washington Ave**
**Jackson, Wisconsin 53037**
**Telephone: 262-677-9001**

**The Village of Jackson is not responsible for the content of any proposal package received through any 3rd party service. It is the sole responsibility of the vendor to ensure the completeness of the documents received from any 3rd party.**

**SEALED PROPOSALS MUST BE RECEIVED NO LATER THAN:**
**October 6th by 10:30 AM, CDT**

**PROPOSALS RECEIVED LATE MAY NOT BE CONSIDERED.**

## INTRODUCTION

The Village of Jackson Village Board is seeking proposals from real estate brokers/firms specializing in commercial real estate to provide brokerage and marketing services for various properties owned by the Village of Jackson. It is the intent of this request for proposal (RFP) to have the successful broker/firm, enter into a professional services contract with the Village of Jackson to supply real estate services as outlined herein.

The contract will be an agreement in which consultants work on an as-needed basis, and the Village Board will not guarantee the selected consultant a minimum number of projects throughout the term of the contract. The term of the contract will be effective for a period of one year. The contract may be terminated by either party with 60 days prior notice.

## SCOPE OF SERVICES

The successful firm shall agree to contract with the Village of Jackson to provide a minimum of thefollowing:

1. Develop strategies for sale and development of the Village properties.
2. Develop marketing materials to advertise the properties for sale, distribute the materials to potential buyers via the appropriate form(s) of media and report results to the Village Board on an agreed upon frequency.
3. Advise on strategies to promote and sell the properties. Public presentations may be required.
4. Participate in site tours of the properties.
5. Analyze offers from potential buyers and advise with respect to negotiations.
6. Represent the Village Board in negotiations with a prospective buyer from the time of offeruntil closing.
7. Coordinate real estate transaction closings.
8. Handle all other customary activities and services associated with real estate transactions.

## PROPOSALS

The following information is required and must accompany your proposal:

1. COVER LETTER: Provide a cover letter indicating your interest in serving as the Village's real estate agent/firm.
2. BACKGROUND INFORMATION: List years in business with a description of your firm including size of firm, location, number, and nature of the professional staff to be assigned to this contract, with a brief resume for each key person listed.

3. EXPERIENCE SUMMARY: Describe your firm's pertinent real estate experience (minimum five years of personal commercial real estate experience with proven effectiveness). Describe your connections and work in the Jackson market or neighboring communities.
4. EXAMPLES OF WORK: Provide no more than three examples of similar work.
5. MARKETING METHODS: Describe the methods of identifying target user groups, a description of the marketing materials and your strategy for presenting the properties to a regional and national marketplace (when appropriate).
6. FEE SCHEDULE:
    A. State your commission rate for listing and selling of properties.
    B. State your proposed method of compensation for representing the Village in negotiations for purchasing properties.
    C. State any other costs the Village should anticipate relating to the real estate services to be provided. Any applicable carry-over compensation must be included.
7. REFERENCES: Provide a list of three applicable references. Include name, title, and contact information for each reference as well as a brief description of the specific services provided.

## SELECTION CITERIA

Responses will be evaluated on a 100-point scale based on the following criteria:

Ability to meet or exceed the scope of services defined in the RFP - 30%
Experience, qualifications, references - 20%
Knowledge of region/regional reputation, local presence/experience - 20%
Fee schedule - 30%

## RESPONSE DEADLINE & PROJECT TIMELINE

All questions related to the RFP must be directed to Jen Keller prior to 10 AM on October 1, 2021. Direct e-mail: jen.keller@villageofJackson.com. Firms interested in providing proposals for this project must respond with sealed proposals and must be received prior to 10:00 AM on October 6, 2021 to:

Jen Keller
Village of Jackson Administrator
N168W19851 Main St., PO Box 637
Jackson, WI 53037

It is intended that Village Administrator Keller will meet with one or more proposers Friday, October 8th. The Village Board will review the Staff recommendations for Commercial Broker Services at the October 12th Village Board meeting. Following the selection of a Commercial Broker, the Village will develop a scope of work in the following weeks and have a contract executed with the selected vendor soon thereafter. Proposals received after the deadline may not be considered.

## SPECIAL NOTES

Village of Jackson shall not be liable for any costs incurred by respondents to this RFP or for any costsassociated with discussions required for clarification of items relating to this RFP.

Village of Jackson reserves the right to revise or amend the RFP in response to a need for further clarification, specification and/or requirement changes including new opening date prior to the due date. Such revisions and amendments, if any, will be announced by an addendum oraddenda to the RFP. Copies of any such addenda will be furnished to all known RFP holders. Failure to acknowledge an amendment may result in rejection of the proposal.

The Village of Jackson reserves the right to reject any and all proposals. The Village of Jackson reserves the right to negotiate the terms of the contract, including the award amount, with the selected proposer prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring proposer, the Village may negotiate a contract with the next highest scoring proposer.

CONFLICT OF INTEREST: In order to avoid a conflict of interest, or the appearance of a conflict of interest, your firm should not engage in any outside activities that are inconsistent, incompatible, or appear to conflict with your ability to exercise independent/objective judgment in the best interest of the Village. Please outline all conflicts of interest that may exist for your firm in relation to providing real estate services for the Village of Jackson.

GOOD STANDING: Your firm must be in compliance with Federal, State, County and local units of government, which specifically includes good tax payment status and good corporate registration status.

## INSURANCE

The Contractor shall not commence work on contract until proof of insurance required has been provided to the applicable department before the contract or purchase order is considered for approval by the Village.

It is hereby agreed and understood that the insurance required by the Village is primary coverage and that any insurance or self-insurance maintained by the Village, its elected and appointed officials, officers, employees, or authorized representatives or volunteers, and each of them, will not contribute to a loss. All insurance shall be in full force prior to commencing work and remain in force until the entire job is completed and the length of time that is specified, if any, in the Contractor listed below whichever is longer.

1. PROFESSIONAL LIABILITY
    A. Limits
        (1) $1,000,000 each claim
        (2) $1,000,000 annual aggregate
    B. Must continue coverage for 2 years after final acceptance for service/job.

2. GENERAL LIABILITY COVERAGE
    A. Commercial General Liability
        (1) $1,000,000 each occurrence limit
        (2) $1,000,000 personal liability and advertising injury
        (3) $2,000,000 general aggregate
        (4) $2,000,000 products - completed operations aggregate

    B. Claims made form of coverage is not acceptable.

    C. Insurance must include:
        (1) Premises and Operations Liability
        (2) Contractual Liability
        (3) Personal Injury
        (4) Explosion, collapse, and underground coverage
        (5) Products/Completed Operations must be carried for 2 years after acceptance of completed work
        (6) The general aggregate must apply separately to this project/location

3. BUSINESS AUTOMOBILE COVERAGE
    A. $1,000,000 combined single limit for Bodily Injury and Property Damage each accident

    B. Must cover liability for Symbol #1 - "Any Auto" - including Owned, Non-Owned, and Hired Automobile Liability.

4. WORKERS COMPENSATION AND EMPLOYERS LIABILITY – As required by Wisconsin State Statute or any Workers Compensation Statutes of a different state.
    A. Must carry coverage for Statutory Workers Compensation, and an Employers Liability limit of:
        (1) $100,000 Each Accident
        (2) $500,000 Disease Policy Limit
        (3) $100,000 Disease - Each Employee

5. UMBRELLA LIABILITY – If exposure exists, provide coverage at least as broad as the underlying Commercial General Liability, Watercraft Liability (if required), Automobile Liability and Employers Liability, with a minimum limit of $2,000,000 each occurrence and $2,000,000 aggregate, and a maximum self-insured retention of $10,000.

6. ADDITIONAL PROVISIONS

A. Primary and Non-contributory requirement - all insurance must be primary and noncontributory to any insurance or self-insurance carried by Village of Jackson.

B. Acceptability of Insurers - Insurance is to be placed with insurers that have an A. M. Best rating of no less than A- and a Financial Size Category of no less than Class VII, and who are authorized as an admitted insurance company in the state of Wisconsin.

C. Additional Insured Requirements - The following must be named as additional insureds on the General Liability and Business Automobile liability coverage arising out of project work:

The Village of Jackson its elected and appointed officials, officers, employees,authorized representatives, and volunteers.

On the Commercial General liability Policy, the additional insured coverage must be ISO form CG 20 10 0704 and also include Products - Completed Operations additional insured coverage per ISO form CG 20 37 07 04 or their equivalents for a minimum of 2 year after acceptance of work. This does not apply to Workers Compensation Policies.

D. Deductibles and Self-Insured Retentions - Any deductible or self-insured retention must be declared to and approved by the Village.

E. Evidences of Insurance - Prior to execution of the agreement, the Contractor shall file with the Village a certificate of insurance (Accord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this agreement. In addition, form CG 20 10 07 04 for ongoing work exposure and form CG 20 37 07 04 for products-completed operations exposure must also be provided or their equivalent.

**Knight Barry Title Advantage LLC**
**ALTA Universal ID:**
**123 South 6th Avenue**
**West Bend, WI 53095**

| | |
|---|---|
| File No./Escrow No.: | 2096823 |
| Print Date & Time: | October 04, 2021 10:50 am |
| Officer/Escrow Officer: | Chloe Nadolski |
| Settlement Location: | 123 South 6th Avenue<br>West Bend, WI 53095 |
| Property Address: | County Hwy P<br>Jackson, WI 53037 |
| Borrower: | The Village of Jackson |
| Seller: | Roland G. Krug and Lynn Krug<br>County Hwy P<br>Jackson, WI 53037 |
| Settlement Date : | October 15, 2021 |
| Disbursement Date : | October 15, 2021 |

| Seller | | Description | Borrower | |
|---|---|---|---|---|
| **Debit** | **Credit** | | **Debit** | **Credit** |
| | | **Financial** | | |
| | 95,000.00 | Sale Price of Property | 95,000.00 | |
| | | Deposit | | 2,500.00 |
| | | | | |
| | | **Prorations/Adjustments** | | |
| 396.14 | | City/Town Taxes<br>01/01/21-10/15/21 | | 396.14 |
| | | | | |
| | | **Title Charges and Escrow/Settlement Charges** | | |
| | | Special Assessment/Municipal Lien Search to Knight Barry Title Advantage LLC | 115.00 | |
| 125.00 | | Gap - 2006 to Knight Barry Title Advantage LLC | | |
| 572.00 | | Owner's Title Insurance to Knight Barry Title Advantage LLC<br>Coverage: $95,000.00<br>Premium: $572.00 | | |
| | | | | |
| | | **Commissions** | | |
| 3,420.00 | | Commission - Listing Agent, deduct earnest money to First Weber Group | | |

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| Seller | | Description | Borrower | |
|---|---|---|---|---|
| Debit | Credit | | Debit | Credit |
| | | **Commissions (continued)** | | |
| 2,280.00 | | Commission - Selling Agent to Star Properties, Inc | | |
| 295.00 | | Transaction Fee to First Weber Group | | |
| | | | | |
| | | **Government Recording and Transfer Charges** | | |
| | | Recording Fees to Register of Deeds or Knight Barry Title Advantage LLC | 30.00 | |
| 285.00 | | State tax/stamps to Register of Deeds or Knight Barry Title Advantage LLC | | |
| | | | | |

| Seller | | | Borrower | |
|---|---|---|---|---|
| Debit | Credit | | Debit | Credit |
| 7,373.14 | 95,000.00 | **Subtotals** | 95,145.00 | 2,896.14 |
| | | **Due from Borrower** | | 92,248.86 |
| 87,626.86 | | **Due to Seller** | | |
| 95,000.00 | 95,000.00 | **Totals** | 95,145.00 | 95,145.00 |

## Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Knight Barry Title Advantage LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

The Village of Jackson

BY:_____
Jen Keller,

Seller

_____
Roland G. Krug

_____
Lynn Krug

_____
Chloe Nadolski

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Approved by Wisconsin Real Estate Examining Board
10-1-15 Optional se Date 1-1-16 Mandatory se Date

FirstWeber REALTORS
The human side of real estate
WISC SI REALT RS ASS CIATI
4801 Forest Run Road
Madison, Wisconsin 53704

# WB C U TER FFER

**Counter ffer o _____ by (Buyer/Seller) STRIKE E**

**TE: umber this Counter ffer se uentially, e g Counter ffer o 1 by Seller, Counter ffer o 2 by Buyer, etc**

The Offer to Purchase dated 9/17/21 and signed by Buyer Sarah Malchow and/or assigns
for purchase of real estate at V3 008200B, County Hwy P, Jackson, WI 53037-9653
_____ is re ected and the following Counter-Offer is hereby made.

**CAUTI : This Counter ffer does not include the terms or conditions in any other counter offer or multiple counter proposal unless incorporated by reference**

All terms and conditions remain the same as stated in the Offer to Purchase except the following: _____

Purchase price shall be $95,000 (ninety five thousand dollars)

The attached _____ is/are made part of this Counter-Offer.
Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.
This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party making the Counter-Offer on or before 9/18/21
Time is of the Essence. Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase, unless otherwise provided in this Counter-Offer.

**TE: The Party making this Counter ffer may withdraw the Counter ffer prior to acceptance and delivery as provided at lines 30 33**

This Counter-Offer was drafted by **Margaret Harris** **First Weber, Inc.** on 9/17/21 .
Licensee and Firm ▲ Date ▲

DocuSigned by:
x Roland Krug 9/17/2021
Signature of Party Making Counter-Offer ▲ Date ▲
9EA9FB25025444D...
Print name ▶ Roland Krug

x _____
Signature of Party Accepting Counter-Offer ▲ Date ▲
Print name ▶ Sarah Malchow and/or assigns

DocuSigned by:
x Lynn Krug 9/17/2021
Signature of Party Making Counter-Offer ▲ Date ▲
9EA9F5850254AD...
Print name ▶ Lynn Krug

x _____
Signature of Party Accepting Counter-Offer ▲ Date ▲
Print name ▶

This Counter-Offer was presented by _____ on _____ .
Licensee and Firm ▲ Date ▲

This Counter-Offer is re ected countered STRIKE ONE Party's Initials _____ Party's Initials _____

**TE: Provisions from a previous Counter ffer may be included by reproduction of the entire provision or incorporation by reference Provisions incorporated by reference may be indicated in the subse uent Counter ffer by specifying the number of the provision or the lines containing the provision In transactions involving more than one Counter ffer, the Counter ffer referred to should be clearly specified**

# WB-13 VACANT LAND OFFER TO PURCHASE

**LICENSEE DRAFTING THIS OFFER ON** September 17, 2021 **[DATE] IS (AGENT OF BUYER)** ~~**(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER)**~~ **STRIKE THOSE NOT APPLICABLE**

The Buyer, Sarah Malchow &/or Assigns
offers to purchase the Property known as Lt0 County Highway P
Tax Key # V3 008200B
[e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 650-664, or attach as an addendum per line 686] in the Village of Jackson, County of Washington Wisconsin, on the following terms:

**PURCHASE PRICE** The purchase price is Ninety Thousand Dollars ($ 90,000.00).

**INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: N/A

**NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included or not included. Annual crops are not part of the purchase price unless otherwise agreed.**

**NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at lines 12-13) and the following: N/A

**CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented and will continue to be owned by the lessor.**

"Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

**CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 650-664 or in an addendum per line 686.**

**BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before September 18, 2021.
Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

**CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

**ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.

**CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term Deadlines running from acceptance provide adequate time for <u>both</u> binding acceptance and performance.**

**CLOSING** This transaction is to be closed on October 15, 2021
at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

**CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.**

**EARNEST MONEY**

■ EARNEST MONEY of $ N/A accompanies this Offer.
If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

■ EARNEST MONEY of $ 2,500.00 will be mailed, or commercially, electronically or personally delivered within 5 days ("5" if left blank) after acceptance.
All earnest money shall be delivered to and held by (listing Firm) (~~drafting Firm) (other identified as~~ _____ ) STRIKE THOSE NOT APPLICABLE
(listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

**CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special disbursement agreement.**

■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

■ DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM: If negotiations do not result in an accepted offer and the earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4) upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the earnest money any costs and reasonable attorneys' fees, not to exceed $250, prior to disbursement.

■ LEGAL RIGHTS/ACTION: The Firm's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

**TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: N/A _____. If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

**VACANT LAND DISCLOSURE REPORT** Wisconsin law requires owners of real property that does not include any buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . ., to the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding rescission rights.

**PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in Seller's Vacant Land Disclosure Report dated August 6, 2021 , which was received by Buyer prior to Buyer signing this Offer and that is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and N/A _____

_____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

"Conditions Affecting the Property or Transaction" are defined to include:

a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.

b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.

d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.

e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.

f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.

g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.

h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.

i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic system serving the Property not closed or abandoned according to applicable regulations.

j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Department regulations may require closure or removal of unused tanks.)

k. Existing or abandoned manure storage facilities located on the property.

l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment; remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special purpose district, such as a drainage district, that has authority to impose assessments on the Property.

m. Proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division involving the Property without required state or local permits.

n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit and there are common areas associated with the Property that are co-owned with others.

o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain, wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county.

p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements other than recorded utility easements.

q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment conversion charge; or payment of a use-value assessment conversion charge has been deferred.

r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or similar group of which the Property owner is a member.

t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the Property or to the use of the Property such as a joint driveway, liens, and licenses.

u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an existing condition.

v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.

x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.

y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.

z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other Defect or material condition.

aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative.

N/A **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days ("15" if left blank) after acceptance of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or payback obligation.

**CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The Parties agree this provision survives closing.**

**MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL) program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the local DNR forester or visit https://dnr.wisconsin.gov/topic/forestry .

**USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Bureau or visit http://www.revenue.wi.gov/ .

**FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or visit http://www.datcp.state.wi.us/ for more information.

**CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S. Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service Agency office or visit http://www.fsa.usda.gov/ .

**SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must conform to any existing mitigation plans. For more information call the county zoning office or visit https://dnr.wi.gov/ . Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland zoning restrictions, if any.

**FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares where one or both of the properties is used and occupied for farming or grazing purposes.

**CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and occupied for farming or grazing purposes.**

**PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use, there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals, estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 686).

Buyer should review any plans for development or use changes to determine what issues should be addressed in these contingencies.

**PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on lines 256-281 shall be deemed satisfied unless Buyer, within N/A days ("30" if left blank) after acceptance, delivers: (1) written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions checked at lines 256-281.

**Proposed Use:** Buyer is purchasing the Property for the purpose of: N/A

_____

_____ **[insert proposed use and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to purchase, e.g.1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].**

N/A **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines 251-255.

N/A **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such development.

N/A **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 CHECK ALL THAT APPLY ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding tank; ☐ other: _____ .

N/A **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions affecting the Property and a written determination by a qualified independent third party that none of these prohibit or significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

N/A **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items related to Buyer's proposed use: _____

_____.

____ **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE:

☐ electricity _____ ; ☐ gas _____ ; ☐ sewer _____ ;

☐ water _____ ; ☐ telephone _____; ☐ cable _____ ;

☐ other _____ .

____ **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public roads.

N/A **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY ☐ rezoning; ☐ conditional use permit; ☐ variance; ☐ other _____ for the Property for its proposed use described at lines 251-255. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within _____ days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

N/A **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a registered land surveyor, within _____ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. The map shall show minimum of _____ acres, maximum of _____ acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements, if any, and: _____

_____

_____ STRIKE AND COMPLETE AS APPLICABLE Additional map features that may be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square footage; easements or rights-of-way.

**CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required to obtain the map when setting the deadline.**

This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to

provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

**INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

**NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.**

Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be reported to the Wisconsin Department of Natural Resources.

N/A **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

(1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date on line 1 of this Offer that discloses no Defects.

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____ _____ (list any Property component(s) to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

(3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

**CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s), as well as any follow-up inspection(s).**

This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

**CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

**NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.**

■ **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;

(2) curing the Defects in a good and workmanlike manner; and

(3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

(1) Seller does not have the right to cure; or

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not cure; or

(b) Seller does not timely deliver the written notice of election to cure.

**IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.**

N/A **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____ [loan type or specific lender, if any] first mortgage loan commitment as described below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than $ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial monthly payments of principal and interest shall not exceed $ _____ . Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed _____ % ("0" if left blank) of the loan. If Buyer is using multiple loan

sources or obtaining a construction loan or land contract financing, describe at lines 650-664 or in an addendum attached per line 686. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow lender's appraiser access to the Property.

■ LOAN AMOUNT ADJUSTMENT: If the purchase price under this Offer is modified, any financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

**CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.**

☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment. The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

■ SATISFACTION OF FINANCING COMMITMENT CONTINGENCY: If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment (even if subject to conditions) that is:

(1) signed by Buyer; or

(2) accompanied by Buyer's written direction for delivery.

Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.

**CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

■ SELLER TERMINATION RIGHTS: If Buyer does not deliver a loan commitment on or before the Deadline on line 357. Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ FINANCING COMMITMENT UNAVAILABILITY: If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

N/A **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or

(2) the Deadline for delivery of the loan commitment on line 357,

to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

**IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within _____ days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:

(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close; or

(2) _____

_____ [Specify documentation Buyer agrees to deliver to Seller].

If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing commitment contingency.

N/A **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than the agreed upon purchase price.

This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

■ **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure.

If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal

report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written appraisal report and:

(1) Seller does not have the right to cure; or

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not adjust the purchase price; or

(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.

**NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**

[N/A] **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____ no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of bridge loan shall not extend the closing date for this Offer.

[N/A] **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

(1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

(2) Written waiver of _____ _____ (name other contingencies, if any); and

(3) Any of the following checked below:

[ ] Proof of bridge loan financing.

[ ] Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

Other: _____ _____

[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

[N/A] **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7" if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this Offer becomes primary.

**HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) [STRIKE ONE] ("Buyer" if neither is stricken).

**CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel and N/A _____.

**CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

[X] The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.

[ ] Current assessment times current mill rate (current means as of the date of closing).

[ ] Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

[ ] _____.

**CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.**

[ ] Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

**TITLE EVIDENCE**

■ CONVEYANCE OF TITLE: **Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein)**, free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land Disclosure Report and in this Offer, general taxes levied in the year of closing and N/A _____ (insert other allowable exceptions from title, if any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

**WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.**

■ TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.

■ GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-523).

■ DELIVERY OF MERCHANTABLE TITLE: The required title insurance commitment shall be delivered to Buyer's attorney or Buyer not more than 15 days after acceptance ("15" if left blank), showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

■ TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title within 15 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In such event, Seller shall have 15 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

■ SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution describing the planned improvements and the assessment of benefits.

**CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

**LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) STRIKE ONE lease(s), if any, are N/A _____ . Insert additional terms, if any, at lines 650-664 or attach as an addendum per line 686.

**DEFINITIONS**

■ ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

■ BUSINESS DAY: "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

registered mail or make regular deliveries on that day.

■ DEADLINES: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

■ DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ PARTY: "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

■ PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-8.

**INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX ( ☐ ) are part of this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

**PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas used or other reasons, unless verified by survey or other means.

**CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land dimensions, if material.**

**DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this Offer to the seller or seller's agent of another property that Seller intends on purchasing.

**MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for ordinary wear and tear.

**PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

**BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

**OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 534-538 or in an addendum attached per line 686, or lines 650-664 if the Property is leased. At time of Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

**DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting party to liability for damages or other legal remedies.

If Buyer defaults, Seller may:

(1) sue for specific performance and request the earnest money as partial payment of the purchase price; or

(2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

(1) sue for specific performance; or

(2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

**NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

**ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

**NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at (608) 240-5830.

**FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the amount of any liability assumed by Buyer.

**CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed upon the Property.**

Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

**IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this Offer and proceed under lines 601-608.

**IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

**COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also shall pay to Buyer an amount not to exceed $1,000 for actual costs associated with the filing and administration of forms, affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

**Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding FIRPTA.

**ADDITIONAL PROVISIONS/CONTINGENCIES** This is a cash offer. Buyer to provide a "Proof of Funds" letter within 2 business days of acceptance or Seller may issue Notice deeming the offer null and void.

Addendums attached to offer per line 686: RECR, Survey, Flood Plan Map, Sanitary Lateral Map, Utilities Map

**DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 668-683.

(1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 670 or 671.

Name of Seller's recipient for delivery, if any: _____

Name of Buyer's recipient for delivery, if any: _____

[ ] (2) Fax: fax transmission of the document or written notice to the following number:

Seller: ( _____ ) _____ Buyer: ( _____ ) _____

[ ] (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at line 679 or 680.

[ ] (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address.

Address for Seller: _____

Address for Buyer: _____

[X] (5) Email: electronically transmitting the document or written notice to the email address.

Email Address for Seller: mharris@firstweber.com

Email Address for Buyer: scott.stortz@starproperties.com

**PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

[X] **ADDENDA:** The attached *See lines 654-655 is/are made part of this Offer.

This Offer was drafted by [Licensee and Firm] Scott Stortz - Star Properties, Inc.

DocuSigned by:

(x) Sarah Malchow September 17, 2021

Buyer's Signature ▲ Print Name Here ▶ Sarah Malchow &/or Assigns Date ▲

(x) _____

Buyer's Signature ▲ Print Name Here ▶ Date ▲

**SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

(x) _____

Seller's Signature ▲ Print Name Here ▶ Date ▲

(x) _____

Seller's Signature ▲ Print Name Here ▶ Date ▲

This Offer was presented to Seller by [Licensee and Firm] _____

_____ on _____ at DS DS a.m./p.m.

This Offer is rejected _____ _____ This Offer is countered [See attached counter] _____ _____

Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

9/17/2021

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704



# VACANT LAND DISCLOSURE REPORT

## DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT V3 008200B, County Hwy P IN THE Village (CITY) (VILLAGE) (TOWN) OF Jackson, COUNTY OF Washington STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF August (MONTH) 6 (DAY), 2021 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

## NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

## A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

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## B. ENVIRONMENTAL

| | | YES | NO | N/A |
|---|---|---|---|---|
| B1. | Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property? | ☐ | ☒ | ☐ |
| B2. | Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| B3. | Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| B4. | Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems? | ☐ | ☒ | ☐ |
| B5. | Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☒ | ☐ |
| B6. | Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program? | ☐ | ☒ | ☐ |

B7. Explanation of "yes" responses

## C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

| | | YES | NO | N/A |
|---|---|---|---|---|
| C1. | Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.) | ☐ | ☒ | ☐ |
| C2. | Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☒ | ☐ |
| C3. | Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations? | ☐ | ☒ | ☐ |
| C4. | Are you aware of a joint well serving this property? | ☐ | ☒ | ☐ |
| C5. | Are you aware of a defect relating to a joint well serving this property? | ☐ | ☒ | ☐ |
| C6. | Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | ☐ | ☒ | ☐ |

C7. Explanation of "yes" responses

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## D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

| | | YES | NO | N/A |
|---|---|---|---|---|
| D1. | Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment? | ☐ | ☒ | ☐ |
| D2. | Are you aware of pending special assessments? | ☐ | ☒ | ☐ |
| D3. | Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | ☐ | ☒ | ☐ |
| D4. | Are you aware of any land division involving the property for which required state or local permits were not obtained? | ☐ | ☒ | ☐ |
| D5. | Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? | ☐ | ☒ | ☐ |
| D6. | Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property? | ☐ | ☒ | ☐ |

D7. Explanation of "yes" responses

## E. LAND USE

| | | YES | NO | N/A |
|---|---|---|---|---|
| E1. | Are you aware of the property being part of or subject to a subdivision homeowners' association? | ☐ | ☒ | ☐ |
| E2. | If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☐ | ☒ | ☐ |
| E3. | Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law? | ☒ | ☐ | ☐ |
| E4. | Are you aware of any zoning code violations with respect to the property? | ☐ | ☒ | ☐ |
| E5. | Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☒ | ☐ |
| E6. | Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☒ | ☐ |
| E7. | Are you aware of restrictive covenants or deed restrictions on the property? | ☐ | ☒ | ☐ |
| E8. | *Other than public rights of ways,* are you aware of nonowners having rights to use part of the property, including, but not limited to, *private* rights-of-way and easements other than recorded utility easements? | ☐ | ☒ | ☐ |
| E9. | Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | ☐ | ☒ | ☐ |
| E10. | The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | | | |
| | a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☒ | ☐ |
| | b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☒ | ☐ |
| | c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |

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| | | YES | NO | N/A |
|---|---|---|---|---|
| E11. | Is all or part of the property subject to or in violation of a farmland preservation agreement?<br>Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information. | ☐ | ☒ | ☐ |
| E12. | Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☒ | ☐ |
| E13. | Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | ☐ | ☒ | ☐ |
| E14. | Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?<br>Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☐ | ☒ | ☐ |
| E15. | Are you aware there is not legal access to the property? | ☐ | ☒ | ☐ |
| E16. | Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☒ | ☐ |
| *E16m.* | *Are you aware of a written agreement affecting riparian rights related to the property?* | ☐ | ☒ | ☐ |
| *E16n.* | *Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?*<br>*Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.* | ☐ | ☒ | ☐ |
| E17. | Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | ☐ | ☒ | ☐ |
| E18. | Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property? | ☐ | ☒ | ☐ |
| E19. | Are you aware of existing or abandoned manure storage facilities located on the property? | ☐ | ☒ | ☐ |
| E20. | Are you aware that all or part of the property is enrolled in the managed forest land program?<br>The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit http://dnr.wi.gov/topic/forestry.html. | ☐ | ☒ | ☐ |

E21. Explanation of "yes" responses

## F. ADDITIONAL INFORMATION

| | | YES | NO | N/A |
|---|---|---|---|---|
| F1. | Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property? | ☐ | ☒ | ☐ |

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| | | YES | NO | N/A |
|---|---|---|---|---|
| F2. | Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property? | ☐ | ☒ | ☐ |
| F3. | Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide? | ☐ | ☒ | ☐ |
| F4. | Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property? | ☐ | ☒ | ☐ |
| F5. | Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property? | ☐ | ☒ | ☐ |
| F6. | Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.) | ☒ | ☐ | ☐ |
| | a. Electricity | ☒ | ☐ | ☐ |
| | b. Municipal water | ☒ | ☐ | ☐ |
| | c. Telephone | ☐ | ☒ | ☐ |
| | d. Cable television | ☐ | ☒ | ☐ |
| | e. Natural gas | ☐ | ☒ | ☐ |
| | f. Municipal sewer | ☒ | ☐ | ☐ |
| F7. | Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| F8. | Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition. | ☐ | ☒ | ☐ |
| F9. | Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition? | ☐ | ☒ | ☐ |
| *F9m.* | *Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)* *Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.* | ☐ | ☒ | ☐ |

F10. The owner has owned the property for 33 years.

F11. Explanation of "yes" responses

*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at http:www.doc.wi.gov or by phone at 608-240-5830.*

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## OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner _____ Date Aug 6 2021

Owner _____ Date Aug 6 2021

Owner _____ Date _____

## CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

## BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer DocuSigned by: Sarah Malchow D07EB5B29597460... Date 9/17/2021

*Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.*

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CERTIFIED SURVEY MAP



I hereby certify that by the direction of Debbie Schneider, I have surveyed, divided, and mapped the land shown and described hereon, being that part of the NW 1/4 of the SW 1/4, and the SW 1/4 of the SW 1/4 in Section 18, Town 10 North, Range 20 East, and part of the NE 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4 in Section 13, Town 10 North, Range 19 East, all in the Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the west quarter corner of said Section 18; thence S 01°17'10" E along the west line of said SW 1/4 of Section 18, 1196.92 feet to a point in the easterly right-of-way line of C.T.H. "P", said point also being the point of beginning of lands herein described: thence S 28°06'20" W along said easterly right-of-way line, 348.34 feet; thence continuing along said easterly right-of-way line S 27°03'43" W, 50 feet; thence S 64°13'17" E, 105.15 feet to a point on the shore of Hasmer Lake; thence N 25°46'43" E along a meander line along said shore, 70.00 feet; thence continuing along said meander line, N 59°59'35" E, 135.91 feet; thence N 01°17'10" W and parallel with said west line of the SW 1/4 of Section 18, 234.31 feet; thence N 88°23'23" W, 50.00 feet to a point in said west line of the SW 1/4 of Section 18; thence N 01°17'10" W along said west line of Section 18, 31.74 feet to the point of beginning. Including those lands lying between said meander line and said shore of Hasmer Lake.

Containing 1.08 acres more or less to said meander line.

I further certify that I have fully complied with the provisions of section 236.34 of Wisconsin Statutes in surveying, dividing, and mapping said land.

Dated this 2nd day of August, 1988.

Revised 7-6-88

CITIZENS/WEIS CORPORATION

Ronald A. Weis

Ronald A. Weis S-1215

WISCONSIN RONALD A. WEIS S-1215 WEST BEND, WIS. LAND SURVEYOR

APPROVAL OF THE VILLAGE OF JACKSON PLAN COMMISSION

This land division is hereby approved by the Village of Jackson Plan Commission this 11 day of October, 1988.

Secretary Chairman

APPROVAL OF THE VILLAGE OF JACKSON

This land division is hereby approved by the Village Board of the Village of Jackson this 11 day of October 1988.

Clerk President

535177

Map #286 Volume 19 Page 230

Recorded

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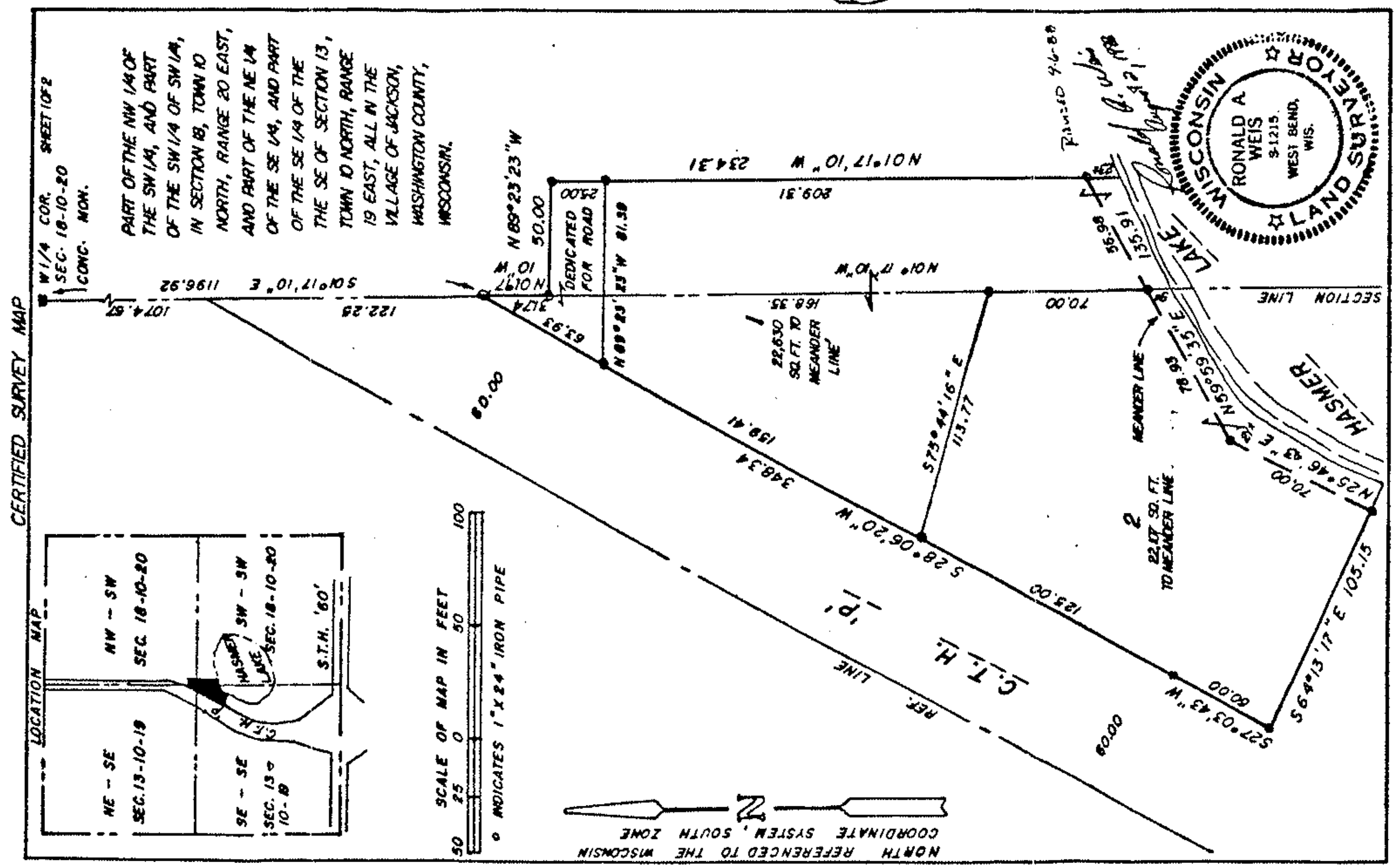
S6#3286 per ROD

√√535177

Map #3286 Volume 19 Page 229




DS SM

# A F F I D A V I T

STATE OF WISCONSIN)
WASHINGTON COUNTY ) s.s.

I, Ronald A. Weis, Registered Land Surveyor No. 1215, hereby depose and say:

That I am a land surveyor registered in the State of Wisconsin; and

That I have surveyed and mapped Washington County Certified Survey Map No. 3286, as recorded in Volume 19 of Washington County Certified Survey Maps on Pages 229 and 230 as Document No. 535177;

That on sheet 2 of the aforementioned map (page 230), the bearing of the north line of said Certified Survey Map No. 3286 reads N 88°23'23" W, when it should in fact be N 89°23'23" W;

Also, the aforementioned map did not include a Consent of Mortgage statement and an Owners Certificate when in fact, it should have included them.

That I make this Affidavit for the purpose of correcting said map and for no other purpose.

Ronald A. Weis S-1215

Subscribed and sworn to before me this 3 day of November, 1988.

Mary J. Ziegelbauer

Notary Public, Washington Co., Wisconsin.

My Commission expires: 8-5-90

WISCONSIN
RONALD A. WEIS
S-1215
WEST BEND
WIS.
LAND SURVEYOR

This instrument was drafted by Ronald A. Weis

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OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land shown and described on this Certified Survey Map to be surveyed, divided, mapped and land dedicated as represented hereon.

Carol J Beverly — Witness
Steven J Schneider — Owner

Carol J Beverly — Witness
Debra Schneider — Owner

Subscribed and sworn to before me this 9th day of November 1988.

Carol J. Beverly
Notary Public, State of — Wisconsin.
My commission ~~expires~~ is permanent.

CONSENT OF MORTGAGEE

M&I FIRST NATIONAL BANK, a Wisconsin corporation, mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

IN WITNESS WHEREOF, the said M&I First National Bank has caused these presents to be signed by T. R. Bast its President, and by Kenneth R. Heamuer, its Senior Vice President, at West Bend, Wisconsin, and its corporate seal to be hereunto affixed this 8th day of November, 1988.

M&I FIRST NATIONAL BANK
Name of Corporation

In Presence Of:

T R Bast
President

Kenneth R Heamuer
Senior Vice President

STATE OF WISCONSIN)
WASHINGTON COUNTY ) s.s.

Personally came before me this 8th day of November, 1988, T. R. Bast President, and Kenneth R. Hemauer Senior Vice President of the above named Corporation and known to me to be the persons who executed the foregoing instrument and acknowledged the same.

Lynn Grgich
Notary Public, Washington County, Wisconsin
My Commission (expires) (~~xixs~~) September 24, 1989

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DocuSign Envelope ID: EC49B183-6F92-4469-9B3B-CDE4A0FA7092

# National Flood Hazard Layer FIRMette

FEMA

88°11'8"W 43°19'55"N

88°10'30"W 43°19'29"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

DS SM

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/10/2021 at 2:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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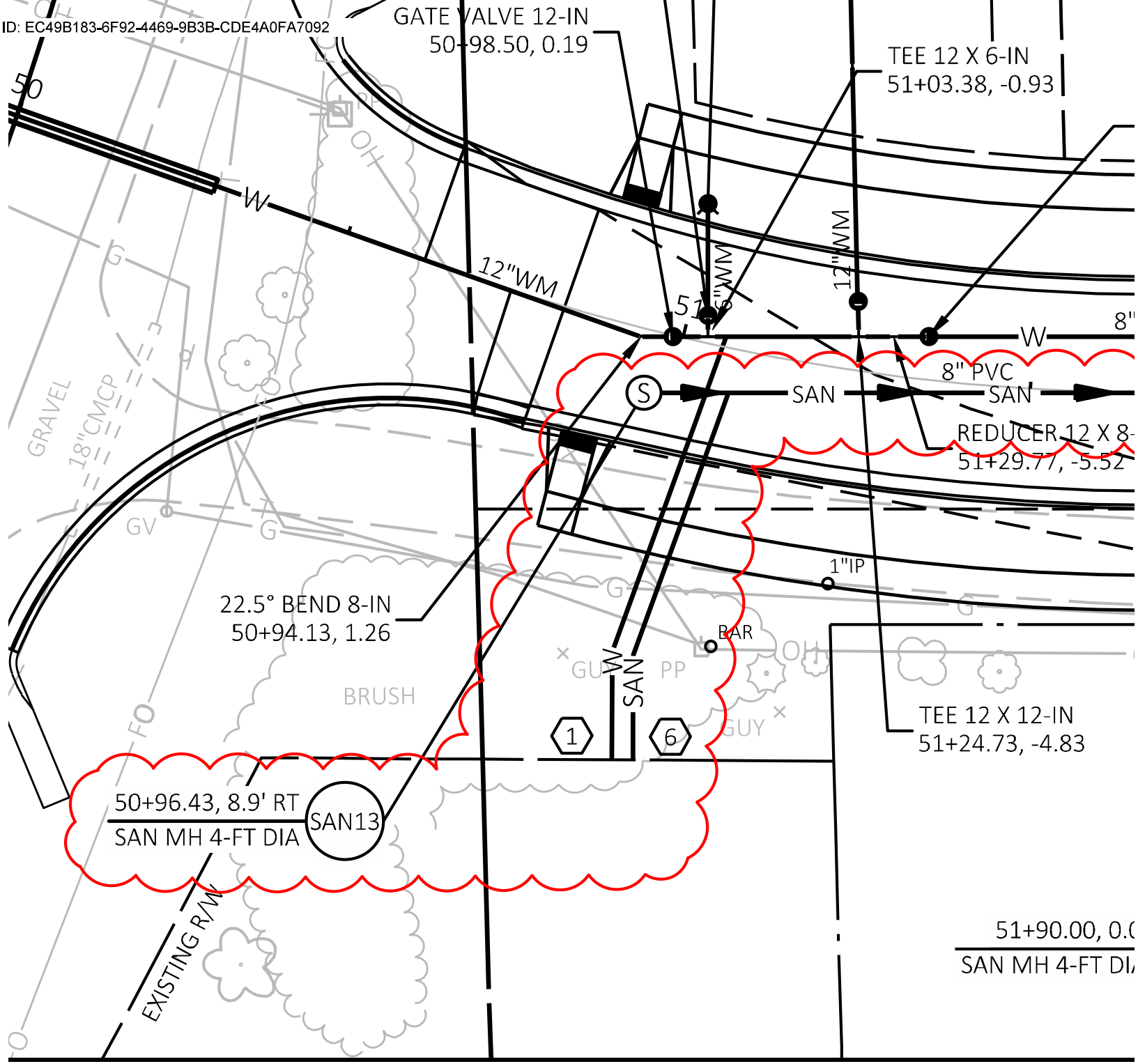

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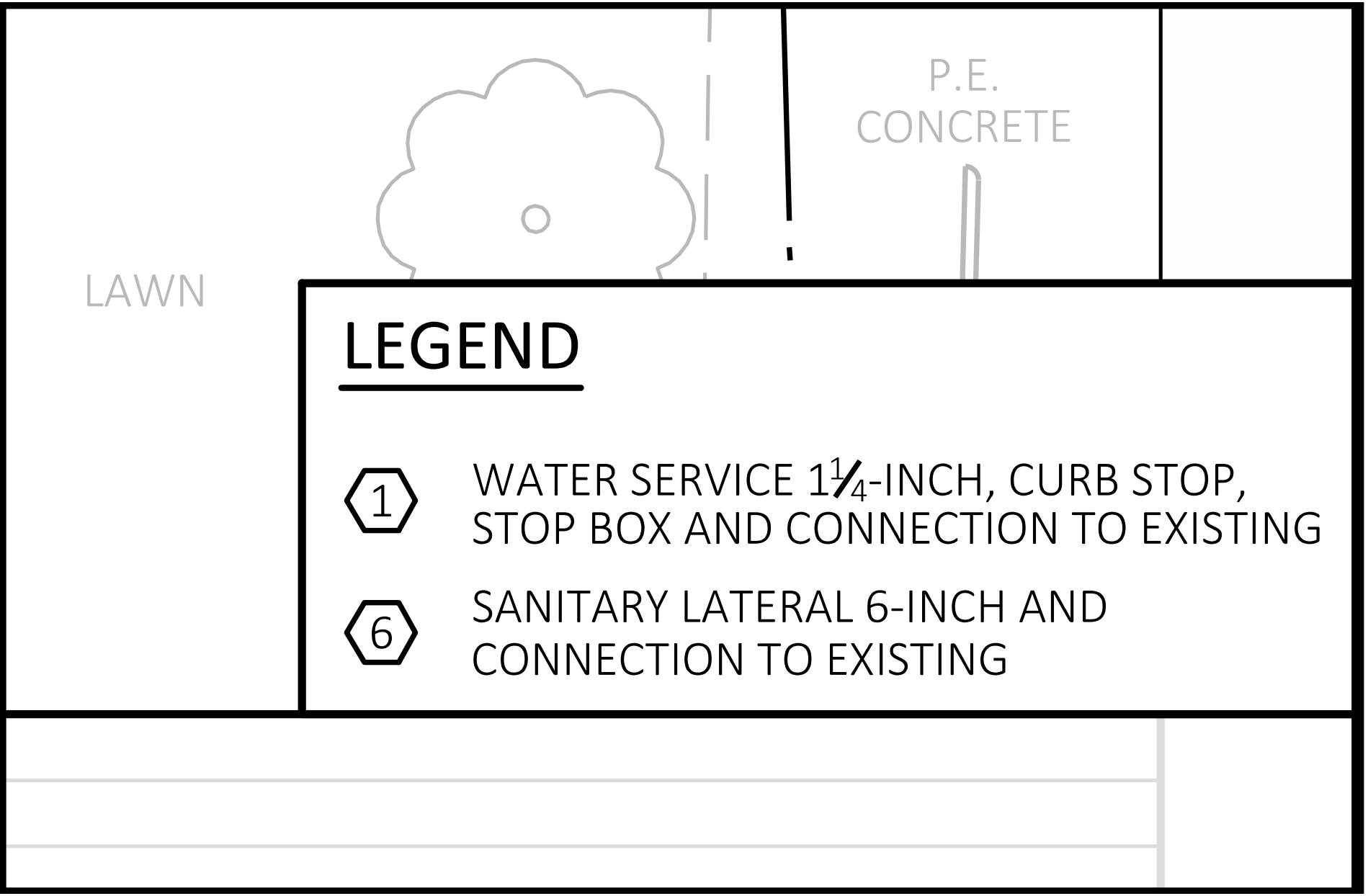


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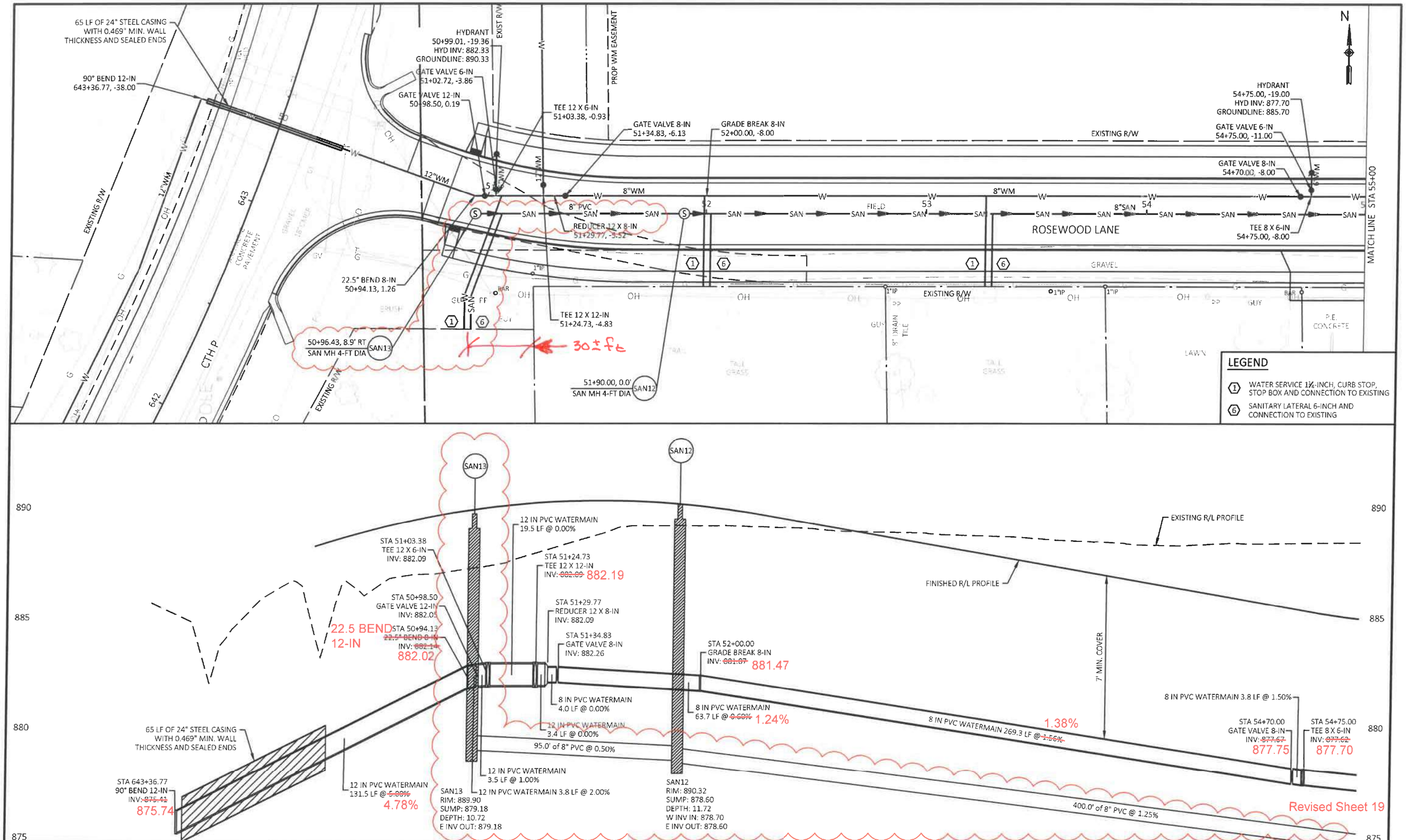



| Revisions: | Job No: 17-00213 | Designed: JAC | Date: 5/16/2018 | GREMMER & ASSOCIATES, INC. CONSULTING ENGINEERS Stevens Point • Fond du Lac | 93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720 fax (920) 924-5725 | DESIGN 2 CONSTRUCT NORTHWEST BUSINESS PARK - PHASE 6 JACKSON, WI | UTILITY PLANS ROSEWOOD LANE | SHEET 19 / 83 |
|---|---|---|---|---|---|---|---|---|
| ADDENDUM #1 - 06/28/2018 | | Drawn: AJS | Date: 5/16/2018 | | | | | |
| | Date: 5/16/2018 | Checked: TLL | Date: 5/16/2018 | | | | | |

FILE NAME : S:\CURRPROJ\SITEPLAN\DESIGN2CONSTRUCT\CTH P-ROSEWOOD SITE\CIVIL3D\NWBP6\SHEETSPLAN\NWBP6_023001-UP.DWG
LAYOUT NAME - Sheet-01
PLOT DATE : 6/28/2018 8:51 AM PLOT BY : JEFF CHVOSTA PLOT SCALE : 1 IN:40 FT

DS SM

DocuSign Envelope ID: EC49B183-6F92-4469-9B3B-CDE4A0FA7092

**Address:** Lt0 County Highway P Jackson, Wisconsin 53037-9653 **Taxed by:** Jackson **MLS #:** 1758091

2000 Highland Ct.
Slinger, WI 53086
**Phone:** 262-305-2301
**Fax:**
**Email:** scott.stortz@starproperties.com
http://www.starproperties.com

Provided as a courtesy of:
**Scott Stortz, ...a Brilliant Move**
Star Properties, Inc.

**Directions:** Lot is located at the southeast corner of Rosewood Ln and County Hwy P.

**Property Type:** Vacant Land
**Status:** Active
**County:** Washington

**List Price:** $109,900
**Est. Acreage:** 0.52

**Taxes:** $503.8
**Tax Year:** 2020

**Tax Key:** V3 008200B
**Zoning:** Single-Family

**Lot Description:** Sloped,Wooded Lake Access

**1 Story SqFt Min:** 1,000
**Flood Plain:** Partial

**2 Story 1st Flr SqFt:** 600

**2 Story SqFt Min:** 1,000

**School District:** West Bend
**Subdivision:**

**High School:**
**Subd. Dues/Yr.:** $

**Middle School:** Badger
**Body of Water:** Hasmer Lake

**Elem. School:**
**Days On Market:** 33

| | | | |
|---|---|---|---|
| **Topography:** | Sloped; Wooded; Water Access/Rights; Waterfrontage on Lot; View of Water | **Buildings Included:** | None |
| **Water Front/Access:** | Lake | **Miscellaneous:** | Existing Sidewalk; Existing Curb/Gutter; Near Recreation Area |
| **Location:** | Corner Lot; Borders Public Land; Other | **Development Status:** | Raw Land |
| **Present Use:** | None | **Water/Waste Available:** | Water Municipal; Water Lateral to Lot; Sewer Lateral to Lot |
| **Utilities Available:** | Electric; Natural Gas | | |
| **Conveyance Options:** | Sell in Entirety | **Water/Waste Required:** | Water Municipal; Water Lateral to Lot; Sewer; Sewer Lateral to Lot |
| **Road Frontage:** | State Road; Paved Road | | |
| **Zoning:** | Residential - Single | **Occupancy:** | Immediate |
| **Municipality:** | Village | | |
| **Documents:** | Listing Contract; Seller Condition; Survey; Other | | |

**Remarks:** Soak up the sun on Hasmer Lake! This gently sloped southeastern facing lot is perfect for a new build with a full walk-out lower level. Enjoy sunrises and sunsets each day in this serene setting. The lake is non-motorized and the fishing & swimming is picture perfect here! Invite your family & friends over to sink their toes into a soft sand and small stone waterfront. Improved in 2019, this lot is set up with electrical utilities, paved road access, sidewalk, municipal water and sewer laterals. With easy access to County Hwy P, lake life isn't just for the Northwoods. Super convenient to great local hotspots. Enjoy easy living in Jackson!
**Private Remarks:** Lot is wooded, plan accordingly to walk through. Village of Jackson confirmed there is a natural gas main present in the street (although not directly at the lot line) and connection can be completed during build.
**Showing Instructions:** ShowingTime

**Sub Agent Comm:** 2.4 %
**Buyer Agent Comm:** 2.4 %
**Limited/Unserviced:** No

**Excl. Agency Contrct:** N
**Var. Comm.:** N
**Named Prospects:** N

**Broker Owned:** N

**Electronic Consent:** Yes
**Listing Date:** 08/14/2021

**Listing Office:** First Weber Inc - Brookfield: fwg02
**Ph:** 262-782-3110
**Fax:** 262-797-7158
**URL:** http://www.firstweber.com

**Listing Agent:** Margaret K Harris, Real Estate Done Right : 24977
**Ph:** 414-699-6676 **Cell:** 414-699-6676
**Fax:** 262-439-3845
**Email:** mharris@firstweber.com

**LA Address:** 17345 W Bluemound Rd Brookfield, WI 53045
**LO License #:** 833993-91
**LA License #:** 77395-94

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
Copyright 2021 by Multiple Listing Service, Inc. See copyright notice.
Prepared by Scott Stortz, ...a Brilliant Move on Wednesday, September 15, 2021 3:20 PM.

Affidavit 1006-R-130

| DOCUMENT NO. | VOL. 211 PAGE 195 |
|---|---|
| 233505 | |

This Indenture, Made by ANDREW GUNDRUM and OTHILDA GUNDRUM, his wife,

grantor s of Washington County, Wisconsin, hereby conveys and warrants to LESTER H. CIRIACKS and VERNA R. CIRIACKS, his wife, as joint tenants, and to the survivor thereof, grantee s of Washington County, Wisconsin, for the sum of One Dollar ($1) and other good and valuable consideration the following tract of land in Washington County, State of Wisconsin:

That part of the East half of the Southeast Quarter (E½ SE¼) of Section 13, Township 10 North, Range 19 East, which lies east of the center line of State Trunk Highway 45 as presently located, excepting therefrom the parcels of real estate as described in the following deeds which are recorded in the office of the Register of Deeds for Washington County, Wisconsin: To John Hellenschmid in Volume 20 of Deeds on page 327; to William Dollinger in Volume 127 of Deeds on page 306; to John Hassmer in Volume 60 of Deeds on page 289; to Charles W. Zastrow in Volume 149 of Deeds on page 389, and also excepting that part conveyed to Washington County, Wisconsin, for highway purposes,

And also excepting that the grantors herein reserve for themselves, their heirs and assigns, the right to maintain one pier not over 4 x 18 feet, as it is presently located, in the lake located thereon and abutting on the real estate above described, and also reserve a reasonable right of access on foot from said highway to said pier over and across the lands above described for the purposes of ingress and egress to said pier for the use of the grantors, their heirs, assigns and guests. The grantors further reserve the right to maintain one boat at the aforementioned pier and to transport the said boat to and from the said highway to the said pier on foot at such times as they deem fit and proper, (said boat not to be rented or a charge made for fishing or swimming off of said pier).

It is further understood that certain waters are now flowing across the real estate above described into the lake upon which the above described premises abuts and that it is a condition of this deed that the grantees, their heirs or assigns, shall in no way obstruct the flow of said water or interfere with the channel in any way, to obstruct or retard the flow of said water and that it shall be the duty of the grantees herein, their heirs or assigns, by the acceptance of this deed, to maintain the channel through which the water presently flows.

This deed is given for the express purpose of correcting the description of the deed between the same parties recorded in Volume 210 of Deeds on page 85 in the office of the Register of Deeds for Washington County, Wisconsin, as Document No. 232529, on June 15, 1956.

No revenue stamps required on this conveyance.

IN WITNESS WHEREOF, the said grantor s have hereunto set their hand s and seal s this 15th day of August, A. D., 19 56.

SIGNED AND SEALED IN PRESENCE OF

J. T. Merriam

Florence Enderle

Andrew Gundrum (SEAL)

X Othilda Gundrum (SEAL)

(SEAL)

(SEAL)

STATE OF WISCONSIN,
Washington County. } ss.

Personally came before me, this 15th day of August, A. D., 19 56 the above named Andrew Gundrum and Othilda Gundrum, his wife,

to me known to be the person s who executed the foregoing instrument and acknowledged the same.

James Tom Merriam (SEAL)
Notary Public Washington County, Wis.
My commission expires June 19 A. D., 1960

Received for Record this 20 day of Aug A. D., 19 56 at 4:00 o'clock P. M.

Edwin Sick.
Register of Deeds.

Return to:
SCHLOEMER, SCHLAFER & ALDERSON, S.C.
WEST BEND, WISCONSIN 53095

AGREEMENT REGARDING

SERVICING OF SEWAGE HOLDING TANKS

This Agreement made and entered into this 31 day of May, 1974, by and betwen the Town of Polk, Washington County, Wisconsin, hereinafter called the Municipality, and Mrs. Verna Ciriacks of West Bend, Wisconsin, hereinafter called the Owner.

WHEREAS, an application has been made for the necessary permits to construct and install a sewage disposal system on the following described premises:

> That part of the East half of the Southeast Quarter (E½ SE¼) of Section 13, Township 10 North, Range 19 East, which lies east of the center line of State Trunk Highway 45 as presently located.

WHEREAS, the percolation tests and soil composition on said property for a septic tank soil absorption system do not meet the minimum standards of the ordinances of Washington County and the applicable codes of the State of Wisconsin, thereby making it necessary for Owner to install a sewage holding tank.

NOW, THEREFORE, in consideration of the issuance of the necessary permits for the above premises, the parties do hereby agree as follows:

1. Owner agrees to conform to all rules, regulations and ordinances of the Town of Polk, County of Washington, and State of Wisconsin, regarding the installation and servicing of its holding tank. More specifically, the Owner shall have

the responsibility to provide for the proper servicing of its holding tank in accordance with Wisconsin Statutes and Wisconsin Administrative Code regulations.

2. Owner agrees that any time the Municipality, through its Health Officer or Board of Health, determines that the holding tank has not been properly serviced and is a potential nuisance or health hazard, the Owner shall have the same serviced within 24 hours; in the event the Owner fails to do so, the Municipality will have said work done by a licensed septic tank contractor, and shall charge the cost of such service against the cash bond provided for herein. The Owner hereby grants to the Municipality the right and authority to enter upon its property above described to inspect and, if necessary, service said holding tank.

3. Owner shall deposit with the Municipality a cash bond in the sum of One Hundred Dollars ($100.00). This bond shall guarantee reimbursement to the Municipality for any and all expenses incurred by the Municipality in alleviating any nuisance or health hazard which may occur as a result of the permission granted by this Agreement for the Owner to install a holding tank. The sum of One Hundred Dollars ($100.00) shall be maintained at all times, and if monies are expended, the Owner shall replenish the cash bond and maintain the same constantly at One Hundred Dollars ($100.00). Upon the termination of this Agreement, said cash bond shall be returned to the Owner.

4. It is mutually understood and agreed that the Municipality does not, by the signing of this Agreement, waive any rights it may have to proceed against the Owner for the abatement of a nuisance as provided for by Wisconsin law.

5. This Agreement shall be binding upon the Owner, its successors and assigns providing however, that the same shall terminate and both parties shall be released from any further responsibility hereunder if and when said property is annexed to another municipality or is connected to a public sanitary sewer system. Owner further agrees that upon being connected to such public sanitary sewer system, no claim will be asserted as to the lack of benefit by reason of this permit being granted and that Owner will be precluded from asserting any defense in that respect as to any charge made by the public body for installation of said public sanitary sewage system.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

MUNICIPALITY

TOWN OF POLK

Howard Kruepke

Town Board Chairman
Howard Kruepke

George F. Nehrbass

Town Board Clerk
George F. Nehrbass

OWNER

Verna Ciriacks

Verna Ciriacks

353464 VOL REC 565 PAGE 313

STATE OF WISCONSIN )
: SS.
WASHINGTON COUNTY )

On this 21 day of May, 1974, personally appeared before me, the above named Verna Ciriacks, to me known to be the person who signed the foregoing instrument and acknowledged the same.

William F. Alderson
Notary Public, Washington Co., Wis.
My commission is permanent.

STATE OF WISCONSIN )
: SS.
WASHINGTON COUNTY )

On this 21 day of May, 1974, personally appeared before me, the above named Howard J. Kruepke and George F. Nehrbass, the duly appointed Town Chairman and Town Clerk of the Town of Polk, to me known to be the persons who signed the foregoing instrument and acknowledged the same.

C. J. Schloemer
Notary Public, Washington Co., Wis.
My commission is permanent.

RECEIVED
MAY 31 10 21 AM '74
REGISTER OF DEEDS
WASHINGTON COUNTY, WIS.

SCHLOEMER, SCHLAFER & ALDERSON, S.C.
WEST BEND, WISCONSIN 53095

271772

VOL [illegible] PG 231

Schloemer & Barrett
Doctor of Osh & Kichers
West Bend, Wisconsin

# EASEMENT FOR ROADWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners of the premises described as follows;

> The South Half of the Northwest Quarter of the Southwest Quarter (S½ NW¼ SW¼) of Section 18, Township 10 North, Range 20 East, except that part thereof heretofore conveyed to Harry Gomer,

do hereby covenant and agree for themselves, and their heirs, personal representatives and assigns that they will dedicate a public road 66 feet in width from the public highway (U.S. 45) eastward along and adjoining the north line of the premises heretofore conveyed by them to Harry Gomer, to the northeast corner thereof, whenever any part of their said premises lying north of and adjoining said proposed roadway is sold or used for the purpose of erecting buildings thereon; and that all buildings erected on their said premises shall be set back the same distance as if such proposed 66 foot roadway was then a town road.

That, if Harry Gomer has not extended such proposed roadway through his land to the East and South to connect with S.T.H. 60, the undersigned will set aside a temporary "turn around" at the East end of such proposed roadway having a radius of 60 feet to be used by the town for its equipment until Harry Gomer has so extended his roadway.

That this easement is for the benefit of the Town of Jackson, Washington County, Wisconsin, and shall be a covenant running with the land.

Witness our hands and seals this 26th day of July, 1963.

(Witnesses) RECORDED

C. J. Schloemer JAN 1 10 41 AM '64 — Earl DeCaluwe (SEAL)
Earl DeCaluwe

Gordon Schloemer — Philippine DeCaluwe (SEAL)
Philippine DeCaluwe

State of Wisconsin }
Washington County } ss.

Personally came before me this 26th day of July, 1963, the above named Earl DeCaluwe and Philippine DeCaluwe, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

C. Schloemer
Notary Public, Washington Co., Wis.
My Commission is permanent.

NO.110463. EASEMEMT.

H.Barenz to Wisconsin Telephone CO.

Name H.Barenz----------P.O.Jackson,Wis.
Line title Milwaukee Marinette----------Land located between poles 1037 and 1056.
IN CONSIDERATION OF two n0/100 dollars,($2.00) the undersigned grant to Wisconsin Telephone Company the following privileges:
To erect and maintain its poles,wires,anchors and other appliances necessary in the conduct of its business along the highway adjoining and on land owned by me and described as follows: Northwest (N.W.) corner northwest (N.W.¼) quarter southeast (S.E.¼) quarter of northwest (N.W.¼) quarter section nineteen (19) Range twenty (20) Town ten (10) in the township of Jackson County of Washington Wisconsin;to trim at any time all trees along the land above described so as to clear the wires at least four (4) feet;
To place two anchor approximately eleven (11) feet east of the east highway line.
This agreement is binding upon the heirs,successors and assigns of the parties hereto.
Signed at Jackson,this May 3rd day of ----------1915.

Witness: Chas.M.Kropp
Address: Milwaukee
Witness: Clara Bublitz
Address: Jackson,Wis.

H.Barenz
Land Owner
and E.Barenz
his wife.

Vouchered.

State of Wisconsin,
County of Washington ss.
Personally appeared before me this 3rd.day of May A.D.1915,H.Barenz & E.Barenz his wife,to me known to be the persons who executed the instrument on the other side hereof and acknowledged the same.

Chas.M.Kropp.
Notary Public,Milwaukee County,Wis.
My commission expires April 6th 1919.

Seal.

Rec'd for record Aug.24th A.D.1915 at
10.00 o'clock A.M.J.W.Gehl,Register.
Edward J.Gehl,Deputy.

NO.110464. EASEMEMT.

Peter Hassmer to Wisconsin Telephone CO.

Name Peter Hassmer----------P.O.Jackson R.1.
Line title Mil.Marinette----------Land located between poles 1084 and--------
IN CONSIDERATION OF one n0/100 dollars,($1.00) the undersigned grant to Wisconsin Telephone Company the following privileges:
To erect and maintain its poles,wires,anchors,and other appliances necessary in the conduct of its business along the highway,adjoining and on land owned by me and described as follows: East (½) half of the southeast (¼) section thirteen (13) town ten (10) Range nineteen (19) in the township of Polk County of Washington Wisconsin;
To place one anchor approximately two one half (2½) feet west of the west highway line.
This agreement is binding upon the heirs,successors and assigns of the parties hereto.
Signed at Jackson,this 11th day of May 1915.

Witness: Chas.M.Kropp
Address: Milwaukee
Witness: E.Held
Address: Jackson,Wis.

Peter Hassmer
Land Owner
and a single person
his wife.

Vouchered.

State of Wisconsin,
County of Washington ss.
Personally appeared before me this 11th day of May A.D.1915,Peter Hassmer a single person,to me known to be the person who executed the instrument on the other side hereof and acknowledged the same.

Chas.M.Kropp.
Notary Public,Milwaukee County,Wis.
My commission expires April 6th 1919.

Seal.

Rec'd for record Aug.24th A.D.1915 at
10.00 o'clock A.M.J.W.Gehl,Register
Edward J.Gehl,Deputy

NO.110471. EASEMEMT.

J.B.Bohn to Wisconsin Telephone CO.

Name J.B.Bohn----------P.O.West Bend.----------
Line title Mil.Marinette----------Land located between poles 1216 and1224.

IN CONSIDERATION OF two n0/100 dollars,($2.00) th eundersigned grant to Wisconsin Telephone Company the following privileges:

To erect and maintain its poles,wires,anchors,and other appliances necessary in the conduct of its business along the highway adjoining and on land owned by me and described as follows: North (½) half north west quarter (N.W.¼) section thirty six (36) Town eleven (11) Range nineteen in the township of West Bend County of Washington Wisconsin;to trim at any time all trees along the land above described so as to clear the wires at least two (2) feet;

To place one (1) anchor approximately three (3) feet east of the east highway line.

This agreement is binding upon the heirs,successors and assigns of the parties hereto.

Signed at West Bend,this 12th day of May 1915.

Witness: E.Held
Address: Jackson,Wis.
Witness: Chas.M.Kropp
Address: Milwaukee

J.B.Bohn
Land Owner.
and Veronica Bohn
his wife.

Vouchered.

State of Wisconsin,
County of Washington ss.

Personally appeared before me this 12th day of May A.D.1915,J.B.Bohn & Veronica Bohn wife,to me known to be the person who executed the instrument on the other side hereof and acknowledged the same.

Chas.M.Kropp.
Notary Public,Milwaukee County,Wis.
My commission expires April 6th 1919.

Seal.

Rec'd for record Aug.24th A.D.1915 at
10.00 o'clock A.M.J.W.Gehl,Register.
Edward J.Gehl,Deputy

NO.110472. Rec'd Aug.24th A.D.1915 as EASEMEMT.
10.00 o'Aug.Rosenthal. to Wisconsin Telephone CO.
Edward J.Gehl, Deputy.

Name Aug.Rosenthal----------P.O.Jackson----------
Line title Mil.Marinette----------Land located between poles 1074 and 1084.

IN CONSIDERATION OF One n0/100 dollars,($1.00) the undersigned grant to Wisconsin Telephone Company the following privileges:

To erect and maintain its wires,anchors,and other appliances necessary in the conduct of its business along the highway adjoining and on land owned by me and described as follows: North west (¼) quarter of the southwest (¼) quarter section eighteen (18) town ten (10) Range twenty (20) in the township of Jackson County of Washington Wisconsin;to trim at any time all trees along the land above described so as to clear the wires at least two (2) feet;

To place and maintain one (1) anchor approximately seven (7) feet east of the east highway line.

This agreement is binding upon the heirs,successors and assigns of the parties hereto.

Signed at Jackson,this 11th day of May 1915.

Witness: E.Held
Address: Jackson,Wis.
Witness: Chas.M.Kropp
Address: Milwaukee

Aug.Rosenthal
Land Owner
and a single person
his wife

Vouchered

State of Wisconsin,
County of Washington ss.

Personally appeared before me this 11th day of May A.D.1915,Aug.Rosenthal a single person,to me known to be the person who executed the instrument on the other side hereof and acknowledged the same.

Chas.M.Kropp.
Notary Public,Milwaukee County,Wis.
My Commission expires April 6th 1919.

Seal.

Rec'd for record Aug.24th A.D.1915 at
10.00 o'clock A.M.J.W.Gehl,Register.
Edward J.Gehl,Deputy.

(Seal)

Thos.O'Meara,
Notary Public,Wash.Co.Wisconsin.
My Commission expires Jany 18,1920.

STATE OF WISCONSIN
WASHINGTON COUNTY ss.

Personally came before me this 6th day of January A.D.1920 the above named R.M.Hansen to me known to be one of the persons who entered into and executed the foregoing instrument and acknowledged the same.

Thos.O'Meara
Notary Public,Washington County,Wis.
My commission expires Jany 18-1920

STATE OF WISCONSIN
ROCK COUNTY ss.

Personally came before me this 13 day of January A.D.1920 the above named J.H.Saris to me known to be one of the persons who entered into and executed the foregoing instrument and acknowledged the same.

V.M.Sherwood
Notary Public,Rock County,Wisconsin.
My commission expires 12-2-23

(Seal)

Rec'd for record Dec.8 A.D.1920 at 5:00 o'clock P.M.W.T.Leins,Register.

No.123568 EASEMENT.

Peter Hassmer to Wis.Gas & Electric Co.

FOR AND IN CONSIDERATION of the sum of One Dollar($1.00),to me in hand paid,the receipt whereof is hereby acknowledged,I do hereby give and grant to the WISCONSIN GAS & ELECTRIC CO. its successors and assigns,the right,permission and authority to construct,erect and maintain a line of poles and to string and maintain wires thereon,together with necessary guy poles, wires and anchors,for the purpose of supplying light,heat,power or signals,or for such other purpose as electric current is now or may hereafter be used upon and along that certain highway known as Jackson-West Bend Road,running through and upon which my land abuts in the S.E.¼ of Section 13 Town of Polk,Washington County,Wisconsin. If a proposed change is made in the high way above named in said quarter section within 15 years from date hereof said company shall move its poles & wires and operate its line on the new highway abutting the above described land,and to trim and keep trimmed all trees along the line of said highway upon my said premises so that they will clear wires strung not less than 29 feet above ground by at least 5 feet,and so that the trees will not be liable to interfere with the transmission of electricity over said line. Permission is also granted said Company to enter upon said premises to do the work contemplated,and make repairs to said line when necessary.

IN WITNESS WHEREOF,I have hereunto set my hand and seal this 28th day of October,1920.

In Presence of:
J.C.Fitzpatrick
Geo.Dickel

Peter Hassmer (Seal)
_____ (Seal)

STATE OF WISCONSIN
WASHINGTON COUNTY ss.

Personally came before me this 28" day of October 1920,the above named Peter Hassmer to me known to be the person who executed the foregoing instrument,and acknowledged the same.

James C.Fitzpatrick
NotaryPublic,Milwaukee Co.Wis.
My commission expires June 22,1924.

(Seal)

Rec'd for record Dec.9 A.D.1920 at 10 o'clock A.M.W.T.Leins,REGISTER.

No.136704 EASEMENT

Peter Hassmer to Wis.Gas & Elec.Co.

This document was presented at time
reimbursement was made to Company's
Agent of amount expended therefor,as
evidenced by separate receipt in Voucher
file.
FJB
Treasurer
Date May 6-1926

FOR AND IN CONSIDERATION of the sum of One Dollar($1.00)to me,in hand paid,the receipt whereof is hereby acknowledged,I do hereby give and grant to WISCONSIN GAS AND ELECTRIC COMPANY,its successors and assigns,the right,permission and authority to construct, erect and maintain a line of poles and to string and maintain wires thereon for the purpose of supplying light,heat,power or signals,or for such other purpose as electric current is now or may hereafter be used upon and along that certain highway known as Mayfield Road upon which my land abuts in Southeast quarter of Section number thirteen(13)Town of Polk, Washington County,Wisconsin;also to trim and keep trimmed all trees along the line of said highway upon my said premises so that they will clear wires strung not less than 18 feet above ground by as much as 5 feet,and so that the trees will not be liable to interfere with the transmission of electricity over said line.

Permission is also granted said Company to enter upon said premises to do the work contemplated and to make repairs to said line when necessary.

It is understood and agreed that the entire agreement of the parties is contained in this instrument and that in the event the undersigned seeks to secure electric service from said line,such service will be rendered upon the completion and electrification of said line if required by,and then only under the conditions of the Company's rules and regulations and at the Company's authorized rates.

IN WITNESS WHEREOF,I have hereunto set my hand and seal this 26" day of April 1926.

In Presence of:
Arno V.Dix
J.F.Mueller

Peter Hassmer (Seal)

STATE OF WISCONSIN
WASHINGTON COUNTY ss

Personally came before me this 26" day of April 1926,the above named Peter Hassmer to me known to be the person who executed the foregoing instrument and acknowledged the same.

John F.Mueller
Notary Public,Milwaukee Co.Wis.
My Commission expires Oct.9,1927

(Seal)

Rec'd for record Aug.27 A.D.1926 at
11:15 o'clock A.M.W.T.Leins,Register.

No.136705 EASEMENT

John Hassmer et al to Wis.Gas & Elec.Co.

This document was presented at time
reimbursement was made to Company's
Agent of amount expended therefor,as
evidenced by separate receipt in
Voucher,filed.
FJB
Treasurer
Date May 6 1926

FOR AND IN CONSIDERATION of the Sum of One dollar($1.00)to us in hand paid,the receipt whereof is hereby acknowledged,we do hereby give and grant to WISCONSIN GAS AND ELECTRIC COMPANY,its successors and assigns,the right,permission and authority to construct, erect and maintain a line of poles and to string and maintain wires thereon for the purpose of supplying light,heat,power or signals,or for such other purpose as electric current is now or may hereafter be used upon and along that certain highway known as Mayfield Road upon which our land abuts in Southeast quarter of Section number thirteen(13)Town of Polk Washington County,Wis.also to trim and keep trimmed all trees along the line of said highway upon our said premises so that they will clear wires strung not less than 18 feet above ground by as much as 5 feet,and so that the trees will not be liable to interfere with the transmission of electrcity over said line.

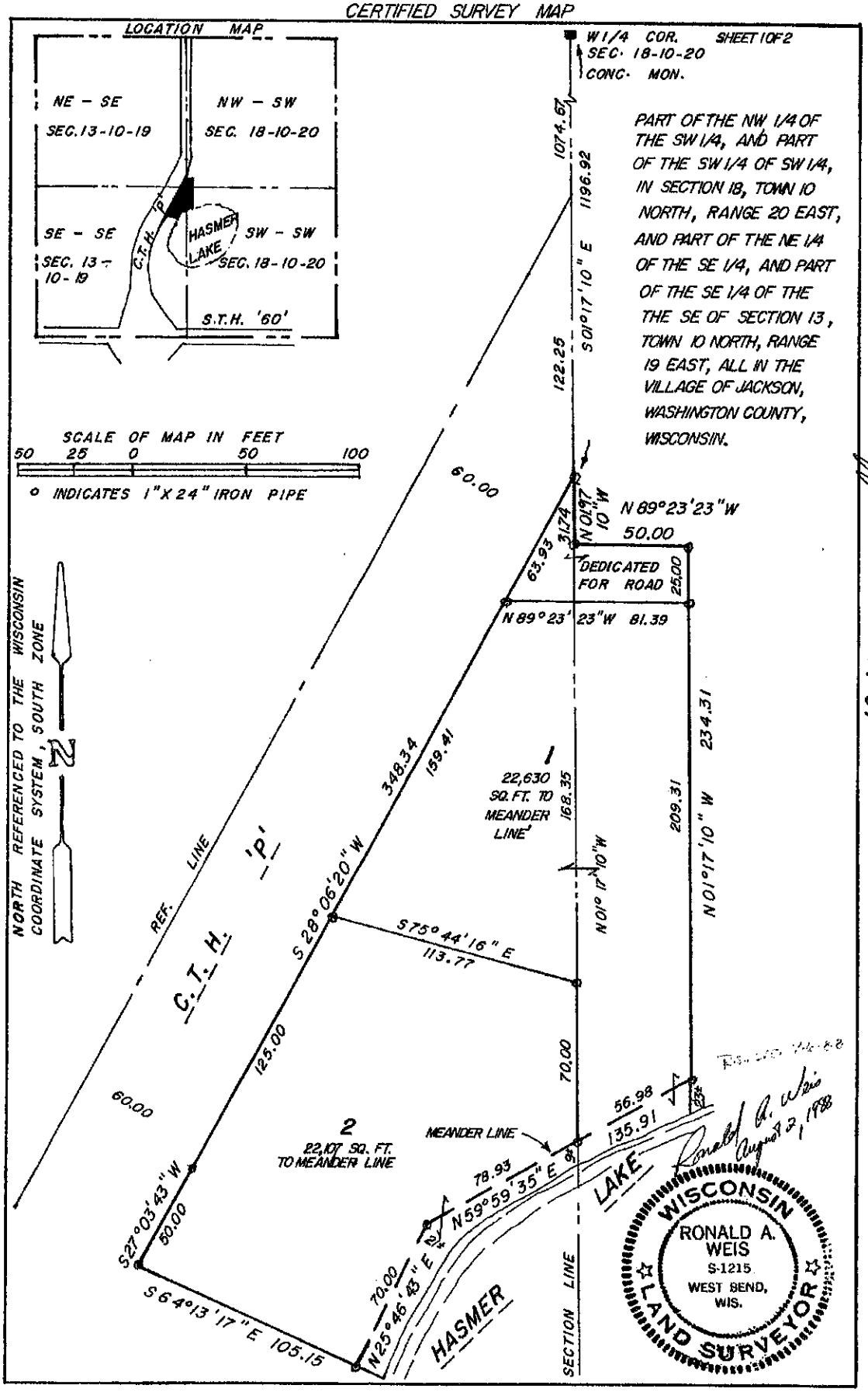
Permission is also granted said Company to enter upon said premises to do the work contemplated and to make repairs to said line when necessary.Permission is also granted said Company to install and maintain necessary anchor and guy wire on private property.

It is understood and agreed that the entire agreement of the parties is contained in this instrument and that in the event the undersigned seeks to secure electric service from said line,such service will be rendered upon the completion and electrification of said line,if required by,and then only under the conditions of the Company's rules and regulations and at the Company's authorized rates.

IN WITNESS WHEREOF,We have hereunto set our hands and seals this 26"day of April 1926

In Presence of:
Arno V.Dix

CERTIFIED SURVEY MAP




535177

Applicant 1008-R-17

Map #3286 Volume 19 Page 229

CERTIFIED SURVEY MAP



I hereby certify that by the direction of Debbie Schneider, I have surveyed, divided, and mapped the land shown and described hereon, being that part of the NW 1/4 of the SW 1/4, and the SW 1/4 of the SW 1/4 in Section 18, Town 10 North, Range 20 East, and part of the NE 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4 in Section 13, Town 10 North, Range 19 East, all in the Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the west quarter corner of said Section 18; thence S 01°17'10" E along the west line of said SW 1/4 of Section 18, 1196.92 feet to a point in the easterly right-of-way line of C.T.H. "P", said point also being the point of beginning of lands herein described; thence S 28°06'20" W along said easterly right-of-way line, 348.34 feet; thence continuing along said easterly right-of-way line S 27°03'43" W, 50 feet; thence S 64°13'17" E, 105.15 feet to a point on the shore of Hasmer Lake; thence N 25°46'43" E along a meander line along said shore, 70.00 feet; thence continuing along said meander line, N 59°59'35" E, 135.91 feet; thence N 01°17'10" W and parallel with said west line of the SW 1/4 of Section 18, 234.31 feet; thence N 88°23'23" W, 50.00 feet to a point in said west line of the SW 1/4 of Section 18; thence N 01°17'10" W along said west line of Section 18, 31.74 feet to the point of beginning. Including those lands lying between said meander line and said shore of Hasmer Lake.

Containing 1.08 acres more or less to said meander line.

I further certify that I have fully complied with the provisions of section 236.34 of Wisconsin Statutes in surveying, dividing, and mapping said land.

Dated this 2ND day of August, 1988.

CITIZENS/WEIS CORPORATION

Ronald A. Weis

Ronald A. Weis S-1215

WISCONSIN RONALD A. WEIS S-1215 WEST BEND, WIS. LAND SURVEYOR

APPROVAL OF THE VILLAGE OF JACKSON PLAN COMMISSION

This land division is hereby approved by the Village of Jackson Plan Commission this 11 day of October, 1988.

Casey J. Ratz — Secretary

Carl Krueger — Chairman

APPROVAL OF THE VILLAGE OF JACKSON

This land division is hereby approved by the Village Board of the Village of Jackson this 11 day of October 1988.

Jerome A. Klantz — Clerk

Carl Krueger — President

535177

Map #3286 Volume 19 Page 230

Recorded Oct 20 1 43 PM '88

536332 Vol. 1008 PAGE 67

Sheet 1 of 2

# A F F I D A V I T

STATE OF WISCONSIN)
WASHINGTON COUNTY ) s.s.

I, Ronald A. Weis, Registered Land Surveyor No. 1215, hereby depose and say:

That I am a land surveyor registered in the State of Wisconsin; and

That I have surveyed and mapped Washington County Certified Survey Map No. 3286, as recorded in Volume 19 of Washington County Certified Survey Maps on Pages 229 and 230 as Document No. 535177;

That on sheet 2 of the aforementioned map (page 230), the bearing of the north line of said Certified Survey Map No. 3286 reads N 88°23'23" W, when it should in fact be N 39°23'23" W;

Also, the aforementioned map did not include a Consent of Mortgage statement and an Owners Certificate when in fact, it should have included them.

That I make this Affidavit for the purpose of correcting said map and for no other purpose.

Ronald A. Weis S-1215

Subscribed and sworn to before me this 3 day of November, 1988.

Mary J. Zigelmuer

Notary Public, Washington Co., Wisconsin.

My Commission expires: 8-5-90

WISCONSIN RONALD A WEIS S-1215 WEST BEND WIS. LAND SURVEYOR

This instrument was drafted by Ronald A. Weis

Return to:
Roland & Lynn Krug
6248 N. 106th St.
Milwaukee, WI 53225

Nov 15 1 35 PM '88

OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land shown and described on this Certified Survey Map to be surveyed, divided, mapped and land dedicated as represented hereon.

Witness — Owner

Witness — Owner

Subscribed and sworn to before me this 9th day of November 1988.

Notary Public, State of Wisconsin.
My commission ~~expires~~ is permanent.

CONSENT OF MORTGAGEE

M&I FIRST NATIONAL BANK, a Wisconsin corporation, mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

IN WITNESS WHEREOF, the said M&I First National Bank has caused these presents to be signed by T. R. Bast its President, and by Kenneth R. Hemauer, its Senior Vice President, at West Bend, Wisconsin, and its corporate seal to be hereunto affixed this 8th day of November, 1988.

M&I FIRST NATIONAL BANK
Name of Corporation

In Presence Of:

President

Senior Vice President

STATE OF WISCONSIN)
WASHINGTON COUNTY ) s.s.

Personally came before me this 8th day of November, 1988, T. R. Bast President, and Kenneth R. Hemauer Senior Vice President of the above named Corporation and known to me to be the persons who executed the foregoing instrument and acknowledged the same.

Lynn Grgich
Notary Public, Washington County, Wisconsin
My Commission (expires) (~~does~~) September 24, 1989