AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
August 17, 2015
6:00 p.m.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Minutes of Meeting – August 3, 2015

5. Public Hearing

   A. Consider a "Class A" Intoxicating Liquor Cider Only License for Kwik Trip 230 located at 10451 72nd Avenue.

6. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)

7. New Business

   A. Receive Plan Commission recommendation and consider Ordinance #15-31 to amend the Comprehensive Plan relating to a portion of the Whittier Creek Neighborhood Plan 32 of Appendix 9-3 as a result of the proposed development of the remainder of the Creekside Crossing Development.

   B. Receive Plan Commission recommendation and consider a Conceptual Plan for the development of 64 single family lots and one (1) two family lot on the remainder of the original Creekside Crossing development area.

   C. Receive Plan Commission recommendation and consider Resolution #15-27 for a floodplain Boundary Adjustment for the property generally located at the 11200 block of 120th Avenue (West Frontage Road) for the construction of the Uline headquarters office building and site improvements.

D. Receive Plan Commission recommendation and consider Ordinance Nos. #15-32, #15-33 and #15-34 for Zoning Map and Text Amendments relating to the construction of the Uline Conference Center.

E. Receive Plan Commission recommendation and consider a Certified Survey Map to subdivide the property located at 11206 8th Avenue into two (2) parcels.

F. Receive Plan Commission recommendation and consider a Lot Line Adjustment between the property located at 3464 93rd Street and the vacant property to the east and north.

G. Consider the request of Pleasant Prairie VFW Post 7308 to host the Wisconsin Loyalty parade and ceremony on April 30, 2016 in Prairie Springs Park.

H. Consider a Site Lease Agreement with T-Mobile Central LLC to rent the cellular communication shelter located at the southeast corner of 104th STH 165 and Sheridan Road.

I. Consider appointments to the Board of Appeals.

8. Village Board Comments

9. Adjournment

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 – 39th Avenue, Pleasant Prairie, WI (262) 694-1400

VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
August 3, 2015
6:00 p.m.

A regular meeting of the Pleasant Prairie Village Board was held on Monday, August 3, 2015. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz and Mike Serpe. Dave Klimisch was excused. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Dave Smetana, Police Chief; Doug McElmury; Fire & Rescue Chief; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, HR and Recreation Director; Sandro Perez, Inspection Superintendent and Jane M. Romanowski, Village Clerk. One citizen attended the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLE CALL

4. MINUTES OF MEETING - JULY 20, 2015

Kris Keckler:

Move to approve minutes.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion and a second. Any additions, corrections?

KECKLER MOVED TO APPROVE THE MINUTES OF THE JULY 20, 2015 VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

5. CITIZEN COMMENTS

Phil Allen:

We're really here only if you have any questions to ask up about the Loyalty Day Parade that we requested for the Village of Pleasant Prairie. I understood you were going to discuss it today. So we came in case you have any questions about it. It's a State function. We do this every year. And

it's the closest to May 1st so this day would be April 30th when we would have the parade. We have 283 posts in the State. There's no way they'll all make it down here. Some of them way up north won't even come. But we have to have a block of rooms for the ones that travel far to stay at some of our local hotels. And we have our own judges that come to judge the entries. You can have other people other than the VFW in this parade. So it's a pretty big event. We have to provide some food. We have to provide some food somehow for this event.

If anybody doesn't know what Loyalty Day is I'll just briefly give you a little description here. Loyalty Day originally began as Americanization Day in 1921. It was a counter to the Communist May 1st celebration of the Russian Revolution. So finally in 1958 Congress enacted the Public Law 529 proclaiming Loyalty Day a permanent fixture on the nation's calendar. So over the years the date kind of changed, and now we try to get it the closest Saturday to May 1st. Is there any questions from the Board on this?

Mike Pollocoff:

I think Parks is working on an evaluation to put a plan together to put it out at RecPlex or Prairie Springs Park. They're still working on that. And I think as soon as they get a proposal back to us we'll bring it back for consideration.

Phil Allen:

Each year we try to have it in a different part of the State. So this would be the first time in this area. And there's a lot of members of the State VFW that would really like to see it come here because of all the work that the Pleasant Prairie Post has done here. And it would be a great recognition for the Village and for us.

Michael Serpe:

How many people do you think would attend this, Phil?

Phil Allen:

Well, last year we had 90 some entries in the parade. So the year before we only had 70 some. That was over in Elkhorn. The year before that it was in Reedsburg, Wisconsin, and I think we had 110 like over there. So there could be a lot of entries. That's not all VFW people. That is local entries come in also. Our Ladies Auxiliary participates in this, and then our Military Order of the Cooties which go to all the hospitals and do a lot of work there they also get into this parade. The State Commander will be here. The State Ladies Auxiliary President she'll be here, and a lot of our officers which I'm one of the officers of the State. So there will be a lot of officers come. Most of them will be here. Any other questions?

I know you talked about having it around the lake. I think that would be a great idea if there was enough publication so we get enough people out for this parade. I guess one of our questions a lot of the parades were allowed to throw candy out to the people. We need to know that ahead of time if we're allowed to do that. It's for the kids, we give them candy.

John Steinbrink:

I guess the question is what kind of candy so I know how big a bag to bring.

Phil Allen:

Tootsie Rolls and things like that. How many did you buy last year?

--:

1,376 pieces of Tootsie Rolls.

Phil Allen:

That was just in our vehicle. Last year we traveled to New Richmond which was quite a drive for us. We went up and back in one day because we had other obligations. But most of the people that travel that far will stay overnight. We usually try to have some kind of little ceremony after the parade. And if there's food available people like that, too. So it will bring a lot of people in. How many will come? I can't really give you a big ballpark figure because it's hard to say.

John Steinbrink:

Like you say I think it's good. We need to get the word out so you do get a good attendance.

Phil Allen:

In this area of the State there's a lot of VFW posts especially in the Milwaukee area that probably would come to this that don't normally come if it's somewhere else in the State. Okay?

John Steinbrink:

Alright. Hopefully we'll be working with you. You always make us proud, so we're going to try and make you proud. Thank you.

Phil Allen:

Thank you.

Jane Romanowski:

Jennifer?

John Steinbrink:

You've got to give us your name and address for the record.

Jennifer Arzt:

Name, rank and serial number is Jennifer Arzt, A-R-Z-T. And I'm at 10927 47th Avenue in Pleasant Prairie. Thank you for hearing my comments. I've never been to a meeting before so this is kind of enlightening since I've been out here ten years. I spoke briefly with John on the way in, and I'm sure my concern, not necessarily complaint, is universal and you've heard it before. But we moved out to Pleasant Prairie, Mission Hills Subdivision in 2005. And we moved -- two and a half years ago we built another home just outside of Mission Hills because we liked it here so much.

But our concern was we had hoped that by moving out of Mission Hills we'd get away from these constant power outages that we've been having. And I don't mean just the ones like last night which was four and a half hours or the one a couple weeks ago which was five and a half hours. But Friday morning at 4:30 off and on resetting clocks, come back home, reset clocks. I don't know if this is a big problem universally. It just seems to be the same sections over and over and over again and for hours at a time. I mean I probably should address it more to We Energies, but I didn't know if this had been explored before or what the answer or rationale might be. I'm just concerned because, for example, I wear a breathing machine at night, and last night the power didn't come on until two.

So my husband doesn't like to run a generator although we've been arguing about that, so I think I might win out on this one after today. But just wanted to voice my concern and understand why Mission Hills and our little parcel seem to be going out all the time when Whispering Knoll right in my backyard and the folks across the street from me and two doors down they were fine both last time and this time. So if anybody has any answers.

Mike Pollocoff:

I've had some discussions with We Energies because some of the outages we've had recently has not just been Pleasant Prairie, it's been Pleasant Prairie and the south side of Kenosha. So there's been some infrastructure problems where they've had some weaknesses where the system couldn't handle the demand. And I think that's the big problem we've had. So they've got something within their infrastructure that they need to correct.

Now, there has been one instance where the work on 39th the contractor dug up the power line. But I don't think that was as big a shut out area as normal. So they've indicated they're going to take a look at what the issues are. We're kind of in the same position you are. We just let them know we're concerned about it, and it affects a lot of people.

Jennifer Arzt:

Yeah, and I mean we've been out here like I said ten years, and we obviously liked it enough to build again. But we really thought we'd be avoiding that whole issue. My sister-in-law lives in there, too, so I always call her, yeah, we're out, too. The little off and ons that's not as concerning as these five, six, eight, one time 24 hours outage when stuff is melting in the 'fridge. So, anyway, I just wanted to see where everybody was on that, if this has been brought up before.

Mike Pollocoff:

We had this in one other part of the Village before and they eventually did fix it up in the Cooper Road area.

Jennifer Arzt:

One of these squeaky wheels gets the grease type of thing?

Mike Pollocoff:

Maybe that's some of it, but the other thing it's just how much are they going to have to spend to improve their infrastructure, improve the circuits there. They usually end up at some point there's always trees being taken down. That's usually one of their problems. Even though you might be in a subdivision that had underground services, the services leading to it is in a wooded area, and that's bringing lines down. But they do work away at it. It's not like they do nothing.

Jennifer Arzt:

I might just appeal to them just like I said because it's been so long and how our five parcel subdivision got linked in with Mission Hills and not Whispering Knoll I thought we could really avoid that. But thank you for your time. Thank you.

Mike Pollocoff:

We'll pass that along on your behalf as well.

John Steinbrink:

Thank you. Anyone else wishing to speak under citizens' comment?

6. ADMINISTRATOR'S REPORT

Mike Pollocoff:

Well, we're in a state of perpetual construction here as you can see. This room is taking on basement-like qualities. But I wanted to show you just some of the -- John had gotten some pictures for us about what's been taking place on the construction site. And this here is a picture of 39th Avenue pretty much in front of the Village Hall. And those square or rectangular boxes is really a fiber optic duct. It's a major one. It carries a lot of cables with it. Before we started this project plans were sent out to all utilities to show where we were going to be, where the curbs were going to be, where the cuts were going to be so they would have advance notice as to what they needed to do to get in there and relocate their utilities.

The problem with AT&T is they waited for the project to start and then they're doing it. So in this one here you can see those timbers there and they're lowering -- they dug a trench next to it and they're moving because you can't cut it. It's not where you can put pieces. They're lowering it to the next trench. The next one you can see where it's been placed. That's what it looks like. And up the hill there you can see Gordy's. That has slowed the project down.

Between that and We Energies we gave them notice and they're pretty good about getting their utilities relocated, but their contractor that did it didn't lower them as much as they were supposed to be. So when contractors started digging they ripped up the services and they have to come back and put them back in again.

This is looking north towards Village Hall on 39th Avenue. And there's a point there where that manhole is. And there's a conflict there that's why that's sitting there. But you can see what's taking place. Coming up to it is pretty well compacted, and it's going to be getting ready to go. And you can see as you look farther down there they've been putting stone on 39th Avenue as you start approaching Springbrook Road.

Here is 39th Avenue south of where the roundabout is, Gordy's. And you can see they put the concrete roads in, the curbs have been hung. Remember there's going to be asphalt that goes over the concrete here. So that's going to be set up to take Dr. Johnson's traffic out and I believe Gordy's as well pretty soon. That will actually open up that part of the road first, and those people will be able to get out that way.

This is another picture. You can see, again, the road and the curb. And then where you see that gravel on the side that's the pedestrian path that's going to go on either side of the road. So you'll be able to walk this path all the way down to where the project ends which is just south of the roundabout and on both sides of the road. And in the median there that will be a pressed concrete pattern. It will be a reddish color.

And here you can see where they've come and put the stone up, and you can actually see the box up on that truck where they're dropping more stone. The Village Hall, of course, is to the left. Is that it? Okay, so we're probably running a couple weeks later than we wanted to be running. They might be able to catch up if they can do it. But any cost for this overrun is coming back to those utilities. It's not a fee that we're going to be paying for. The contractor is ready to work. They're here to do it but they can't dig while this is going on.

Towards the middle of this week they're going to be changing our access to Springbrook for the Village Hall. They're going to be building a little frontage road right by where the fire station access point is. They'll come to our driveway, and that's so they can dig up Springbrook and get that ready to go. And then as soon as possible then they'll get us back on Springbrook. John, do you know how long they're going to spend on that?

John Steinbrink, Jr.:

It's probably going to be for the duration of the project. The last leg of the project is Springbrook Road. It's the center component of it, so you have to do the storm sewer, the grading, the

excavation, the stone, the curb and all this stuff. And that will affect both of the entrances both for the fire station and for Village Hall. So they'll still be able to come down Springbrook to the eastern project limits, but then instead of actually driving on the road during the duration that they're rebuilding the road, there's going to be a small service road made out of gravel, and it will be level and flat and it will be very easy to traverse just to the south of it. And then once it's all open and done it will probably be sometime in October that that will be complete.

Mike Pollocoff:

That's the alternative to driving through Rolling Meadows.

John Steinbrink:

Did he say October?

Mike Pollocoff:

Yeah, he did.

John Steinbrink, Jr.:

And the alternative, I mean if the Board decides that you want a hard surface path we could route all the traffic through the subdivision, the one that has the speed bumps in it, the same way that they're routing them through the subdivision from 165, then we could take that same path off of 35th and come down to 100th if that's the direction that the Board would rather go versus a temporary access path. But staff thought that it would be better to limit the amount of cars in that subdivision even though we do have an access with that temporary road. And then it's the same access down Springbrook, the signage is right.

John Steinbrink:

So by trick or treating we should be set to go, right?

Mike Pollocoff:

Well, if they wear their muddy shoes when they're out they'll be okay. I'm hoping we're okay by then.

Steve Kumorkiewicz:

Before the snow flies.

Mike Pollocoff:

Right. This will be done before the road's done. Especially this auditorium will be the first thing done in the Village Hall. And I think the auditorium is set to go by the end of September or by the

end of August I should say. And then they'll be working in the fire station. They're going to start putting stone in the old fire department lot here this week and getting that ready to go as well. In the fire station we're doing asbestos abatement in there now. That's original construction there. And we're replacing this roof and the fire station roof and doing repairs to the Village Hall roof.

John Steinbrink:

So it's louder in here because the ceiling is gone and we're exposed to the duct work.

Mike Pollocoff:

Right. We're replacing lights in here. That's always been a problem in here that's it's always this dark but then you get a little reflection off the white panels. It will be brighter in here.

[Inaudible]

Mike Pollocoff:

That was new with our last remodel in '97. We had to update that just like we're having to do the elevator in the other building. That's code. Okay, that's all I have.

John Steinbrink:

Alright, thank you, Mike.

7. NEW BUSINESS

A. Receive Plan Commission recommendation and consider Ordinance #15-30 to amend the 2035 Comprehensive Plan related to the proposed development of an office building on the property generally located north of STH 50 and west of 91st Avenue.

Jean Werbie-Harris:

Mr. President and members of the Board, you have before you a request, Ordinance 15-30. This is for Comprehensive Plan amendments. This is for the Dr. Durrani office building that is proposed just to the west of Goddard School which is west of 91st Avenue, north of Highway 50. On July 20th the Board had rezoned this particular property located north of 50 and west of 91st from the B-2 UHO which is the Community Business District with an Urban Landholding Overlay District to the B-2 PUD which, again, is that Community Business District but with a Planned Unit Development District. And, again, this is for that office building.

But one of the things that we needed to do is we needed to amend the Comprehensive Plan. Due to notice requirements it was not on that last agenda. So any action taken by the Board at their last meeting was subject to this Comprehensive Plan being amended to reflect, again, that zoning change. The amendments include the amendment of the Land Use Plan Map 9.9 for the 2035 Plan. Specifically, this is to remove the Urban Reserve Land Use Designation as it's going to be fully

developed with sewer and water with access coming from the north in a private roadway from 91st Avenue to the north into the site. And then with this modification the zoning map and the comprehensive plan map would both be consistent.

And, second, to amend Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to reflect the noted changes as part of that land use plan map. The Plan Commission held a public hearing for this matter at their last meeting and recommended approval as presented.

John Steinbrink:

What did we have this designated as before, Jean?

Jean Werbie-Harris:

What was it designated before? It was B-2 but it had a UHO on it which is an Urban Reserve area. So we're just removing that Urban Reserve. We've already placed the PUD on it. And before any land can develop we need to remove the reserve, and it will have full sewer and water services and an access easement for a driveway. So we'll have service.

Kris Keckler:

Move to approve 15-30.

Michael Serpe:

Second.

John Steinbrink:

Motion by Kris, second by Mike. Any discussion on this item? Roll call vote.

KECKLER MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #15-30 TO AMEND THE 2035 COMPREHENSIVE PLAN RELATED TO THE PROPOSED DEVELOPMENT OF AN OFFICE BUILDING ON THE PROPERTY GENERALLY LOCATED NORTH OF STH 50 AND WEST OF 91ST AVENUEL; SECONDED BY SERPE; ROLL CALL VOTE – STEINBRINK – AYE; KECKER – AYE; KUMORKIEWICZ – AYE; SERPE – AYE; MOTION CARRIED 4-0.

B. Consider a Professional Design Services Agreement to expand and improve the 73-1 Compost Site.

Matt Fineour:

Mr. President and members of the Board, this is a design service agreement with Clark Dietz that is to assist the Public Works Department in improving and expanding the 73-1 compost site

operations. John can explain a little bit about the actual compost operations itself. The design service agreement is assisting in topographic surveying on the area actually and coming up with a grading and drainage plan for the compost site expansion as well as the stormwater management facilities, all the public infrastructure needed to improve that site. The service agreement with Clark Dietz is for $22,195. We recommend approval of that design service agreement with Clark Dietz. And with that I can give it to John to explain a little bit about the 73-1 compost site.

John Steinbrink, Jr.:

Mr. President and members of the Board, one of the things that you're going to see and the whole purpose for this design is a decision packet in the solid waste division of Public Works. We're actually moving the compost operations out to 73-1. The aerial is a little bit outdated. We only get aerials updated every five years. So as it still shows some of the treatment facility and construction of the lift station. The lift station has been completed down at the bottom corner of your screen. And then the treatment plant has been abandoned as per DNR.

And so we are looking at potentially moving the compost site over here. And so we needed to come up with kind of a firm cost of what that would include to include in the decision packet for the 2016 budget if the Board decides to approve this and move forward. We're really going to have a lot of the same services if approved at 73-1 that we have at the Prange complex. It just really cuts down a lot of the cost. And we're starting to get a little bit full on everything that we have going on at the Prange. And so we're looking to pull some of these operations away just to gain some space for current Public Works operations.

Mike Pollocoff:

I think the biggest thing is it eliminates our need for trucking material down. And I believe that's like a $60,000 or $70,000 --

John Steinbrink, Jr.:

Yeah, it's well over $50,000 that we spend a year to bring everything to our processing site. Our current processing site is just off the bottom of the screen in the center. So we actually have a permanent site with the DNR for doing all the compost processing. This actually moves the collection at our same geographic location as our processing. And so it's really going to streamline operations and save that enterprise fund a lot of money for years to come.

Michael Serpe:

This makes all the sense in the world. It will be a more efficient operation just hauling that stuff back and forth which is time consuming. I'd move approval of this.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion on this item?

SERPE MOVED TO APPROVE A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH CLARK DIETZ INC. TO EXPAND AND IMPROVE THE 73-1 COMPOST SITE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

C. Consider Ordinance #15-27 to amend Chapter 194 of the Municipal Code relating to a "Class A" Intoxicating Liquor Cider Only License.

Jane Romanowski:

As the memo indicates, the State budget that took effect on the 14th of July created a new license - intoxicating cider only license. The ordinance states that in certain cases if a Class A fermented malt beverage license is issued and an applicant applies for a cider only intoxicating liquor they shall be issued one. So we really have no choice. And to be not in conflict with State Statute Section 125 the Board needs to adopt this ordinance indicating that if an applicant so applies and they do have a Class A fermented malt beverage they can get an intoxicating liquor license for cider only.

Now, in 2009 the Village Board adopted the ordinance that indicated that establishments such as convenience stores or drug stores would not be eligible for an intoxicating liquor license. That was the Board's decision because we kept getting applicants that wanted to sell that intoxicating liquor. And then they made the exception that they could get a combination Class A license if they were a retail outlet such as Target with a certain size limitation or square footage.

So what we need to do is we need to create another exception that states if they have a Class A fermented malt beverage license as all of our gas stations do and Walgreens if they apply for a cider only license that the Board shall grant it. And it is a new license cider only. Our ordinance still can stay in effect that says intoxicating liquor besides cider is not a license that they would be issued.

So Kwik Trip was all over this. I hear it was a big lobbying situation up in Madison and the first we heard about it is about a week and a half ago when the information came out. So with the League's opinion from Claire Silverman that we need to not be in conflict with Section 125 this ordinance has been drafted for the Board's consideration which basically needs to be approved because it says shall, not may.

John Steinbrink:

The question is will this compete with E85. Now, what about the sampling they approved in sampling for having sampling at the grocery stores. How does that affect us?

Jane Romanowski:

I think in this one number three talks about the sampling. So a Class A license may not make retail sales or provide case samples of any intoxicating liquor other than cider. So in this instance they're saying they still can have cider. Now there might have been something else. There was a couple other liquor law changes, but they aren't under this section so I don't have them in front of me. From what I've read it's not affecting us, talking about reserve licensing, but I haven't seen the tasting changes.

John Steinbrink:

If you have a liquor license you can give sampling to anyone over the age of 21.

Jane Romanowski:

Yeah, you're limited right now I think it's to two three ounce portion, or there's a limitation in samples. But today we need to talk about cider licenses.

Steve Kumorkiewicz:

Make a motion to adopt Ordinance 15-27.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any other comment or question on this ordinance?

KUMORKIEWICZ MOVED TO ADOPT ORDINANCE #15-27 TO AMEND CHAPTER 194 OF THE MUNICIPAL CODE RELATING TO A "CLASS A" INTOXICATING LIQUOR CIDER ONLY LICENSE; SECONDED BY KECKLER; MOTION CARRIED 4-0.

D. Consider Ordinance #15-28 to amend Chapter 18 of the Municipal Code relating to Board of Review.

Jane Romanowski:

With this ordinance it is basically cleaning up some of the Board of Review language. Over the last few years there have been some changes regarding the length the Board may have to be in session. Our ordinance still said a full day. It also said we had to be in session four hours at a time. And those have changed, those hours have changed. Now, we have followed the statutes, but this is basically a cleanup ordinance.

And what we did as my memo indicates we haven't changed compensation, we haven't changed the makeup of the Board, we haven't changed the confidentiality clause. Basically we took and referred back to the State Statutes section that could be amended from time to time so we don't have to keep coming back. When the ordinance was adopted we could put that language as a starting point. So Rocco Vita, the Village Assessor, has reviewed this, and we've reviewed other ordinances in similar municipalities, and I recommend approved to update and make our ordinance whole.

Michael Serpe:

Move approval of 15-28.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

SERPE MOVED TO ADOPT ORDINANCE #15-28 TO AMEND CHAPTER 18 OF THE MUNICIPAL CODE RELATING TO BOARD OF REVIEW; SECONDED BY KECKLER; MOTION CARRIED 4-0.

E. Consider Ordinance #15-29 to amend Chapter 305 of the Municipal Code relating to Landscape Maintenance within the public right-of-way.

John Steinbrink, Jr.:

Mr. President and members of the Board, staff before you has provided an amendment to Chapter 305 specifically adding an Article VI for landscape management, landscape maintenance. In laymen's terms this really kind of cleans up some of the definitions on who is responsible to mow the grass from the property line out to the roadway. And so we really have two main definitions. One is developed property. So developed property is if it has a structure or a permit has been issued with a structure, whether it has curb and gutter or ditch, that property owner is responsible to mow the grass on a regular basis at a height not to exceed over four inches.

In undeveloped property it's anything that vacant property without curb and gutter and no structures or permits issued. And so I guess the classic example of that would be if you have a farm field that has a ditch and then the Village would go through a road mower and mow it four or five times a year. But if it's a farm field that abuts curb and gutter as we have in some of these areas on 39th Avenue and areas along 165 even though there's not a structure there that property owner would still be responsible to maintain that grass up to that curb and gutter and around the sidewalk and the terraced areas. And so this just kind of cleans up some of the 305 language. And I can answer any questions you may have.

Michael Serpe:

John, if somebody doesn't comply we send a crew out there and put it on the tax roll?

John Steinbrink, Jr.:

We have a weed complaint process that we follow. And so we put them on notice and give them seven days to do it. Then if we don't respond then we can go through and have it done and bill them for it.

Mike Pollocoff:

[Inaudible] we've had it in a few spots in different places in the ordinance, and this refines it a little bit more so that what has to be mowed.

Michael Serpe:

I'm glad this is coming forward. There's some properties in the Village that just don't look good because they're not maintained. This is good. I support this.

John Steinbrink:

Only if you have an electric mower and the power goes out.

Michael Serpe:

I'll make that a motion to approve Ordinance 15-29.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion on this item?

SERPE MOVED TO ADOPT ORDINANCE #15-29 TO AMEND CHAPTER 305 OF THE MUNICIPAL CODE RELATING TO LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT-OF-WAY; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

8. VILLAGE BOARD COMMENTS

John Steinbrink:

I just want you to know the bike trail is now officially paved on Highway H. Well, my portion is anyhow. So I will be constructing a bike rack so if like Serpe wants to ride over he can park his bike there and come and visit me.

Steve Kumorkiewicz:

I want to take a picture of that.

Michael Serpe:

I also want to thank the railroad for the expeditious repair on Highway 50 at Cooper Road. What a bunch of losers.

John Steinbrink:

Call County Exec Kreuser and then he calls Mr. Plale the Railroad Commissioner that we once again asked for that.

Michael Serpe:

Worst people in the world to deal with.

John Steinbrink:

Yes.

9. ADJOURNMENT

SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 6:35 P.M.

MEMORANDUM

Date: August 5, 2015

To: Village Board of Trustees

From: Jane M. Romanowski
Village Clerk

Re: Kwik Trip 230 – 10451 72nd Avenue
"Class A" Intoxicating Liquor Cider Only License

Joshua Specht, Agent for Kwik Trip, Inc. has applied for a "Class A" Intoxicating Liquor Cider Only License for the Kwik Trip store recently constructed at 10451 72nd Avenue. A "Class A" Intoxicating Cider Only License allows for the sale of fermented juice of apples or pears and which contains not less than 0.5 percent alcohol by volume and no more than 7.0 percent alcohol by volume and includes flavored, sparking and carbonated cider.

As you will recall, the Village Board, recently adopted an ordinance incorporating Section 125.51(2)(e) of the Wisconsin Statutes created through the adoption of the State's budget providing the cider only license "shall," upon application, be issued to establishments who hold a Class "A" Fermented Malt Beverage License.

I recommend a "Class A" Intoxicating Liquor Cider Only License be issued to Joshua Specht, agent for Kwik Trip, Inc. subject to the payment of publication costs. State law prohibits collecting a license fee. The license will expire June 30, 2016.

* * * * *

Consider **Comprehensive Plan Amendment** (**Ord. #15-31)** for a for at the request of Jonah Hetland of Bear Development LLC, agent for Creekside PP, LLC, the owner, to amend a portion of the Whittier Creek Neighborhood Plan 32 of Appendix 9-3 for the Bear Development, LLC properties as a result of the proposed development of the remainder of the Creekside Crossing Development.

> **Recommendation:** On August 10, 2015 the Plan Commission held a public hearing approved Plan Commission Resolution #15-15 and recommended that the Village Board approve the amendment to the **Comprehensive Plan (Ord. #15-31).**

Consider a **Conceptual Plan** for the request of Jonah Hetland of Bear Development LLC, agent for Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development for the development of 64 single family lots and one (1) two family lot on the remainder of the original Creekside Crossing development area.

> **Recommendation:** On August 10, 2015 the Plan Commission held a public hearing and recommended that the Village Board conditionally approve the Conceptual Plan subject to the comments and conditions of the August 17, 2015 Village Staff Report.

VILLAGE STAFF REPORT OF AUGUST 17, 2015

Consider **Comprehensive Plan Amendment** (**Ord. #15-31)** for a for at the request of Jonah Hetland of Bear Development LLC, agent for Creekside PP, LLC, the owner, to amend a portion of the Whittier Creek Neighborhood Plan 32 of Appendix 9-3 for the Bear Development, LLC properties as a result of the proposed development of the remainder of the Creekside Crossing Development.

Consider a **Conceptual Plan** for the request of Jonah Hetland of Bear Development LLC, agent for Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development for the development of 64 single family lots and one (1) two family lot on the remainder of the original Creekside Crossing development area.

The petitioner is requesting several approvals to develop the remaining vacant land north and west of the Creekside Subdivision and the Creekside Crossing Subdivision and Condominium development adjacent to 89th, 90th and 91st Streets, 90th Place, 62nd Avenue, and Creekside Circle in the Village. The items being considered at the meeting for approval include an amendment to the Comprehensive Plan (Whittier Creek Neighborhood Plan) and a Conceptual Plan for Creekside Terrace development.

Background:

The Creekside Crossing condominium (including 8 unit, 4 unit and 2 unit buildings) and single family residential development were initially developed in several phases by Mastercraft Builders from 2005-2010. Portions of the development were then sold to other contractors and units were constructed from 2010-2014. The original development anticipated 24 single family lots; 36 2-unit condominium buildings, 16 4-unit condominium buildings and 19 8-unit condominium buildings. All of the single family lots have since been developed and all of the condominium units with the exception of two 8-unit buildings and two- 2-unit buildings have been built within the existing platted condominium area. The undeveloped land proposed to be developed for condominium purposes would have included a total of 158 additional condominium units (11-8 unit buildings, 5-4 unit buildings and 25-2 unit buildings).

Due to the recession, this area had remained vacant for several years until its recent purchase by Creekside PP, LLC for development purposes. The new Developer is proposing to complete the Creekside project by downzoning the remaining land from multi-family zoning to a single family zoning by creating 64 single family lots and one (1) 2-family lot.

The Developer is proposing to complete the floodplain boundary adjustment work as was originally proposed and to construct the underground public utilities and public roadways within 89th and 90th Streets, 91st Street, 90th Place, 62nd Avenue and Creekside Circle. A public park area will be developed on the south side of Creekside Circle adjacent to the Jerome Creek. A floodplain boundary adjustment, a large retention basin construction and a wetland enhancement project are also proposed. The Developer would like to begin grading and utility work in the fall of 2015.

COMPREHENSIVE PLAN AMENDMENT (Ord. #15-31): The petitioner is requesting an amendment of a portion of the Whittier Creek Neighborhood Plan in Appendix 9-3 as a result of the proposed development of the remainder of the Creekside Crossing development (the project is referred to as Creekside Terrace).

The entire Whittier Creek Neighborhood is bounded by STH 31 (Green Bay Road) on the west, 85th Street on the north, Cooper Road on the east and 93rd Street on the south. This amendment is only for a portion of the southwest corner of this Neighborhood.

Neighborhood Plans, which are a component of the Village's Comprehensive Plan, are intended to provide the community with a means of reviewing the patterns of existing and probable future development in and around the area proposed for land development, evaluating access to the land development and the feasibility of developing certain land uses and lot layouts, roadways and parkways, open green spaces and preservation areas, schools, municipal facilities and municipal services to serve the neighborhood. The Neighborhood Plan sets forth a guide for future development when a willing landowner wishes to develop his land.

In accordance with the Village Comprehensive Plan, the Whittier Creek Neighborhood is classified as being within a Low-Medium Density Residential land use category having lot areas ranging from 12,000 square feet to 19,000 square feet or more per dwelling unit. This range allows for some areas of the Neighborhood to have larger lots while other areas to have smaller lots.

RESIDENTIAL DEVELOPMENT IN THE NEIGHBORHOOD: Approximately 345 acres of land (excluding existing and future rights-of-way, Government/Institutional, Transportation/Utilities, Public Park, 100-year floodplain and wetlands) within the Neighborhood are proposed to be developed as Residential. [The 345 acres of land includes approximately 16 acres of the other open space and approximately 12.6 acres of woodlands to be preserved.].

There are 258 existing single family lots within the Neighborhood and these existing residential developments include: Whittier Heights Subdivision, Whittier Heights Addition #1, Whittier Heights Addition #2, Whittier Heights Addition #3, Wil-Char Subdivision, Creekside Crossing Subdivision, development on 91st Street and 63rd Avenues south of 100th Street; residential development along Cooper Road, 85th Street, Old Green Bay Road and 93rd Street. A total of 327 additional single family lots are proposed to be developed within the neighborhood.

There are 134 existing platted multi-family condominium units in the neighborhood known as Creekside Crossing Condominiums located north of 93rd Street between 63rd and 66th Avenue (of the 134 units, 2-8 unit buildings and 2-2 unit buildings have not been constructed to date) and six (6) existing multi-family condominium units located on Old Green Bay Road south of Jerome Creek and eight (8) two unit building locate on Old Green Bay Road north of Jerome Creek.

The Neighborhood Plan proposes a total of 585 single family lots and 150 multi-family units (2 or more units per building) for a total of 735 dwelling units (this is a reduction of 28 units from the current Whittier Creek Neighborhood Plan.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan would be 20,447 square feet per dwelling unit. This density is lower than required by the Village Comprehensive Plan.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

Current population within the Neighborhood:

- 644 dwelling units
- 1,746 persons (which includes 395 school age children)

Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

- 735 dwelling units
- 1,992 persons (which includes 450 school age children)

Based on the 2010 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population. The Village provides copies of proposed developments to the Kenosha Unified School District (KUSD) to assist in their long range planning. Pursuant to the information provided by the KUSD for Pleasant Prairie, 42% of the new dwelling units will have new students that will attend public schools, or a total of 390 students).

CONCEPTUAL PLAN: The petitioner is requesting approval of a Conceptual Plan to create 64 single family lots and one (1) 2-family lot for two condominium units.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT: About 64.14 acres (2,794,133 square feet) are proposed to be developed into 64 single-family lots, one 2-unit condominium building and five (5) Outlots. The single family lots range in size from 12,005 square feet to 21,430 square feet per lot with the average lot size of 15,962 square feet. The lots shall be adjusted to meet the minimum requirements of the R-4.5 Urban Single Family Residential District, which requires each lot to be a minimum of 12,500 square feet with 80 feet of frontage (the frontage can be reduced to 45 feet on a curve or cul-de-sac). All lots shall have a lot depth of at least 125 feet. A majority of the lots abut up to open space, retention basins, wetlands, floodplain or woodlands.

A number of new streets are proposed to be developed with full public improvements including:

- 89th and 90th Streets;
- 90th Place;
- 91st Street (completed within the development) – and a rural roadway extending west;
- 62nd Avenue; and
- Creekside Circle.

CONDOMINIUM DEVELOPMENT: The Developer is proposing to create one additional two-family condominium lot at the northwest corner of 90th Street and 62nd Avenue in the Creekside Terrace development. The Developer is willing and intends to cooperate in all respects with the Village and the Condominium Association to incorporate this new condominium into the existing Condominium and its referenced Declaration. As such the Developer is willing to have the new two unit building constructed in the same architecture, materials, style, height and colors as the existing adjacent two-family condominium units as reflected in the plans and details of which are on file with the Village. It is further the intent of the Developer that the new two-unit building would be owner-occupied condominium units, which would comply with all of the Declarations, By-Laws and other requirements of the existing Condominium. That being said, cooperation will be needed from the existing Condominium Association Members/Condominium Board and its mortgage holders to amend the Condominium and incorporate this property into the Condominium to be governed by the Association. (See ***attached*** Developer Attorney Letter for a brief analysis).

OUTLOTS: *The following Outlots are shown on the Conceptual Plan.*

Outlot 1 is proposed to be dedicated (fee interest transfer) as common open space to the Creekside Terrace Homeowner's Association, Inc. The Outlot shall be labeled as "Outlot 1 Dedicated by the Developer to the Creekside Terrace Homeowner's Association, Inc. for Open Space, Wetland Preservation and Protection, Access and Maintenances Purposes". The wetland areas shall be separately delineated and identified. There shall also be an easement over this same area of Outlot 1 granted to the Village for the same Open Space, Wetland Preservation and Protection, Access and Maintenance Purposes.

Outlot 2 is proposed to be dedicated (fee interest transfer) to the Creekside Terrace Homeowner's Association, Inc. The Outlot shall be labeled as "Outlot 2 Dedicated by the Developer to the Creekside Terrace Homeowner's Association, Inc. for Open Space, Access and Maintenance Purposes". There shall also be an easement over this same area of Outlot 2 granted to the Village for the same Open Space, Access and Maintenance Purposes.

Outlot 3 is proposed to be dedicated (fee interest transfer) to the Creekside Terrace Homeowner's Association. The Outlot shall be labeled as "Outlot 3 Dedicated by the Developer to the Creekside Terrace Homeowner's Association, Inc. for Floodplain Preservation and Protection, Wetland Preservation and Protection, Access and Maintenance Purposes". The wetland areas shall be separately delineated. There shall also be an easement over this same area of Outlot 3 granted to the Village for the same Floodplain Preservation and Protection, Wetland Preservation and Protection, Access and Maintenance Purposes.

Outlot 4 is proposed to be dedicated (fee interest transfer) to the Village of Pleasant Prairie. The Outlot shall be labeled as "Outlot 4 Dedicated for Public Park Purposes". There shall also be an easement over this same area of Outlot 4 granted to the Developer for the construction and development of the public park.

Outlot 5 is proposed to be dedicated (fee interest transfer) to the Creekside Terrace Homeowner's Association. The Outlot shall be labeled as "Outlot 5 Dedicated for Storm Water, Drainage, Retention Basin, Access and Maintenance Purposes". There shall also be an easement over this same area of Outlot 5 granted to the Village for the same Storm Water, Drainage, Retention Basin, Access and Maintenance Purposes. There shall also be an easement over this same area of Outlot 5 granted to the Developer for the construction and development of the storm water facilities.

POPULATION PROJECTIONS*:* Based on the 2010 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population. Therefore, based on the currently shown 64 lots and one two-unit condominium, it is projected that **179 persons** will be added to the population upon full build-out of this development. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), **28 public school age children** are likely to come from this development at full build out. [Note: The Village continues to provide copies of proposed developments to the Kenosha Unified School District to assist in their school enrollment projections, school facility planning efforts and school boundary adjustments.]

FLOODPLAIN BOUNDARY ADJUSTMENT: On October 20, 2003 the Village Board adopted Resolution #03-42 to approve the Floodplain Boundary Adjustment for the Creekside development. In January 2005, the Developer of Creekside Crossing obtained the required Permits from FEMA to begin the work. The floodplain boundary adjustment work had begun in the area that is already development and had not been completed for the entire project. This FEMA approval is still valid and will be completed by the petitioner as originally designed and approved by the Village, DNR and FEMA.

WETLANDS: The wetlands within the undeveloped Creekside Crossing development area have been delineated in 2014 (see ***attached*** report). A number of pocket wetlands now exist on the property; however the DNR and the ACOE will only be taking jurisdiction over some of these wetlands. In the ***attached*** letter dated January 23, 2015 from the WI DNR wetlands 6, 7 and 10 will be subject to state wetland and waterway regulations. This letter also does not indicate if wetland 5 will be subject to state wetland and waterway regulations. If wetland 5 is subject to state regulations, the developer will be required to obtain the required permits to fill this wetland for the required roadway. In the ***attached*** letter dated April 29, 2015 that from the ACOE, they will be taking jurisdiction on Wetland 6, 7, 10. A small portion of wetland 6 will required to be filled for the construction of Creekside Circle; therefore wetland fill permits will be required to be obtained by the Developer from both the DNR and the ACOE.

SITE ACCESS: This development will utilize two (2) existing public access points onto 93rd Street at 63rd and 66th Avenues. The third access point—91st Street--will be extended as a rural roadway from the development limits to Old Green Bay Road. It is intended and required that 91st Street will be the construction access, and haul roadway for the development of the subdivision infrastructure, the single family houses and the two-unit condominium.

The 91st Street stub to the west does not align with the existing Village owned right-of-way and needs to align for its eventual extension.

PUBLIC IMPROVEMENTS: All public and private improvements shall be made by the Developer at the Developer's expense. The entire development shall be provided with and serviced by municipal roadways, sanitary sewer, water and storm sewer. In particular,

- **Municipal roadways** shall be extended throughout the development pursuant to the Village's new development standard (e.g. roadway pavement will be reduced from 37' to 33' b/c to b/c) for other roadways, except for Creekside Circle and 62nd Avenue roadway width which shall be 37-feet (back-of-curb to back-of-curb). Also public sidewalks shall be extended on both sides of each public street and on the south side of Creekside Circle. Alternate side parking regulations will be in effect for the development. Using 91st Street as a construction access roadway shall require that the roadway be graveled and paved per Village standards. The Village Board shall determine the extent of additional public improvements to be completed in 91st Street – e.g. can the road be initially constructed as a rural profile?
- **Municipal water** shall be extended throughout the development and shall connect to the existing municipal water in Creekside Crossing development and in 91st Street to Old Green Bay Road.
- **Municipal sanitary sewer** shall be extended from the existing sewer located in Creekside Crossing development to service the entire remaining development area.
- **The municipal park** shall be graded and seeded will be completed in the park and park related playground equipment (a swing set, climbing structure, spring action riding units and two sitting benches shall be installed in the park-similar to the existing Creekside Park with the addition of the benches).

CERTIFIED SURVEY MAP: A CSM will be required to create the lot for the development of the 1 2 unit condominium building. This lot shall be a minimum of 20,000 square feet. All of the Dedication and Easement Provisions shall be added onto the Certified Survey Map. Restrictive Covenant Language shall also be shown on the Certified Survey Map. The Village staff can prepare the draft language using the Condominium Plat for this area. Further discussion is warranted. The Plan Commission tabled the request for consideration of the CSM until the Condominium is approved by the existing Creekside Crossing Condominium

Association so Village staff can prepare all the dedication and easement language and the Floodplain Boundary Adjustment is completed and approval from FEMA is obtained.

ZONING MAP AMENDMENTS: Several zoning map amendments will be required for this development. The property where the one-2 unit condominium building is proposed will be rezoned to R-8, Two-Family Residential District, the single family lots will be rezoned into the R-4.5, Urban Single Family Residential District, and the Outlots excluding the wetlands will be rezoned into the PR-1, Park and Recreation District. At the time of the Preliminary Plat is submitted or when fill permits are obtained from the WI DNR and ACOE for the wetland areas proposed to be filled --another Zoning Map Amendment will be required to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District, excepting any wetlands that are granted approval to be filled. A third Zoning Map Amendment will be required when the floodplain boundary adjustment grading work has been completed to correctly show the location of the 100-year floodplain on the property. In addition, each time that the zoning map is requested to be amended, an amendment to the Village Comprehensive Land Use Map 9.9 will also be required to be amended.

On August 10, 2015 the Plan Commission held a public hearing approved Plan Commission Resolution #15-15 and recommended that the Village Board approve the amendment to the Comprehensive Plan (Ord. #15-31).

1. See ***attached*** changes to the Neighborhood Plan. Upon making the required changes please submit 3 large copies for Village staff final review. Once approved, then provide a pdf of the plans and a digital copy of the plans to allow the Village GIS department.
2. Upon the revisions to the plans being submitted, Exhibit 1 of Plan Commission Resolution #15-15 and Exhibit 1 of Ord, #15-31 will need to include the map.

On August 10, 2015 the Plan Commission held a public hearing and recommended that the Village Board conditionally approve the Conceptual Plan subject to the above comments and the following conditions:

1. Will the development be phased or constructed all at one time? Provide details.
2. The lots shall all be a minimum of 12,500 square feet in area. Adjust any lots not meeting this requirement.
3. The two family lot shall be a minimum of 20,000 square feet in area.
4. Corner lots shall be 20% larger than other lots due to the street yard setbacks – all lots shall be re-examined to meet this requirement. (Corner lots must be a minimum of 20% larger than 12,500 square feet).
5. All lots shall have a lot depth of at least 125 feet. The lot depth of lot 24 shall be adjusted. (Lots 24 and 33 – house sizes must be further evaluated). Also, Lot 32 and 47 are very awkward in its dimension and shape for buildable areas.
6. If any portion of the creek/waterway is considered navigable it should be labeled on the Conceptual Plan.
7. The 89th Street and 62nd Avenue roadway and utility improvements to the property limits. A sign shall be placed which indicated that the roadway will be extended in the future. Temporary barricades shall be installed at the Developer's expense.
8. The road pavement width and back of curb dimensions shall be shown on the Conceptual Plan.
9. Certain corner lots will need to have driveway access restrictions imposed based upon the size and shape of the lots. In addition there is a minimum of a 100 foot

driveway setback that needs to be identified from center line of the intersection to the driveways.

10. The minimum 75' shore yard building setback shall be shown on the Conceptual Plan.

11. It is not clear where any significant tree areas are located within the development – that are not being impacted by the Floodplain Boundary Adjustment. Further discussion is warranted. All of the trees to be preserved shall be located within **Tree Preservation and Protection, Access and Maintenance Easements**. The Preliminary and Final Plat shall include a legal description including the acreage of each Tree Preservation and Protection Easement areas within the development. Specifically, Dedicated Tree Preservation and Protection, Access and Maintenance Easement Areas shall be provided on Lots _____ on the Plat. Penalty provisions shall be included on the plat and in the declarations for the removal of any trees within these areas. Also, a walk of the property to be scheduled with the Village in the next few weeks may also increase the number and location of tree preservation areas to be shown.

12. The chart on the Preliminary and Final Plats shall also include the amount of wetlands and woodlands (?) to be preserved. What is the extent of the grading limits on the site?

13. The legal description of the wetlands and the square footage of each wetland area shall be included on the Preliminary and Final Plats.

14. Prior to consideration of the Final Plat, written approval to fill the wetlands shall be obtained by the Developer and submitted to the Village. The Final Plat shall not show the wetlands proposed to be filled.

15. Sidewalks shall be required on both sides of the new roadways throughout the development, except on Creekside Circle wherein sidewalks will only be required on the south side.

16. Are any permanent development sign(s) proposed? If so, easements shall be shown and labeled as "**Dedicated Signage, Landscaping, Access and Maintenance Easement Areas**".

17. All outlots, outside of wetland areas shall be planted/landscaped.

18. Please review and revise the modified draft Declaration of Restrictions, Covenants and Easements (see ***attached***).

19. Outlot 1 is proposed to be dedicated (fee interest transfer) as common open space to the Creekside Terrace Homeowner's Association, Inc. The Outlot shall be labeled as "**Outlot 1 Dedicated by the Developer to the Creekside Terrace Homeowner's Association, Inc. for Open Space, Wetland Preservation and Protection, Access and Maintenances Purposes**". The wetland areas shall be separately delineated and identified. There shall also be an easement over this same area of Outlot 1 granted to the Village for the same Open Space, Wetland Preservation and Protection, Access and Maintenance Purposes.

20. Outlot 2 is proposed to be dedicated (fee interest transfer) to the Creekside Terrace Homeowner's Association, Inc. The Outlot shall be labeled as "**Outlot 2 Dedicated by the Developer to the Creekside Terrace Homeowner's Association, Inc. for Open Space, Access and Maintenance Purposes**". There shall also be an easement over this same area of Outlot 2 granted to the Village for the same Open Space, Access and Maintenance Purposes.

21. Outlot 3 is proposed to be dedicated (fee interest transfer) to the Creekside Terrace Homeowner's Association. The Outlot shall be labeled as "**Outlot 3 Dedicated by the Developer to the Creekside Terrace Homeowner's Association, Inc. for Floodplain Preservation and Protection, Wetland Preservation and Protection, Access and Maintenance Purposes**". The wetland areas shall be separately delineated. There shall also be an easement over this same area of Outlot 3 granted to the Village for the same Floodplain Preservation and Protection, Wetland Preservation and Protection, Access and Maintenance Purposes.

22. Outlot 4 is proposed to be dedicated (fee interest transfer) to the Village of Pleasant Prairie. The Outlot shall be labeled as "**Outlot 4 Dedicated for Public Park Purposes**". There shall also be an easement over this same area of Outlot 4 granted to the Developer for the construction and development of the public park.

23. Outlot 5 is proposed to be dedicated (fee interest transfer) to the Creekside Terrace Homeowner's Association. The Outlot shall be labeled as "**Outlot 5 Dedicated for Storm Water, Drainage, Retention Basin, Access and Maintenance Purposes**". There shall also be an easement over this same area of Outlot 5 granted to the Village for the same Storm Water, Drainage, Retention Basin, Access and Maintenance Purposes. There shall also be an easement over this same area of Outlot 5 granted to the Developer for the construction and development of the storm water facilities.

24. Additional storm water easements may be required for any portion of the new development that utilizes the existing Creekside Crossing retention basins.

25. Engineering Comments: Detailed Engineering review will be completed upon submittal of detailed engineering plans; however, the following general comments are provided below:

    a. The Engineering Department has reviewed the Conceptual Plan for the above referenced subdivision and have the following comments listed below. This review is cursory due to the limited information provided as part of the concept plan. A more detailed review will be completed as additional information is provided and a preliminary subdivision plat is submitted.

    b. The existing floodplain limits should be shown on the concept plan. The floodplain adjustment which was started for the original Creekside Crossing Subdivision will was not completed. The adjustment will need to be finalized as part of this development.

    c. Upon review of the Conceptual Plan, five foot wide concrete sidewalks shall be provided as previously noted. Sidewalks shall be shown on the plan.

    d. The need for additional ROW or easements will need to be evaluated for Creekside Circle to fit the required sidewalk and public street trees along the roadway corridor.

    e. Review of storm water easement locations will be completed upon submittal of civil engineering plans. ("**Dedicated Storm Water, Drainage, Access and Maintenance Easements**").

    f. Roadways shall meet the Village's new composite concrete / asphalt roadway section.

g. Creekside Circle and 62nd Avenue roadway width shall be 37-feet (back-of-curb). The Village will consider reducing the widths all other roads to 33-feet (back-of-curb) on a project basis. Alternate side parking regulations will be required for the reduced road width areas.

h. 91st Street is offset from the existing ROW to the west due to the wetlands. The Engineering plans shall show the "future" alignment to Old Green Bay Road. Also, it shall be verified that the offset and wetland areas do not prohibit 91st Street to be used as a construction access.

i. There are existing public utilities (storm, water, sanitary) within the proposed development that are not shown on the plan. The utilities and any existing easements shall be shown on the plan.

j. The plan needs to include existing topographic contour information.

k. The east end of 89th Street will require a temporary cul-de-sac turnaround. Further discussion is warranted regarding the subdivision development at the termination of 89th Street and lot 36.

l. Further review of the subdivision will be completed upon submittal of civil plans including the following:

m. Grading / Erosion Control Plan

n. Roadway and Storm Sewer Plans.

o. Sanitary Sewer and Water Main Plans.

p. Landscaping and Lighting Plan.

q. Stormwater Management Plan.

r. Construction Specification Manual.

26. **The Conceptual Plan approval shall be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, the Preliminary Plat, which satisfies the conditions of the Conceptual Plan approval shall be submitted and considered by the Plan Commission and Village Board.**

27. **Upon approval of the Conceptual Plan** the following documents and electronic copies of the following documents shall be submitted to the Village for staff review prior to the Village accepting the Preliminary Plat application and application fee.

    a. Eight (8) draft copies of the Preliminary Plat.

    b. A revised electronic draft of the Declaration of Restrictions, Covenants and Easements after the Village staff's review.

    c. Eight (8) draft copies of the Street Lighting Plan, including a copy of the We Energies electrical distribution system plan.

    d. Eight (8) draft copies of the Landscaping Plan.

    e. Eight (8) revised copies of the Engineering Plans, Profiles and Specifications.

28. The exact location and size of utility easements shall be verified with We Energies and included on the Preliminary and Final Plats. All utility easements shall be labeled as **"Dedicated Utility Easements"**. The Homeowners are collectively responsible for the ongoing maintenance and facility usage charges as imposed by We Energies. Pursuant to current Village procedures, the Village will coordinate billing for these charges to the Association/homeowners.

29. Provide a copy of the detailed Park Plan, including grading and park equipment details.

30. The Landscaping Plan shall include at a minimum:

    a. The Landscaping Plan shall utilize the grading plan as its base map.

    b. The Landscape Plan shall include detailed plantings in all cul-de-sac islands.

    c. The Landscape Plan shall indicate the species, location and both the planting and mature size of each particular type of tree/shrub.

    d. The Landscaping Plan shall show all of the street trees – minimum of 6 feet in height and 2" caliper, in staked mulch beds at initial planting. Provide all details on the Plan.

    e. The Landscaping Plan shall show all easement to verify that there are no conflicts.

31. The Preliminary Plat shall only be valid for two (2) years from the Village Board's conditional approval, during which all conditions must be satisfied and the Final Plat shall be submitted. If the property is not final platted within the two (2) years of the Village Board's approval, the Village shall require that the plat be resubmitted for a new Preliminary Plat approval along with the appropriate filing fees.

32. **Upon approval of the Preliminary Plat** the following documents shall be submitted to the Village for staff review prior to the Village accepting the Final Plat application and application fee.

    a. Five (5) draft copies of the Final Plat.

    b. A revised draft of the Declarations of Restrictions, Covenants and Easements. This document shall be in final form prior to consideration of the Final Plat by the Plan Commission.

    c. Five (5) revised copies of the Public Street Lighting Plan, including a copy of the We Energies electrical distribution system plan and contract.

    d. Five (5) revised draft copies of the Landscaping Plan.

    e. Five (5) revised copies of the Engineering Plans, Profiles and Specifications.

33. Upon Village staff review of the draft Final Plat and other documents as specified above, the Final Plat application, application fee and related documents shall be submitted to the Village so that the required hearing can be scheduled. In addition, a colored rendering shall be submitted to the Village of the Final Plat and Landscaping Plan. The colored renderings shall clearly show the wetlands to be preserved, the wetlands to be filled, the location of retention basins, the trees proposed to be preserved, the trees proposed to be removed. This colored drawing shall be submitted to the Village staff on a disc. The drawings shall be submitted in a tif or jpeg format for the Village's use in the PowerPoint presentation at the Plan Commission and Village Board meetings.

34. The exact location and size of Utility Easements shall be verified with We Energies prior to Final Plat consideration.

35. All easements shall be shown on the Preliminary and Final Plats, Engineering Plans and Landscaping Plans.

36. Upon Village approval of the Engineering Plans, Profiles and Specifications, the Developer shall submit two (2) copies of the final Village approved plans and

specifications so that the Village can request approval from the Kenosha Water Utility (KWU).

37. Upon written utility plan approval from the KWU, the Developer shall obtain written approval from the WI DNR.

38. Upon Village approval of the Final Engineering Plans and Specifications, Landscaping Plan and Street Lighting Plan the following **shall be submitted to the Village** for staff review so that the Development Agreement can be prepared by the Village:

    a. A copy of the required wetland fill, N.O.I. Chapter 30 permits from the WI DNR and ACOE.

    b. A copy of the Public sanitary sewer and water approval letters from the KWU, WI DNR, and SEWRPC.

    c. Ownership verification documents.

    d. A copy of the signed contracts, certificates of insurance, and performance and payment bonds. The contracts shall have the Developer's name as shown on the title of the property. The certificates of insurance shall also list the Village of Pleasant Prairie as an insured party.

    e. A Policy of Title Commitment equal to the cost of public improvements. The title policy shall indicate that the right-of-way is being dedicated free and clear of any encumbrance liens or judgments.

    f. A copy of the signed public street tree/landscaping contract, Street Tree/Landscaping Plan and certificate of insurance.

    g. A copy of the signed We Energies contract and Street Lighting Plan.

    h. Three (3) copies of the Erosion Control Permit application, plans and related $2,000 fee.

    i. Three (3) copies of the Work in the Right-of-Way application, plans and related $150.00 fee.

    j. The Street Sweeping Cash Deposit - $2,000.

    k. Five (5) paper copies of the Final Engineering Plans, Profiles and Specifications and two (2) electronic copies.

    l. Five (5) paper copies of the Landscaping Plan and two (2) electronic copies.

    m. Five (5) paper copies of the Street Lighting Plan, including a copy of the We Energies electrical distribution system plan and two (2) electronic copies.

    n. A "draft" LOC shall be provided to the Village for staff review. (See comment 62 below related to the LOC.)

39. Upon staff review and approval of all of the requirements listed above, the Final Plat application, application materials and application fee shall be submitted for Village to schedule the required public hearing before the Village Plan Commission.

40. At least two weeks prior to Village Board consideration of the Final Plat, Development Agreement and related documents the following shall be finalized and submitted:

    a. The Original Final Plat, 5 full-size copies, 1 reduced 11" x 17" copy and the State DOA approval letter. The plat shall be provided in a digital format –See comment below for format.

b. Final Memorandum of Development Agreement (to be drafted by the Village and reviewed by the Developer).

c. Final Development Agreement (to be drafted by the Village and reviewed by the Developer).

d. Final Park Improvement Agreement (to be drafted by the Village and reviewed by the Developer)

e. Recorded Articles of Incorporation for the Homeowner's Association.

f. Final Declaration of Restrictions, Covenants and Easements.

g. Final Homeowner's Association By-Laws.

h. Final Condominium documents for the one two-family condo.

i. Title Report Commitment, updated the day before closing and again within 7 days after closing and recording of the documents.

j. Verification of taxes and outstanding special assessments being paid. Any outstanding taxes, special assessments or invoices shall be paid prior to recording the Final Plat and Memorandum of Development Agreement.

41. A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of public related improvements, including street trees, street lights, street signs, field staking, inspections and construction related services (including sanitary sewer, and storm sewer cleaning and televising), shall be submitted to the Village. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. *IMPORTANT: A draft Letter of Credit equal to the cost breakdown analysis (need to verify proper format and dollar amount of Letter of Credit prior submitting the Original Letter of Credit..* The Cash payments and the "Final" LOC shall be provided prior to the Village at the closing.

42. If any of the houses are proposed to be used as a model or marketing office, a Conditional Use Permit application will be required to be submitted for consideration by the Plan Commission.

43. The Final Engineering Plans and Final Plat shall be submitted to the Village in electronic format which satisfies the following acceptance criteria. Exceptions will be considered to these rules on a case-by-case basis by the Village. Written approval for any exceptions must be obtained from the Village of Pleasant Prairie at the start of the project. If you have any questions contact Matt Fineour, Village Engineer at (262) 925-6778.

a. Data shall be delivered in vector format. The preferred format is ESRI Shape files. Other acceptable formats include AutoCAD DXF, Microstation DGN, Intergraph IGDS, MapInfo MIF, ESRI Arc/Info Coverages, and ESRI Interchange files. Scanned images and raster files will not be accepted for this type of data.

b. The coordinates in the data set shall be projected to the Wisconsin State Plane South Coordinate System based on the NAD27 Datum.

44. Upon Village Board approval of the Final Plat and within seven (7) days of said approval the Village will host a closing to have the Plat(s) and all of the Development Agreement documents signed. The Developer shall be responsible for recording all required documents at the Kenosha County Register of Deeds Office and provide proof of recording to the Village within 72 hours of closing with the Village.

45. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at the Roger Prange Municipal Building with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to public improvement field work commencing). Contact Jean Werbie-Harris to coordinate the pre-con meeting.

46. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.

47. All Village fees incurred by the Village Engineer and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

48. All Village fees incurred by the Village Community Development Department and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

49. The Village Board has adopted Ord. #05-25 related to Impact Fees. Impact fees are due at the time building permits are issued. Currently, these fees are $1,490 per housing unit.

50. All public and private improvements shall be completed, inspected, and Village approved including having sanitary sewer and storm sewer televised, water sampled with safe samples, roadways completed, electric and gas utilities installed, signage installed and as-built utility and grading plans submitted prior to the issuance of any building permits in accordance with the Development Agreement on file with the Village.

ORD. # 15-31

ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan hereby amends the Whittier Creek Neighborhood Plan 32 of Appendix 9-3 as described in ***Exhibit 1.***

The Village Community Development Director is hereby directed to record these Amendments to the Comprehensive Plan on the appropriate pages of said Plan and to update Appendix A in Chapter 390 of the Village Municipal Code to include said amendments.

Adopted this 17th day of August, 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
John P. Steinbrink,
Village President

_____
Jane M. Romanowski
Village Clerk

Ayes: ___ Nayes: ___ Absent: _____

Posted: _____

Ord #15-31-Comp Plan Amendments-Whittier Creek NP

Neighborhood Plan 32 of Appendix 9-3

Whittier Creek Neighborhood

The Whittier Creek Neighborhood Plan was prepared and adopted by the Plan Commission on March 12, 2007 by Resolution #07-10 and the Village Board adopted a Resolution of support of on March 19, 2007 by Resolution #07-11. On June 21, 2010 a portion of the Whittier Creek Neighborhood Plan was amended by Ordinance #10-37 to include Ingram Park within the south-central portion of the Neighborhood. On August 17, 2015 a portion of the Whittier Creek Neighborhood Plan was amended by Ordinance #15-31 for a portion of the southwest section of the Neighborhood as shown on Map 32-a

The Whittier Creek Neighborhood is bounded by STH 31 (Green Bay Road) on the west, 93rd Street on the south, Cooper Road on the east and 85th Street on the north. In 1994, a Neighborhood Plan was prepared for a portion of the Whittier Creek Neighborhood generally located east of STH 31 west of approximately 57th Avenue, south of 85th Street and north of 93rd Street; and in 2002 the Neighborhood Plan was re-evaluated and on March 25, 2002 the Plan Commission adopted a revised Neighborhood Plan (Resolution #02-05) for a portion of the Whittier Creek Neighborhood generally located east of STH 31 west of approximately 57th Avenue, south of 85th Street and north of 93rd Street. On April 1, 2002 the Village Board adopted Resolution #02-14 to concur with and support the Neighborhood Plan as approved by the Plan Commission.

In 2007 a Neighborhood Plan has been prepared for the entire Whittier Creek Neighborhood. In 2007 this neighborhood was primarily farm land with a number of home sites adjacent to the arterial roadways with the exception of the Whittier Heights Development and Wil-Char Subdivision in the northeast portion of the neighborhood and Creekside Crossing mixed residential development in the southwest portion of the Neighborhood.

The Village 2010 Comprehensive Plan indicates that an Elementary School Site-Whittier Elementary School at 8542 Cooper Road, two Neighborhood Parks, and the remainder of the land within the neighborhood would be developed as residential uses with the preservation of environmental corridors and the isolated natural areas in the neighborhood. The 2035 Land Use Plan indicates that a Community Park be located within the south central portion of the neighborhood.

In 2015, the Neighborhood Plan was amended for the undeveloped portion of the Creekside development in the southwestern portion of the neighborhood to reflect current wetland delineations and to convert the 158 condominium units (11-8 unit buildings, 5-4-unit buildings and 25-2 unit buildings) that were originally proposed to include 64 single family lots and 1-2 unit building.

The Whittier Creek Neighborhood Plan includes:

GOVERNMENT/INSTITUTIONAL AREA: Approximately 7.4 acres of land within the neighborhood is identified as Institutional use, including: the existing Whittier Elementary School located at 8542 Cooper Road and the Holy Family Catholic Book Store located at 9249 93rd Street.

TRANSPORTATION/UTILITIES: Approximately 8.6 acres of this neighborhood is located within a Utility Easement with electric transmission towers generally located at 57th Avenue.

ACCESS TO ARTERIAL ROADS: Pursuant to the Village Comprehensive Plan 85th Street, 93rd Street, Cooper Road and Old Green Bay Road are classified as local arterial roadways and 89th Street is identified as a local collector roadway. In addition, the long-range transportation plan indicates that Old Green Bay Road, 85th Street, Cooper Road and 93rd Street should be improved or widened when traffic counts/new developments warrant such

improvements. 93rd Street will be widened into a three (3) lane urban cross section (one travel lane in each direction and a center turn lane). Cooper Road is proposed to be further evaluated related to the timing and roadway profile required. Due to the environmental constraints within the neighborhood, 89th Street will no longer connect from Cooper Road to Old Green Bay Road. However 89th Street will connect to Creekside Circle which will connect to 91st Street to Old Green Bay Road. A single lane roundabout will be constructed at the intersection of Cooper Road and 93rd Street when Cooper Road is constructed south of 93rd Street within the proposed Devonshire Development. New driveway access to the arterial and collector roadways will be limited and new roadways are aligned with existing or proposed roadways on the opposite side of the street. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development.

[*Note*: A detailed traffic study was conducted by Wayne Higgins with Traffic Engineering Services, Inc. to determine the profile for 93rd Street and to examine if the traffic warrants a four-way stop, a signalized intersection, or a roundabout at the intersection of 93rd Street and Cooper Road. At the February 26, 2007 Plan Commission meeting and the March 5, 2007 Village Board Meeting Mr. Higgins presented his the report and the Village Board approved a single lane roundabout at 93rd Street and Cooper Road and a three lane urban profile for 93rd Street (one travel lane in each direction and a center turn lane) rather than a four lane profile (two travel lane in each direction) on 93rd Street.

A signalized intersection at Cooper Road and 93rd Street would require the same or more right-of-way at this location for the existing properties than would a the single lane roundabout would. The signalized intersection would be more problematic for the existing properties at the northeast and northwest corners to continue to utilize their existing driveways. Traffic would not be stopped at the intersection with a roundabout thus allowing the existing driveway to remain with full access.

The roundabout is proposed to be 120 feet in diameter which will allow for semi-trucks, fire trucks, school buses, garbage trucks, snow plows etc. maneuvering space and a 25 foot diameter green space island would be constructed in the center.

The three (3) lane urban profile roadway on 93rd Street would allow for less right-of-way being required from properties on the north side of 93rd Street. This design would allow for easy and safe access to the existing residential homes that will have driveways on 93rd Street because of the designated center turn lane. The three lanes would provided for two 12 foot travel lanes and a 14 foot center turn lane.

The full improvement on 93rd Street as a three (3) lane urban roadway and the roundabout at Cooper Road and 93rd Street will be constructed as part of the second phase of the required public improvements for the second stage of the Devonshire Development. The cost for improvements to 93rd Street and the roundabout is proposed to be shared between the developers of the land adjacent to 93rd Street. In addition, the Village staff is proposing to apply for grants to assist in the project costs. It is anticipated that a grant application be submitted in April of 2007 for improvements to 93rd Street between 63rd Avenue and 48th Avenue, including the roundabout at Cooper Road.]

OPEN SPACE: This Neighborhood Plan identified approximately 279 acres or 37% of the lands within the neighborhood are proposed to remain as open space. This open space includes approximately 190.4 acres of floodplain, 30.2 acres of wetlands, 39 acres of a Community Park, 3.5 acres for a Neighborhood Parks and 16 acres of other open space throughout the neighborhood.

- **FLOODPLAIN AREAS**: The 100-year floodplain is currently located adjacent to north and south branches of Jerome Creek. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation. The Neighborhood Plan indicates that floodplain adjustments will be required and that approximately 190.4 acres of land would be located within the 100-year floodplain after the adjustments are made.
- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 30 acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **COMMUNITY PARK**: In late December of 2008, the Village of Pleasant Prairie received a 30.73-acre land donation for the creation of a new park from John and Dorothy Ingram located at 5726 93rd Street that all residents will be able to enjoy. Schreiber/Anderson Associates (SAA) was selected to prepare a master plan for the development of this Community Park. SAA facilitated the process to help guide the Ingram's dream of a public park. On June 21, 2010 the Village Board approved an amendment to the Village of Pleasant Prairie Park and Open Space Plan 2006-2011 to include a Conceptual Plan for Ingram Park (totaling approximately 47.3 acres, including 5.4-acres within the ATC transmission line easement area along the east side of park and 2.9-acres of wetlands and floodplain within the park area) to be developed in Phases.
- **NEIGHBORHOOD PARKS AND PEDESTRIAN TRAILS**: Pursuant to the Village's Park and Open Space Plan component of the Village Comprehensive Plan two (2) neighborhood parks located within the Neighborhood and a number of pedestrian trails are proposed pursuant to the Village of Pleasant Prairie 2010 Bicycle and Pedestrian Trails Plan. A 1.46 acre neighborhood park (excluding any wetland and 100 year floodplain) within the first stage of the Creekside Development has been dedicated to the Village and the second 1.07 acre neighborhood park (excluding any wetland and 100 year floodplain) will be dedicated to the Village with the next stage of the Creekside Development. In addition, pursuant to the Village's Park and Open Space Plan pedestrian trails will begin at Whittier School and 57th Avenue, continue south on 57th Avenue to 89th Street continue west on 89th Street to the northern park in Creekside. At the park in Creekside the trail will continue south through Creekside Development into the Highpoint Neighborhood and will continue west on 89th Street to Old Green Bay Road then north to 85th Street and into the Country Home

Neighborhood.

- **OTHER OPEN SPACE**: The Neighborhood Plan identifies approximately 16 acres of other open space within the Neighborhood which includes retention facilities and other open space surrounding the retention facilities, and other non-wetland, non-floodplain areas throughout the neighborhood. In addition, approximately 12.6 acres of woodlands are proposed to be preserved in the neighborhood.

  The Whittier Creek Neighborhood is located with the Des Plaines River Watershed therefore all the storm water drains to the Des Plaines River. The Neighborhood Plan existing retention facilities within the developed areas and indicates potential location where for future storm water management facilities could be located. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements.

RESIDENTIAL AREA: Approximately 345 acres of land (excluding existing and future rights-of-way, Government/Institutional, Transportation/Utilities, Public Park, 100-year floodplain and wetlands) within the Neighborhood are proposed to be developed as Residential. [The 345 acres of land includes approximately 16 acres of the other open space and approximately 12.6 acres of woodlands to be preserved as described above.].

There are 258 existing single family lots within the Neighborhood and these existing residential developments include: Whittier Heights Subdivision, Whittier Heights Addition #1, Whittier Heights Addition #2, Whittier Heights Addition #3, Wil-Char Subdivision, Creekside Crossing Subdivision, development on 91st Street and 63rd Avenues south of 100th Street; residential development along Cooper Road, 85th Street, Old Green Bay Road and 93rd Street. A total of 327 additional single family lots are proposed to be developed within the neighborhood.

There are 134 existing platted multi-family condominium units in the neighborhood known as Creekside Crossing Condominiums located north of 93rd Street between 63rd and 66th Avenue (of the 134 units, 2-8 unit buildings and 2-2 unit buildings have not been constructed to date) and six (6) existing multi-family condominium units located on Old Green Bay Road south of Jerome Creek and eight (8) two unit building locate on Old Green Bay Road north of Jerome Creek. The Neighborhood Plan proposes a total of 585 single family lots and 150 multi-family units (2 or more units per building) for a total of 735 dwelling units.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan would be 20,447 square feet per dwelling unit (345 net residential acres multiplied by 43,560 square feet in an area divided by 735 dwelling units). This density is lower than required by the Village Comprehensive Plan.

AGRICULTURAL AREA: The property owner of the approximately 29 acre property located at 6109 85th Street in the past has participated in the State's Agricultural Preservation Program and did not intend to develop the land for urban purposes so the area will remain as Agricultural Land designation until the owner proposed further development. The neighborhood plan would need to be re-evaluated at such time as this property is proposed to be developed for urban purposes.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

Current population within the Neighborhood:

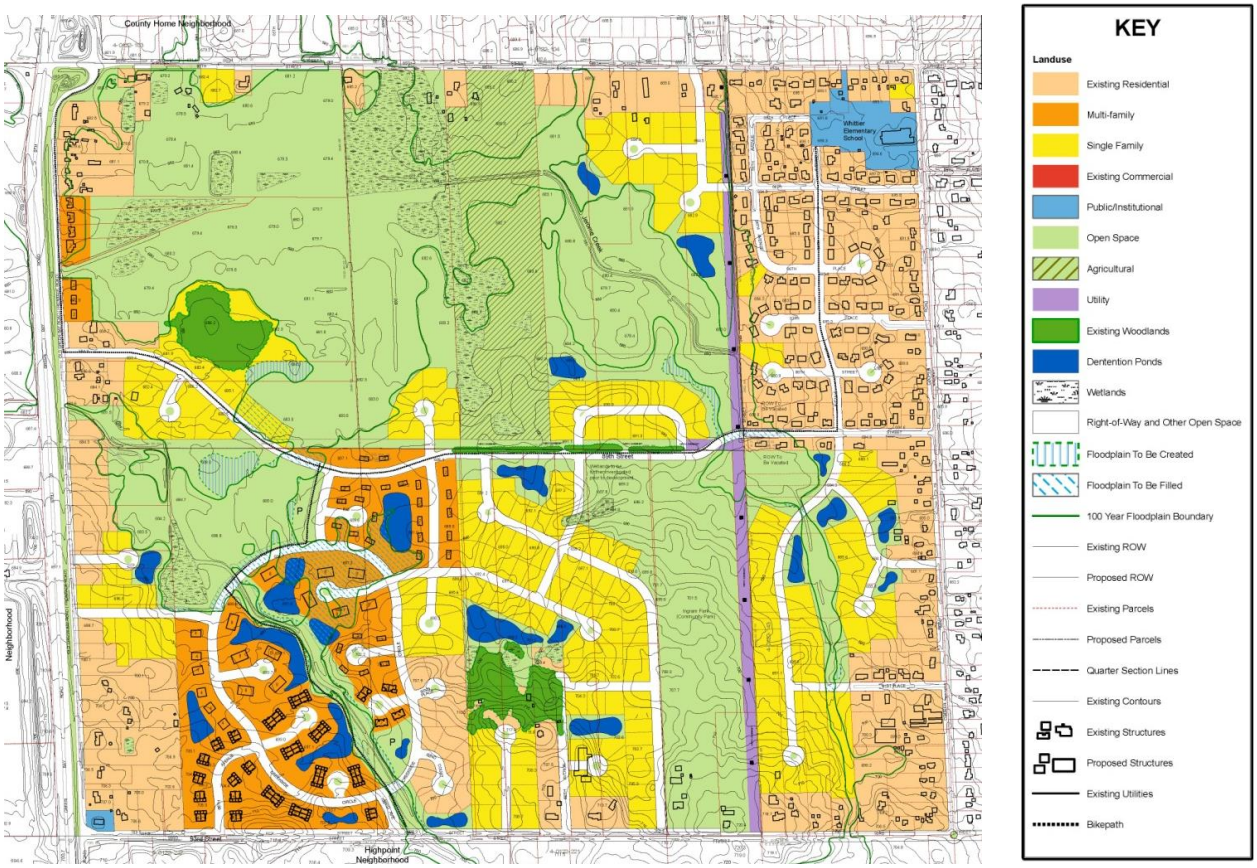
- 644 dwelling units
- 1746 persons (which includes 395 school age children)

Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

- 735 dwelling units
- 1,992 persons (which includes 450 school age children)

Based on the 2010 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population. The Village provides copies of proposed developments to the Kenosha Unified School District (KUSD) to assist in their long range planning. Pursuant to the information provided by the KUSD for Pleasant Prairie, 42% of the new dwelling units will have new students that will attend public schools or a total of 390 students.

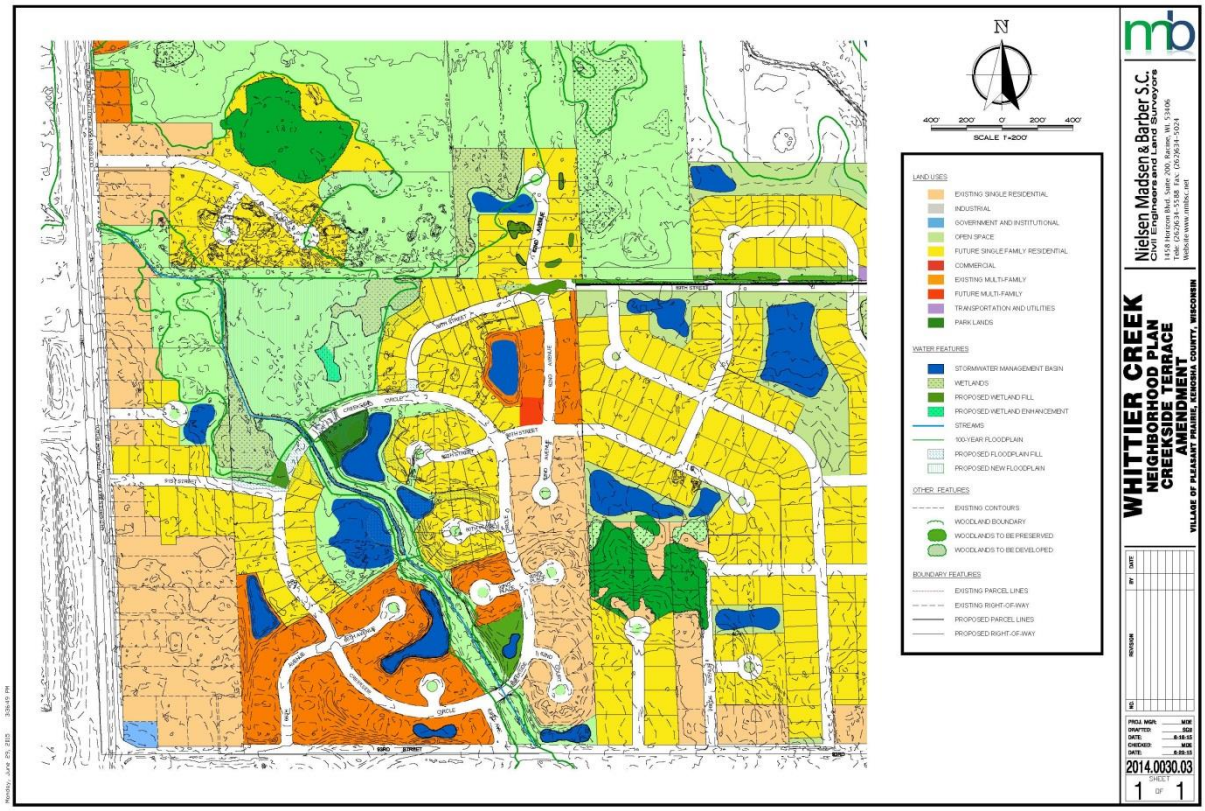
Neighborhood Plan Map 32
Whittier Creek Neighborhood
Adopted by Plan Commission Resolution #07-10 and Village Board Resolution #07-11 and amended by the Village Board on June 21, 2010 by Ord. #10-37.



Neighborhood Plan Map 32-a
Whittier Creek Neighborhood

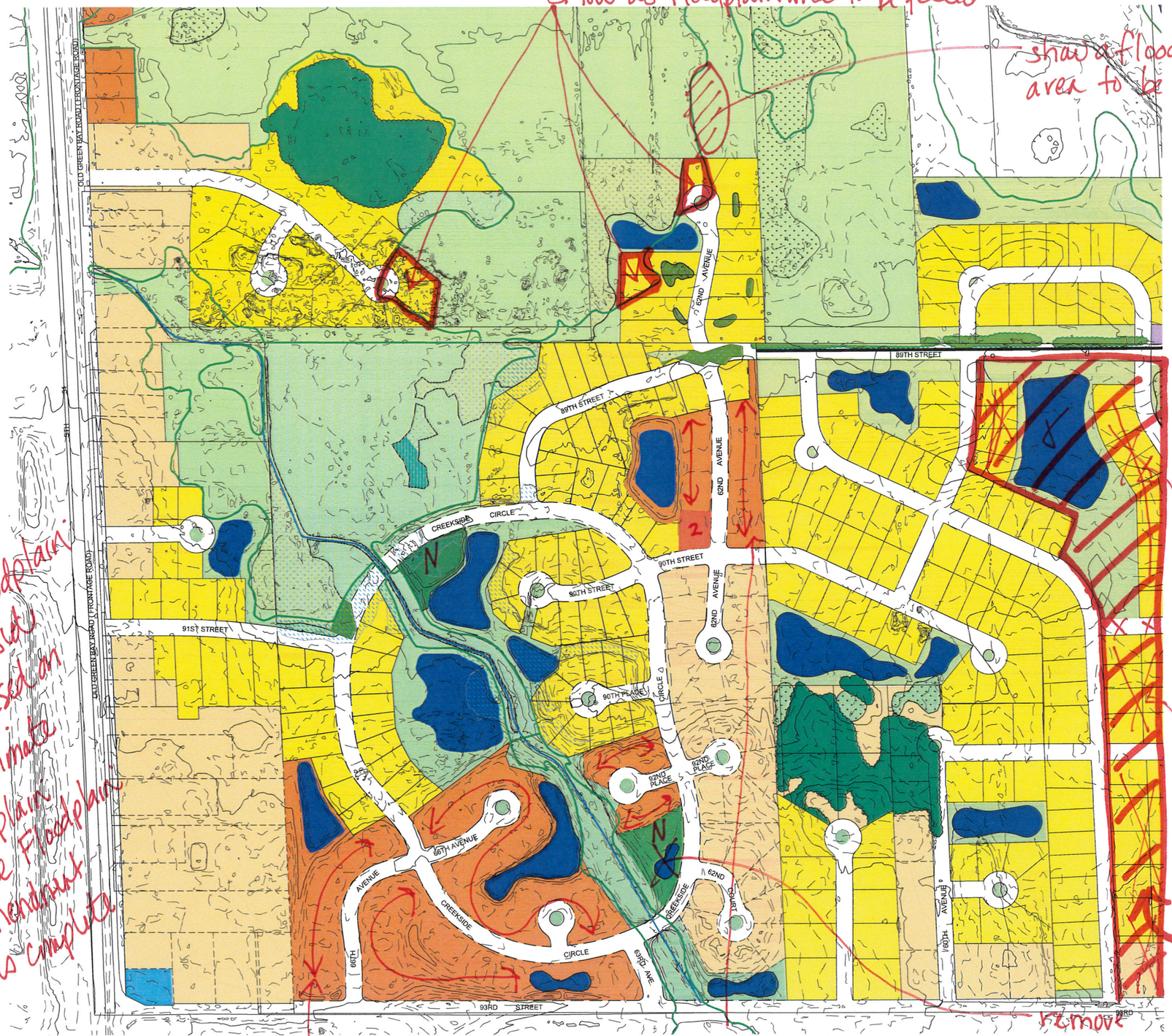
Amendment adopted by Plan Commission Resolution #15-15 and Village Board Ordinance #15-31

This Illustration shall be changed to incorporate the changes as recommended by the Plan Commission in Village Staff Report dated August 10, 2015.



show as floodplain area to be filled

show as flood plain area to be created



N

400' 200' 0' 200' 400'

SCALE 1"=200'

LAND USES

- EXISTING SINGLE RESIDENTIAL
- INDUSTRIAL
- GOVERNMENT AND INSTITUTIONAL
- OPEN SPACE
- FUTURE SINGLE FAMILY RESIDENTIAL
- ~~COMMERCIAL~~ remove
- EXISTING MULTI-FAMILY
- FUTURE MULTI-FAMILY
- TRANSPORTATION AND UTILITIES
- ~~PARK LANDS~~ N Neighborhood Park

WATER FEATURES

- STORMWATER MANAGEMENT BASIN
- WETLANDS
- PROPOSED WETLAND FILL
- PROPOSED WETLAND ENHANCEMENT
- STREAMS
- 100-YEAR FLOODPLAIN
- PROPOSED FLOODPLAIN FILL
- PROPOSED NEW FLOODPLAIN

OTHER FEATURES

- EXISTING CONTOURS
- WOODLAND BOUNDARY
- WOODLANDS TO BE PRESERVED
- WOODLANDS TO BE DEVELOPED

BOUNDARY FEATURES

- EXISTING PARCEL LINES
- EXISTING RIGHT-OF-WAY
- PROPOSED PARCEL LINES
- PROPOSED RIGHT-OF-WAY

Show floodplain in Creekside Dev. based on the ultimate floodplain once Floodplain amendment is complete

remove all ashow green (part of future & existing Community Park)

remove this pond

Show existing building foot prints w/ unit # in each foot print

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

WHITTIER CREEK
NEIGHBORHOOD PLAN
CREEKSIDE TERRACE
AMENDMENT

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	SCB
DATE:	6-16-15
CHECKED:	MDE
DATE:	6-29-15

2014.0030.03

SHEET 1 OF 1

Monday, June 29, 2015 3:36:49 PM

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Oshkosh Service Center
625 E County Road Y, Suite 700
Oshkosh, WI 54901-9731

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

January 23, 2015 INF-SE-2015-30-00123

CMA, Inc.
Jonah Hetland
4015 80th Street
Kenosha, WI 53142

RE: Jurisdictional status of wetlands located in the 2nd Addendum To Creekside Crossing Condominium plat, also described as being located in the SW1/4 of the SE1/4 of Section 15, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County

Dear Mr. Hetland:

You have requested a WDNR decision about the jurisdictional status of wetlands located at the above mentioned site. We have reviewed the following information to make this determination:

- Approved 2003 Wetland Delineation Report completed by Hey and Associates, Inc.
- Approved 2004 Erosion Control Plans developed for the proposed Creekside Crossings Project
- Approved 2004 WDNR Grading Permit for the proposed Creekside Crossing Subdivision
- Approved 2004 U.S. Army Corps of Engineers Permit to discharge fill material into wetlands for the proposed Creekside Crossing Subdivision
- 2014 Wetland Delineation Report completed by R.A. Smith National, Inc.
- 2015 Correspondence from the Village of Pleasant Prairie indicating the site was still under active construction until April of 2010.
- Aerial Photography available on Kenosha County Interactive Mapping Website
- Aerial Photography available on WDNR Interactive Mapping Website (Surface Water Data Viewer)
- Aerial Photography available on TerraServer.com

The reviewed information indicates that many of the wetlands identified during the 2014 wetland delineation are a result of construction practices that took place on-site. Construction practices were initiated sometime between 2005 and 2008, and according to information provided by the Village of Pleasant Prairie, were completed in April of 2010.

WDNR has made the determination that on-site construction activities have not been abandoned for a long enough period of time take jurisdictional authority over the following wetlands:

- W-1, W-2, W-4, W-8, W-9, W-11, W-12, W-13, W-14, and W-15

At this time, the wetland features listed above <u>are not</u> subject to state wetland regulations. These wetland features may become subject to state wetland regulations if they continue to persist in subsequent years.

WDNR has the made the determination that the following wetlands are part of an approved stormwater management plan, and are exempt from state wetland regulations:

- SW Pond 1, SW Pond 2, and W-3

The wetland features listed above <u>are not</u> subject to state wetland regulations. These wetland features may become subject to state wetland regulations if they are not actively maintained and continue to persist in subsequent years.

WDNR has made the determination that the following wetlands were not a result of the construction practices that occurred on-site:

- W-6 (and associated tributary), W-7, and W-10.

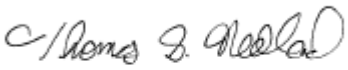
The wetlands listed above <u>are</u> subject to state wetland and waterway regulations.

A determination for W-5 cannot be made until a field review is conducted this spring. **We recommend avoiding construction activities in this wetland until a final jurisdictional decision is made**.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project. **We strongly recommend that you request a U.S. Army Corps of Engineers jurisdictional determination for the site's wetland features**. The U.S. Army Corps of Engineers contact for Kenosha County is Marie Kopka. Ms. Kopka can be reached at (651) 290-5856.

If you have any questions, please contact me at (920) 303-5439 or email thomas.nedland@wisconsin.gov.

Sincerely,



Tom Nedland
Wetland Identification Coordinator

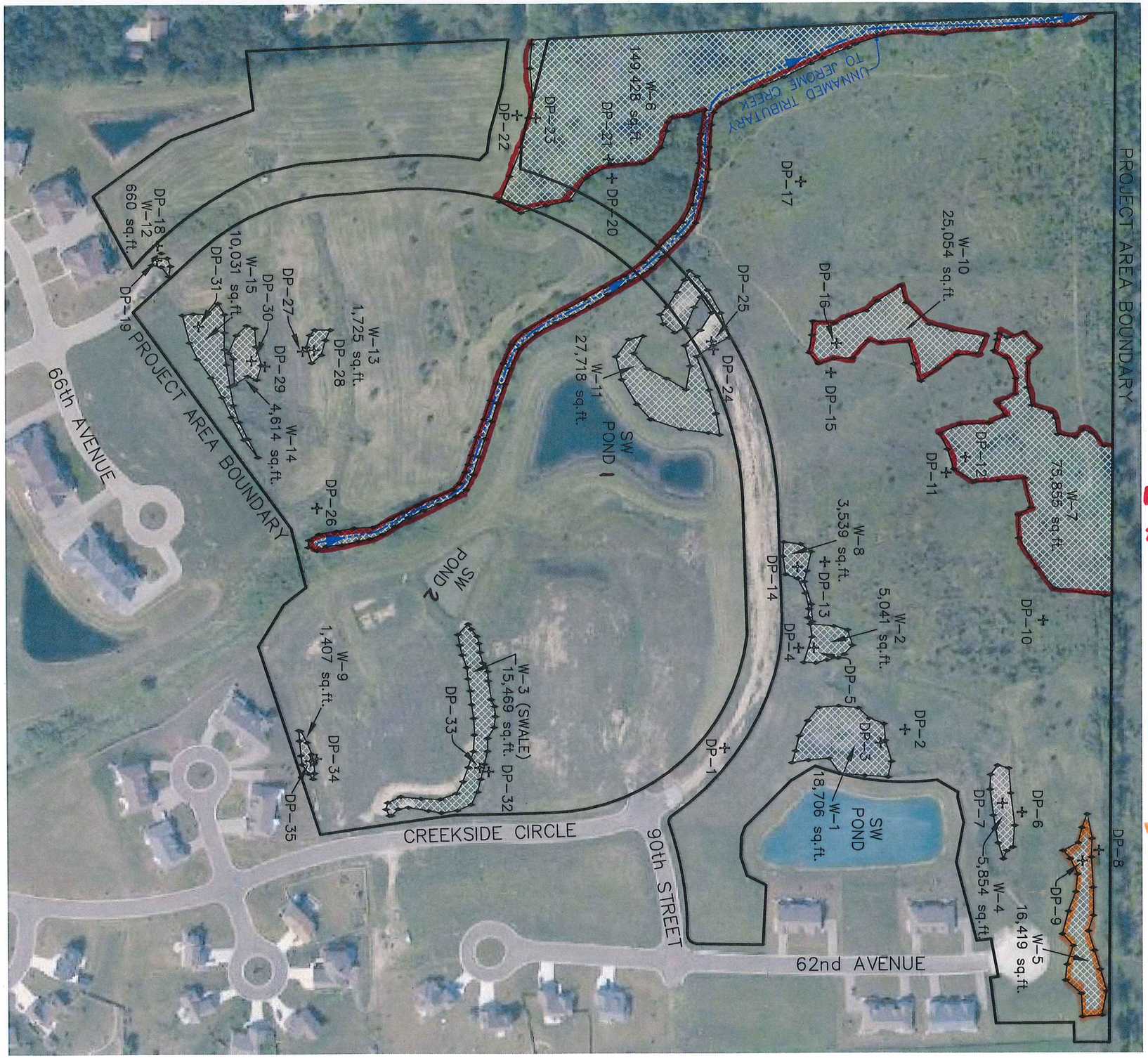
cc: Marie Kopka, U.S. Army Corps of Engineers
Todd Vesperman, U.S. Army Corps of Engineers
Jean Werbie-Harris, Village of Pleasant Prairie
Elaine Johnson, DNR
Pam Biersach, DNR

WETLAND BOUNDARY MAP

Located on Creekside Circle, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Part of the Southwest 1/4 and Southeast 1/4 of Section 15, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

November 25, 2014 Survey No.166223-BMJ



0 200 400 Feet

GRAPHIC SCALE

Red outline wetland subject to State Regulation W-6, W-7, W-10

LEGEND

- DP-1 ✛ DATA POINT
- WETLAND AREA
- WETLAND BOUNDARY
- PROJECT AREA BOUNDARY

Orange Outline Requires field visit to determine jurisdictional status W-5

*All other wetlands are not subject to state wetland regulations.

FIGURE 2.
WETLAND BOUNDARY MAP

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SHEET 1 OF 1

Wetland Delineation Report

Creekside Crossing
Proposed Residential Development

Village of Pleasant Prairie, Kenosha County, Wisconsin

RASN Project No. 1140272

December 4th, 2014

Wetland Delineation Report

Creekside Crossing
Proposed Residential Development
Village of Pleasant Prairie, Kenosha County, Wisconsin

Prepared by:

Heather D. Patti, PWS
Lead Ecologist/Project Manager

R.A. Smith National, Inc.
16745 W. Bluemound Road, Suite 200
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Prepared for:

Bear Development
4011 80th Street
Kenosha, WI 53142

December 4th, 2014

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December 4th, 2014

INTRODUCTION

R.A. Smith National, Inc. (RASN) is pleased to provide this Wetland Delineation Report for the approximately 62.78-acre Creekside Crossing residential development project northeast of the Greenbay Road and 93rd Street intersection in the Village of Pleasant Prairie, Kenosha County, Wisconsin (Appendix 1, Figure 1). The delineation was requested by Bear Development, LLC; contact information is 4011 80th Street, Kenosha, Wisconsin 53142 (Attn: Mr. S.R. Mills).

The 62.78-acre project area is located on the north side of 93rd Street east of the Green Bay Road intersection, in the SW ¼ and SE ¼ of Section 15, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin (Appendix A, Figure 1). The property is bordered by industrial and residential development to the west, agricultural fields and Wisconsin Wetland Inventory mapped wetlands to the north, and residential land to the east and south.

The purpose of the wetland delineation was to identify the proximity and extent of wetlands within the project area in association with a proposed development project. Fifteen (15) wetlands ("W-1" - "W-15") were identified within the project area. Each wetland is summarized in Table 2 (attached). Our study is presented here in terms of qualifications, methodology, results, and conclusions.

STATEMENT OF QUALIFICATIONS

RASN provides comprehensive wetland and ecological services including wetland delineation, assessment, permitting, and restoration. RASN ecologists offer a wide variety of technical experience in the natural resource field, and have successfully completed projects throughout the Midwestern and Northeastern United States.

Ms. Heather Patti, PWS and Ecologist with RASN, was the technical lead and author on this delineation project. Heather earned a Masters Degree in Botany and a minor in Ecology from North Carolina State University. Ms. Patti is experienced with a variety of aspects of ecological restoration, including wetland, mixed hardwood, and prairie restoration. She provides over 15 years of experience in wetland delineation, assessment, and mitigation. Ms. Patti attended the Basic & Advanced Wetland Delineation course offered by UW-LaCrosse in 2005 & 2013, became a WDNR Assured Wetland Delineator in 2009, and recently attended the Hydric Soil Identification Course offered by UW-LaCrosse in 2011.

Ms. Tina Myers has over 14 years of multidisciplinary ecological experience and has been recognized as a Professional Wetland Scientist (PWS) by the Society of Wetland Scientists (SWS) since 2004. She is also recognized as a Certified Wetland Specialist (CWS) in Illinois. Tina earned a Bachelor's degree in Conservation Biology from the University of Milwaukee in 1998 and has taken a multitude of ongoing educational courses including the Corps Wetland Delineation Training which she took in 2006, Regional Supplement and Field Practicum which she took in 2012, Advanced Wetland Delineation Training which she took in 2013, and Critical Methods in Wetland Delineation which she takes annually. She has performed hundreds of wetlands delineations throughout Wisconsin and Illinois and is also experienced in wetland restoration, wetland and waterway permitting, wetland assessment, vegetation surveys including rare species surveys, wildlife surveys, and environmental monitoring.

Ms. Nancy Wilson, Staff Ecologist and Landscape Architect with RASN, earned a Bachelor of Science Degree in Agronomy with an emphasis in Soil Science from Oklahoma State University. She also earned an Associate of

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Science Degree in Conservation Technology from Fox Valley Technical College in Appleton, Wisconsin, and an additional Associate of Science Degree in Landscape Horticulture from Milwaukee Area Technical College. Ms. Wilson attended the Basic Plant Identification, Hydric Soils and Wetland Delineation courses offered by UW-LaCrosse in 2009, and Wetland Delineation Critical Methods Workshops in 2010, 2011, 2013 and 2014. Ms. Wilson began assisting with wetland delineation projects in 2011.

Mr. Mike Al-wathiqui, wetland ecologist co-op with RASN, earned his Bachelor's of Science degree from the University of Wisconsin-Milwaukee in Biology and Conservation and Environmental Science. He is currently pursuing his Master's degree in Freshwater Sciences and Technology at the University of Wisconsin-Milwaukee's School of Freshwater Science. Mike has over four years of multidisciplinary ecological experience including working as a natural areas technician with the WDNR and as a forestry intern with the City of Milwaukee.

METHODOLOGY

The wetland delineation consisted of a review of available maps and information, followed by a site visit to document field conditions. The fieldwork documented the presence and absence of hydrophytic vegetation, wetland hydrology, and hydric soil indicators outlined in the *U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual*, Technical Report Y-87-1 (1987) and subsequent guidance documents (USACE 1991, 1992), Guidelines for Submitting Wetland Delineations in Wisconsin to the St. Paul District Corps of Engineers (USACE 1996), the *Basic Guide to Wisconsin's Wetlands and Their Boundaries* (Wisconsin Department of Administration Coastal Management Program, 2005), and the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, the guide for the USDA Natural Resources Conservation Services (NRCS) Field Indicators of Hydric Soils (version 7.0) in the United States, and in general accordance with Wisconsin Department of Natural Resources (WDNR) guidelines. The new Midwest Regional USACE supplement was recently drafted for the purpose of bringing the existing 1987 Manual up to date for wetland delineations. This supplement is intended to be used as an additional guidance to the 1987 Manual, and is not its replacement.

Prior to conducting fieldwork, RASN reviewed several maps for the property, including the United States Geological Survey (USGS) 7.5-minute quadrangle topographic map (Appendix 1, Figure 1), the NRCS Soil Survey (Appendix 1, Figure 3), the United States Geological Service (USGS) historical aerial photographs dated 1990, 2000, 2005 and 2010 (Appendix 1, Figures 4A-D), the Wisconsin Wetland Inventory Map (Appendix 1, Figure 5), NOAA's Advanced Hydrologic Prediction Service Map (Appendix 1, Figure 6), and previous (2005) site development plans provided by the client.

Areas having wetland field indicators were evaluated in the field by Ms. Heather Patti, Ms. Tina Myers, Ms. Nancy Wilson and Mr. Mike Al-wathiqui during three site visits from October 14th-23rd, 2014. According to guidance described in the 1987 Manual and Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology are considered wetlands. RASN collected field data at thirty five (35) sample points, using a transect approach in accordance with the USACE wetland determination forms (Appendix 3). A sharpshooter shovel was used to dig the soil pits, and a soil probe was also used to refine the wetland boundary. Cursory soil probes were also taken in areas that contained transitional hydric vegetation. The delineated wetland areas were flagged and then surveyed by RASN surveyors. Pink wire flags with the words "Wetland Delineation" were used to stake the wetland boundaries. The wetland boundary and data point locations are depicted on Appendix 1, Figure 2, along with several existing stormwater ponds. Observations were made at representative sample points along transects extending through upland and wetland areas.

RESULTS

The USGS topographic map (Appendix 1, Figure 1) depicts the project area as relatively flat topography, with elevations ranging between 687-700 feet above mean sea level. The lowest elevations are in the northern portion of the project area along the un-named tributary to Jerome Creek and in the vicinity of wetland W-5 in the northeast corner of the project area. The highest elevations occur in the southern portion of the project area near wetland W-9 and W-12. Wetland W-6 contains an un-named tributary that flows northerly towards Jerome Creek, which is approximately 1/3 mile to the northwest of the project area.

Mapped soils in the project area from the NRCS Soil Survey Report of Kenosha County, Wisconsin (Appendix 1, Figure 3) are listed in Table 1 below:

Table 1. NRCS Mapped Soil Types at Creekside Crossing, Pleasant Prairie, WI

Type	Map Symbol	Soil Name
Hydric (C)	AtA	Ashkum silty clay loam, 0-2 percent slopes
	So	Sebewa silt loam, clayey substrateum
Hydric via Inclusions (I)	AzA	Aztalan loam, 0-2 percent slopes
	BcA	Beecher silt loam, 1-3 percent slopes
	MlA	Matherton loam, clayey substratum, 1-3 percent slopes
Non-Hydric	HeB2	Hebrom loam, 2-6 percent slopes, eroded
	MzdB	Morley silt loam, 2-6 percent slopes
	MzdB2	Morley silt loam, 2-6 percent slopes, eroded
	ZuB	Zurich silt loam, 2-6 percent slopes

A review of aerial photographs revealed that the project area consisted of active agricultural fields in the 1990s with the unnamed tributary bisecting the project area from the southeast to the northwest, as it does today. From 2000 to 2005, it appears that the project area was allowed to go fallow, but no construction took place. By 2010 two stormwater ponds and one temporary pond had been constructed in the center of the project area. Residential developments had also been constructed around the surrounding southern and eastern boundaries of the project areas.

When assessing the current season's hydrology, recent precipitation data can be useful. Precipitation data can help make determinations as to whether or not the wetland hydrology criterion has been met at recorded data points. Rainfall data recorded by the local WETS table and the National Weather Service's Advanced Hydrologic Prediction Service (AHPS) were used to evaluate the late summer – early fall hydrology (Appendix 1, Figure 6).

According to the local WETS table (Kenosha, WI 4174), average precipitation in the Pleasant Prairie area for the late summer to early fall (July - September) is approximately 11.36 inches. According to the AHPS map (Appendix 1, Figure 6), late summer to early fall precipitation in the Pleasant Prairie area was 1- (-1)" wetter than normal for the October 14th – 23rd site visits. This suggests that the surface or near-surface hydrology at the time of the site visits was normal for this time of year.

Field Investigation of Wetlands

All areas identified on the above-mentioned maps as being wetland or having wetland characteristics were evaluated in the field. Using a transect approach, thirty five (35) data points were examined and fifteen (15) wetlands totaling 8.30 acres (361,520 square feet) were delineated and surveyed by RASN (Appendix 1, Figure 2). Please refer to Table 2 (attached) for a description of each wetland. The two, active open water stormwater ponds were not delineated or surveyed.

Cursory soil probes and representative data points, in both upland areas and those appearing to have wetland characteristics, were sampled in the field to determine the wetland boundaries. The data sheets were compiled and are included in Appendix 3.

CONCLUSION

Based on the wetland assessment completed by RASN, fifteen (15) wetland areas were identified within the project area. Approximately 8.30 acres (361,520 square feet) of wetland were delineated and surveyed by RASN.

This report is limited to the delineation of state and/or federally regulated wetlands on the property. However, there may be other regulated environmental features within the property (e.g., historical, archaeological, threatened or endangered species). Federal, state and/or local units of government may have regulatory authority to restrict land use within or close in proximity to other environmental features. For example, Wisconsin Adm. Code NR 151.12 requires buffers or a "protective area" from the top of the channel of streams, rivers and lakes, or at the delineated boundary of wetlands. The jurisdictional decision on the width of wetland buffers rests with the WDNR. The local unit(s) of government may also have protective area buffers from wetlands than that imposed under NR 151.

The U.S. Army Corps of Engineers has regulatory authority over waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Ch. 30 Wisconsin State Statues, Act 6, and NR 103 Wisconsin Administrative Code. Local jurisdictions may also have regulations through zoning ordinances. Our client, Bear Development, LLC, respectfully requests verification of the delineated wetlands and a preliminary jurisdictional determination by the USACE.

APPENDICES

Appendix 1: Figures
- **Figure 1: USGS Map/Site Location Map**
- **Figure 2: Wetland Boundary Map**
- **Figure 3: NRCS Soil Survey of Kenosha County**
- **Figure 4A-D: Aerial Photographs (1990, 2000, 2005 and 2010)**
- **Figure 5: Wisconsin Wetland Inventory Map**
- **Figure 6: NOAA's Advanced Hydrologic Prediction Service Map**

Appendix 2: Site Photographs
Appendix 3: Wetland Data Sheets – Midwest Region

Appendices

Appendix 1: Figures

Appendix 2: Site Photographs

Appendix 3: Wetland Determination Data Forms – Midwest Region

Appendix 1: Figures

Figure 1: USGS Map/Site Location Map

Figure 2: Wetland Boundary Map

Figure 3: NRCS Soil Survey of Kenosha County

Figures 4A-D: Aerial Photographs (1990, 2000, 2005, 2010)

Figure 5: Wisconsin Wetland Inventory Map

Figure 6: 90-day NRCS Wetland Inventory Map

Figure 7: 90-day Departure from Normal Precipitation Map

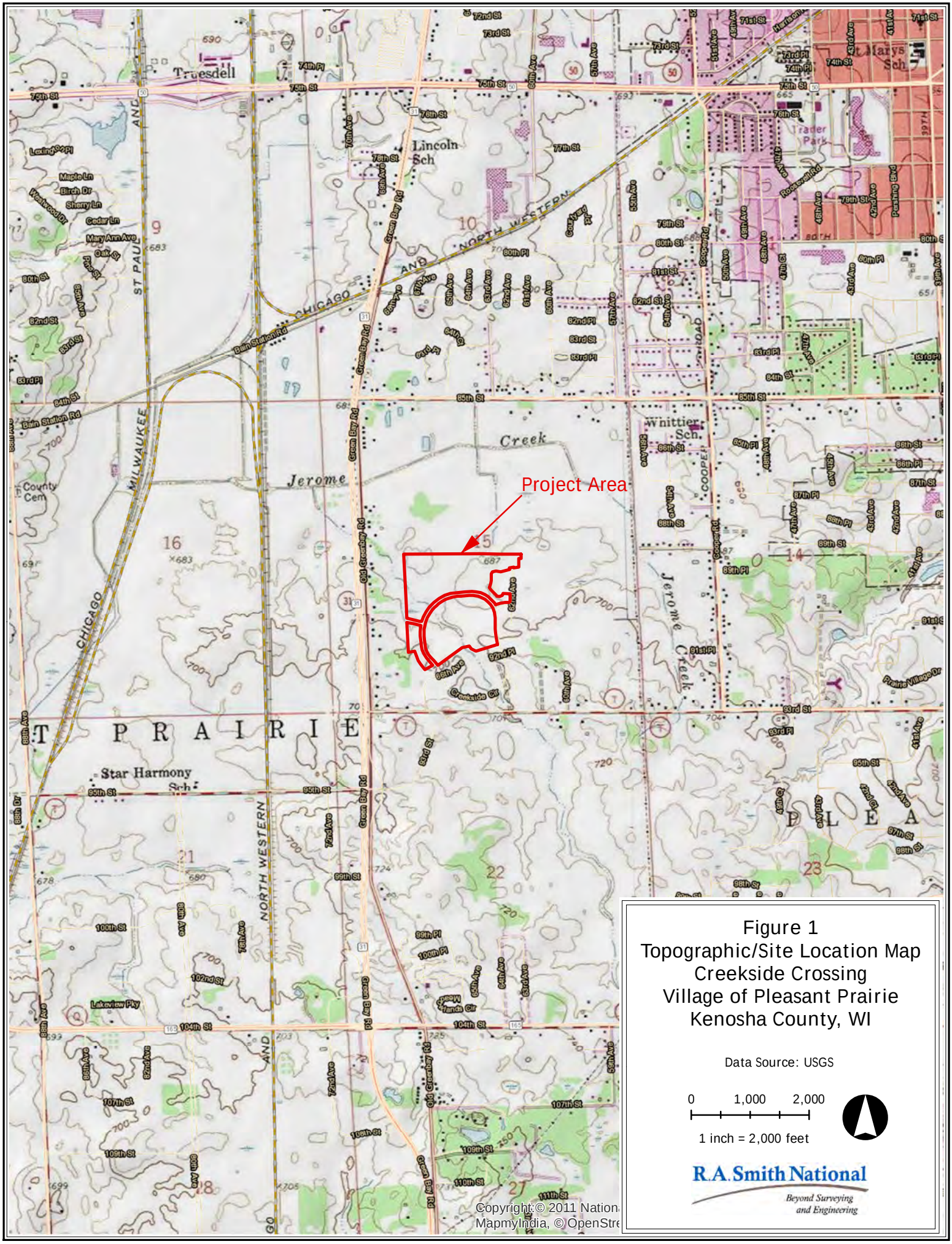


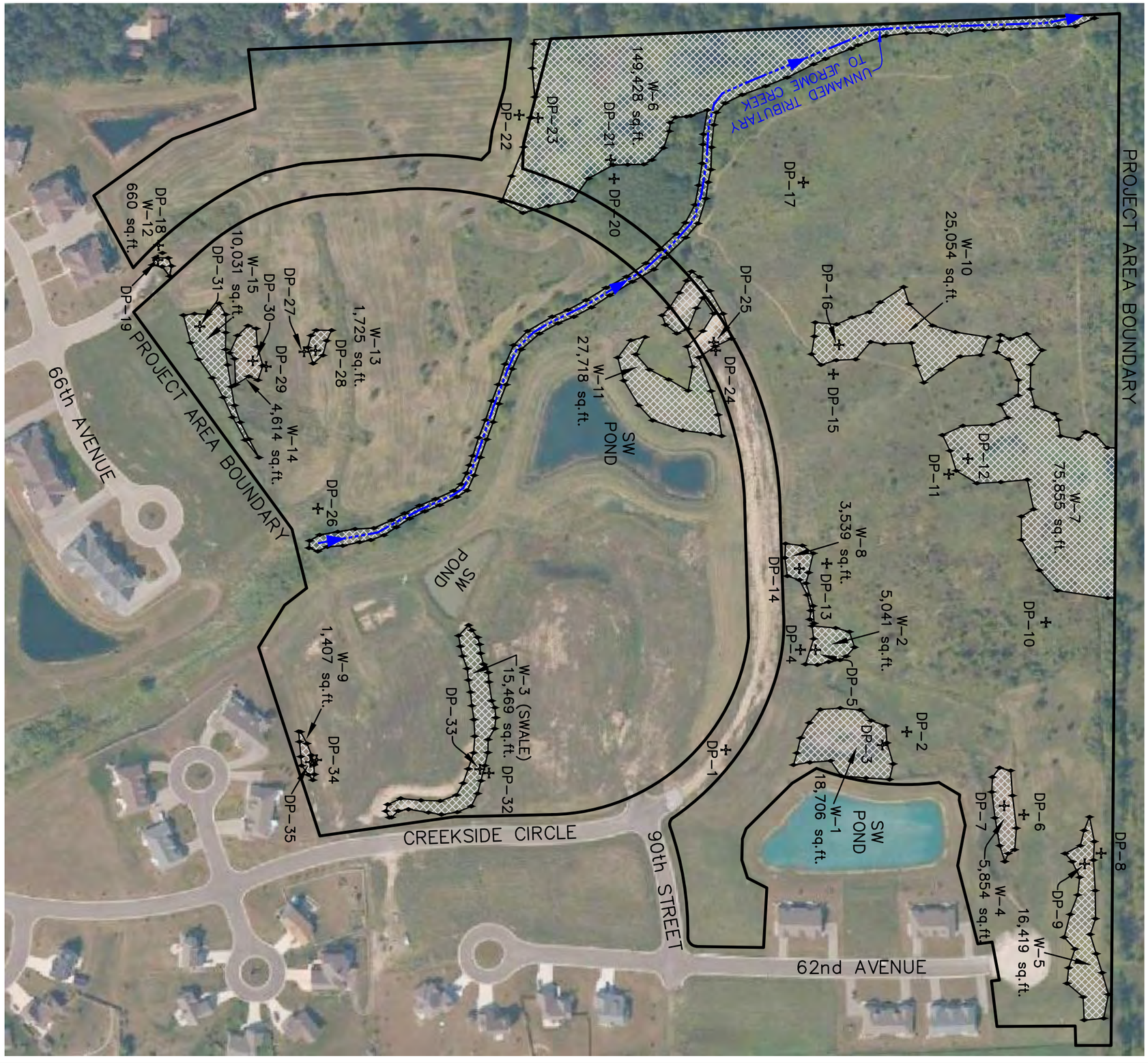
Figure 1
Topographic/Site Location Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

WETLAND BOUNDARY MAP

Located on Creekside Circle, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Part of the Southwest 1/4 and Southeast 1/4 of Section 15, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

November 25, 2014 Survey No.166223-BMJ



0 200 400 Feet

GRAPHIC SCALE

LEGEND

- DP-1 — DATA POINT
- WETLAND AREA
- WETLAND BOUNDARY
- PROJECT AREA BOUNDARY

FIGURE 2.
WETLAND BOUNDARY MAP

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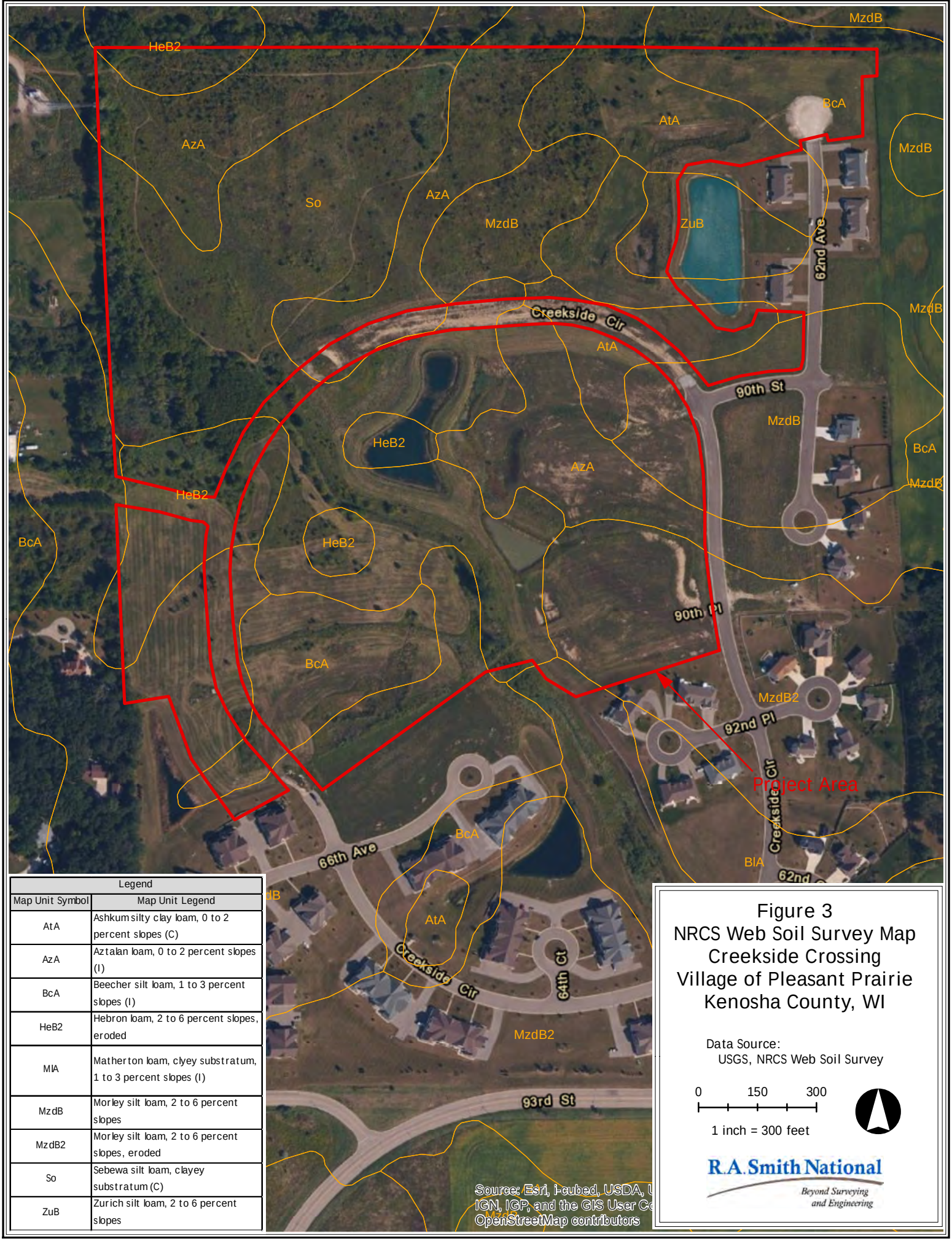

Legend	
Map Unit Symbol	Map Unit Legend
AtA	Ashkum silty clay loam, 0 to 2 percent slopes (C)
AzA	Aztalan loam, 0 to 2 percent slopes (I)
BcA	Beecher silt loam, 1 to 3 percent slopes (I)
HeB2	Hebron loam, 2 to 6 percent slopes, eroded
MlA	Matherton loam, clyey substratum, 1 to 3 percent slopes (I)
MzdB	Morley silt loam, 2 to 6 percent slopes
MzdB2	Morley silt loam, 2 to 6 percent slopes, eroded
So	Sebewa silt loam, clayey substratum (C)
ZuB	Zurich silt loam, 2 to 6 percent slopes

Figure 3
NRCS Web Soil Survey Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

Data Source:
USGS, NRCS Web Soil Survey

0 150 300

1 inch = 300 feet

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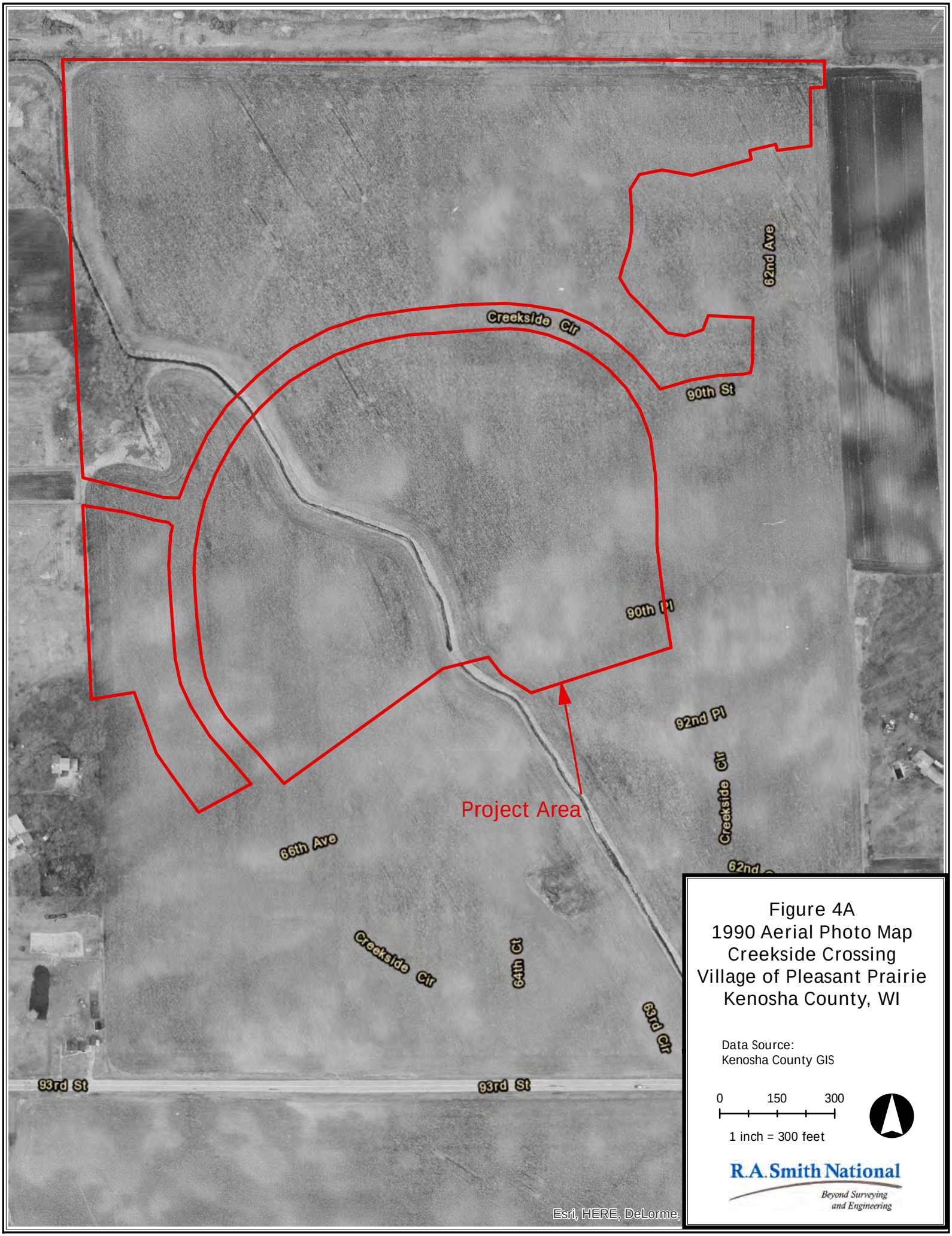

Figure 4A
1990 Aerial Photo Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

Data Source:
Kenosha County GIS

0 150 300

1 inch = 300 feet

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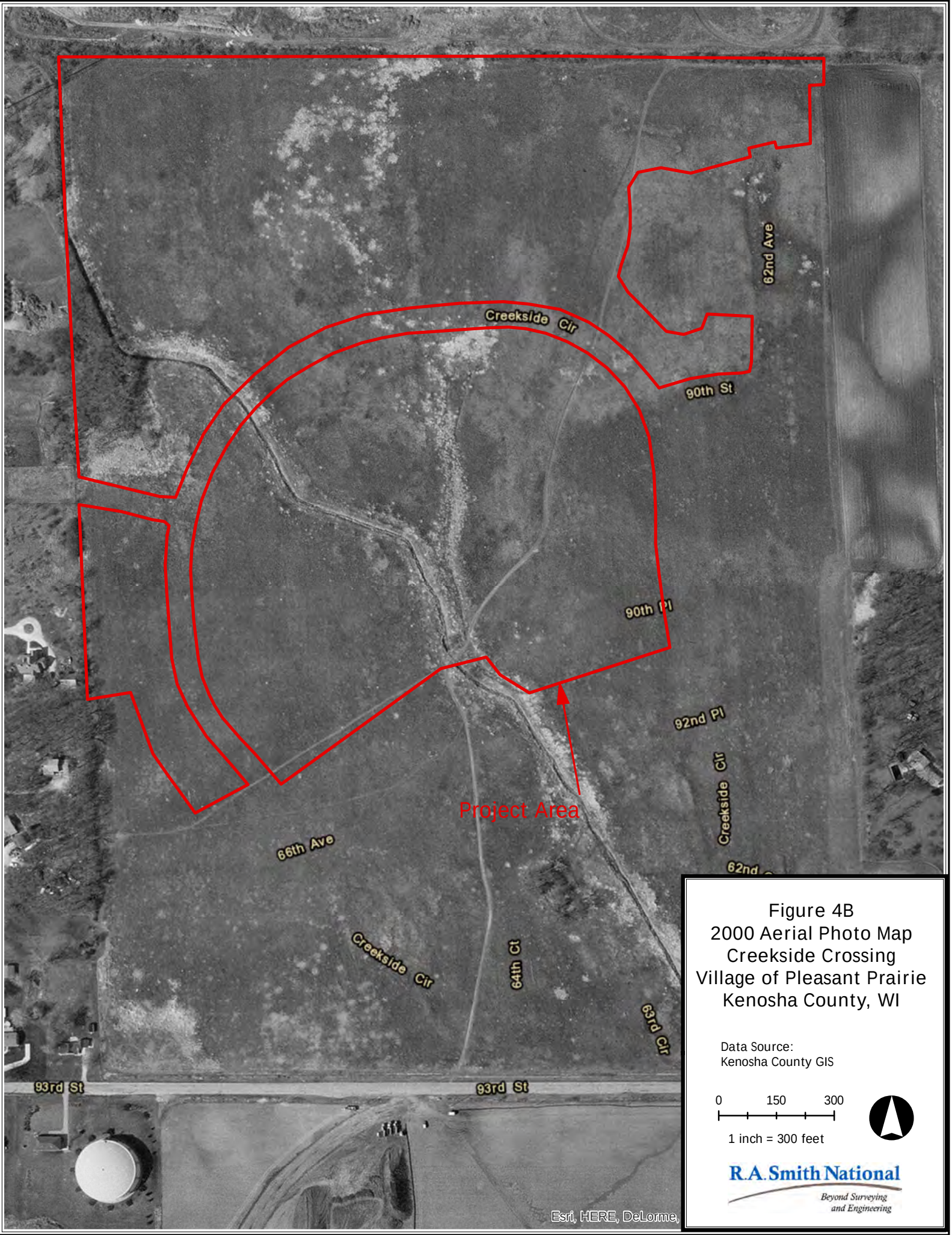

Figure 4B
2000 Aerial Photo Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

Data Source:
Kenosha County GIS

0 150 300

1 inch = 300 feet

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Beyond Surveying and Engineering

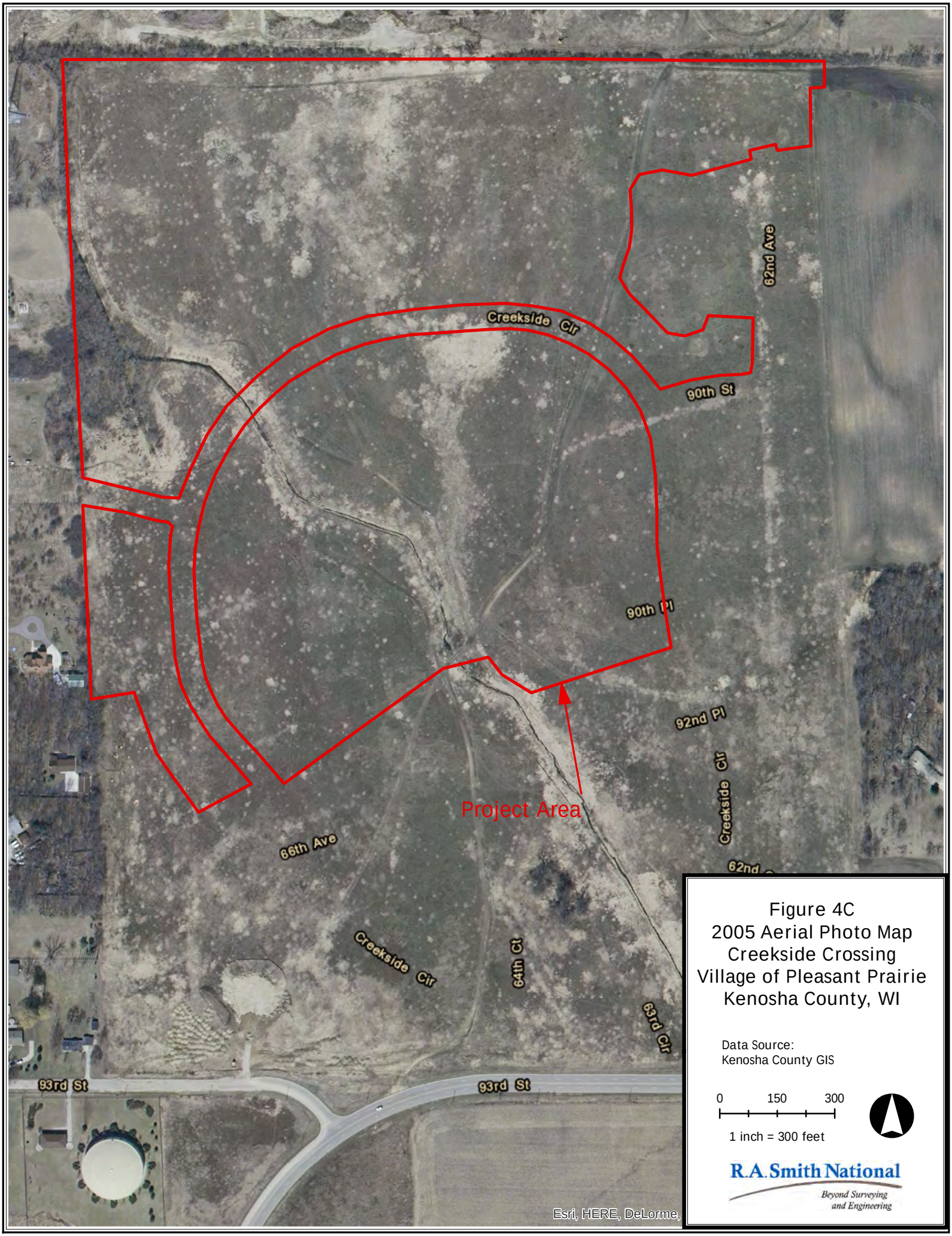

Figure 4C
2005 Aerial Photo Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

Data Source:
Kenosha County GIS

0 150 300

1 inch = 300 feet

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Figure 4D
2010 Aerial Photo Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

Data Source:
Kenosha County GIS

0 150 300

1 inch = 300 feet

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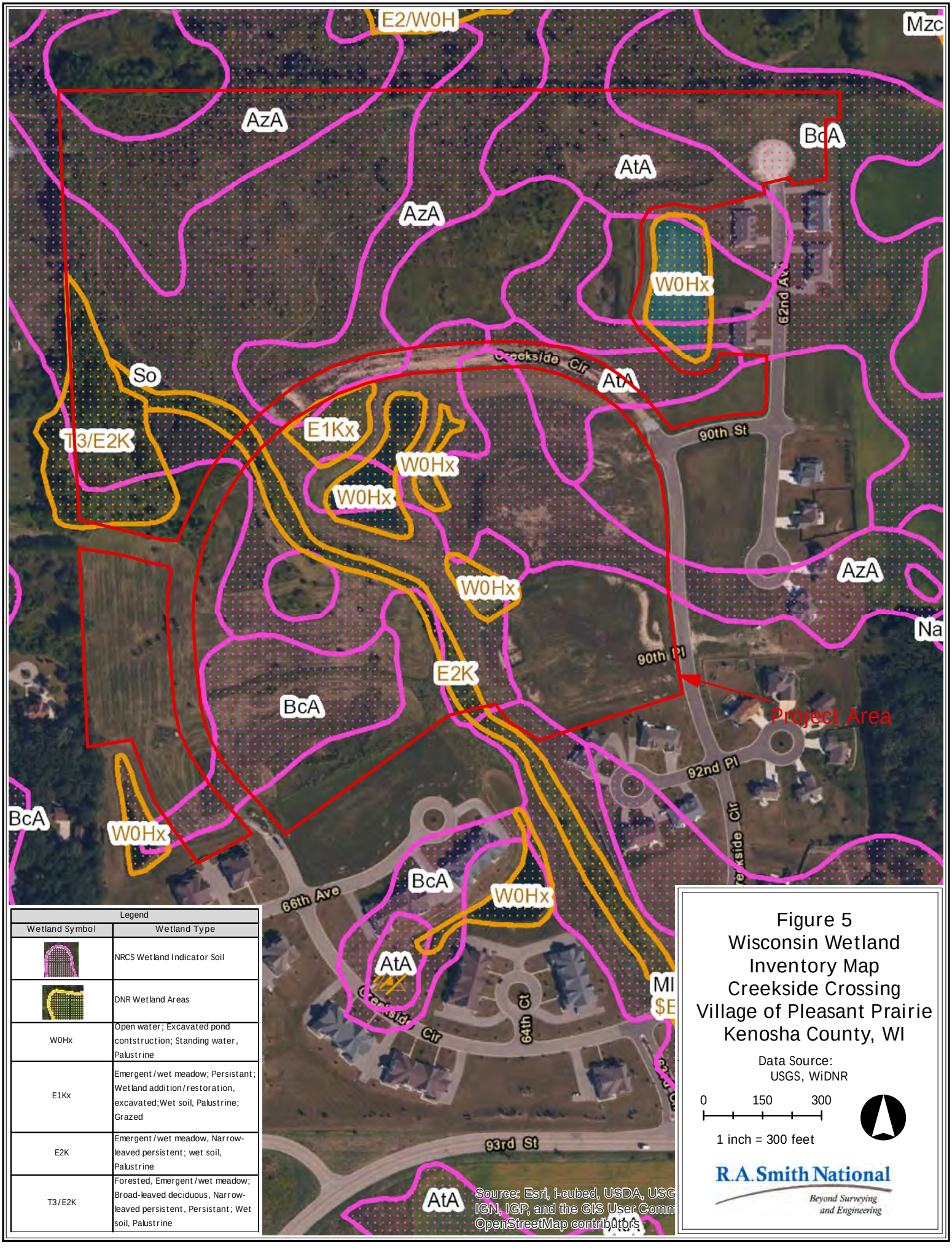
Beyond Surveying and Engineering



Legend	
Wetland Symbol	Wetland Type
	NRCS Wetland Indicator Soil
	DNR Wetland Areas
W0Hx	Open water; Excavated pond contstruction; Standing water, Palustrine
E1Kx	Emergent/wet meadow; Persistant; Wetland addition/restoration, excavated;Wet soil, Palustrine; Grazed
E2K	Emergent/wet meadow, Narrow-leaved persistent; wet soil, Palustrine
T3/E2K	Forested, Emergent/wet meadow; Broad-leaved deciduous, Narrow-leaved persistent, Persistant; Wet soil, Palustrine

Figure 5
Wisconsin Wetland Inventory Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

Data Source:
USGS, WiDNR

0 150 300

1 inch = 300 feet

R.A. Smith National
Beyond Surveying and Engineering

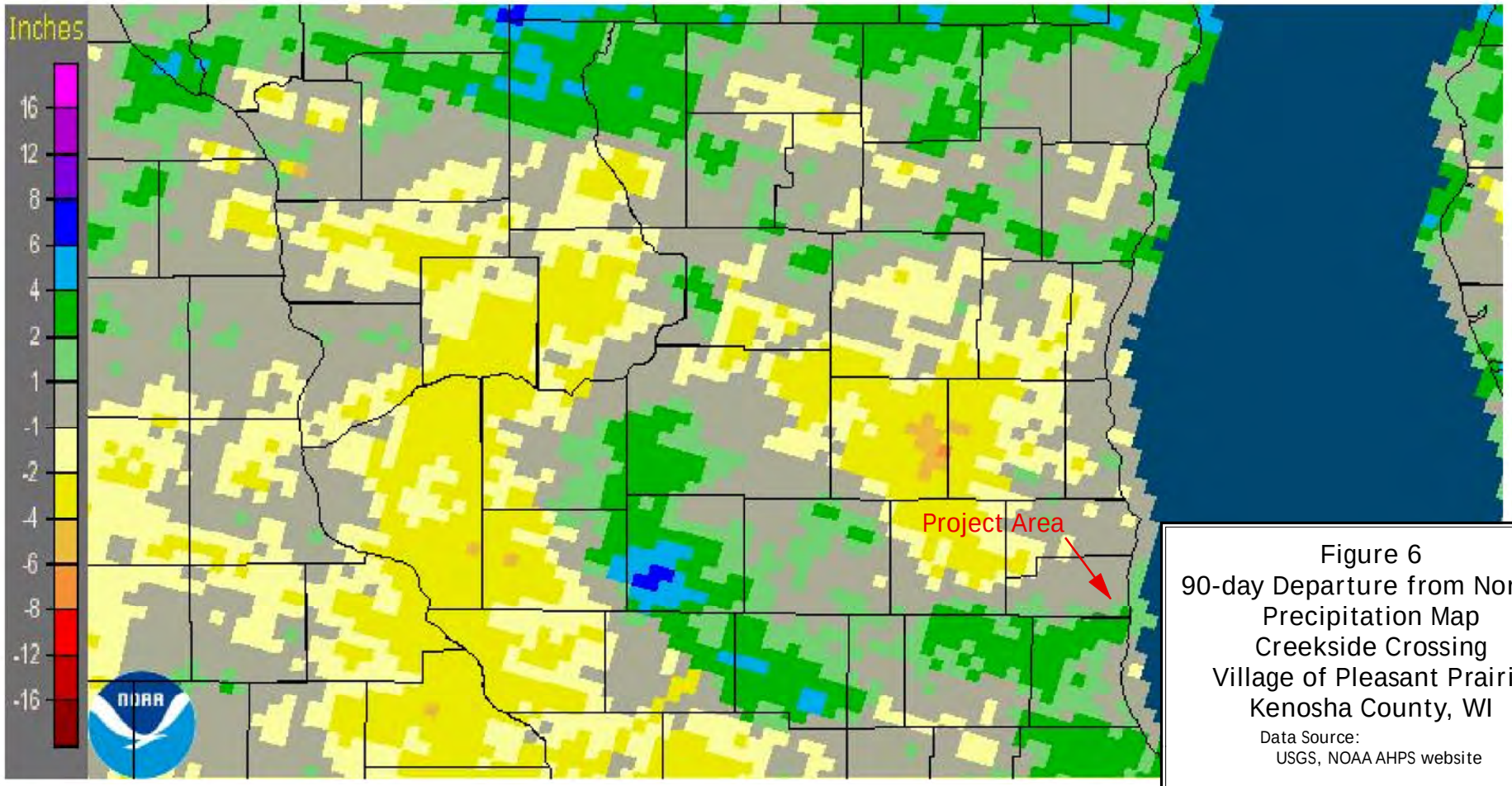


Figure 6
90-day Departure from Normal Precipitation Map
Creekside Crossing
Village of Pleasant Prairie
Kenosha County, WI

Data Source:
USGS, NOAA AHPS website

NOT TO SCALE

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The project area falls within -1" to 1" of the normal precipitation range.

Appendix 2:

Site Photographs

Photograph 3 (10/21/14): North facing view of the south end of W-3. W-3 is a man-made drainage feature that conveys water westerly into the stormwater pond.

Photograph 4 (10/21/14): West facing view of the active stormwater pond that receives water from W-3.

Photograph 5 (10/20/14): East facing view of W-4. W-4 is a degraded fresh (wet) meadow that was likely created during past grading activities. It is evident in the photo that water is perched on a heavy clay layer.

Photograph 6 (10/20/14): West facing view of W-5. W-5 is a farmed wetland in an active corn field. There is little vegetation present due to seasonal saturation/inundation.

Photograph 7 (10/23/14): Northwest view of W-6, along the stream bank of the unnamed tributary of Jerome Creek.

Photograph 8 (10/23/14): South facing view of W-6, where the fresh (wet) meadow on the western edge of the project area transitions to the degraded mixed hardwood forest to the east.

Photograph 9 (10/20/14): North facing view of W-7. W-7 is a degraded fresh (wet) meadow and hardwood swamp that continues to the north, off-site.

Photograph 10 (10/20/14): West facing view of W-8. W-8 is a fresh (wet) meadow that was likely created during past grading activities in 2005-2006.

Photograph 11 (10/20/14): Southwest facing view of W-9. W-9 is very small, and was likely created during past grading activities in 2005-2006.

Photograph 12 (10/20/14): Northwest facing view of W-10. W-10 is a depressional, degraded fresh (wet) meadow.

Photograph 13 (10/23/14): West facing view of W-11. W-11 is a degraded fresh (wet) meadow in a large man-made depression from past grading activities in 2005-2006. It is evident in this photo that water is perched on a heavy clay layer.

Photograph 14 (10/23/14): East facing view of W-12. W-12 is a degraded, depressional fresh (wet) meadow that is occasionally mowed.

Photograph 15 (10/23/14): North facing view of W-13. W-13 is a degraded, depressional fresh (wet) meadow that was likely created during past grading activities.

Photograph 16 (10/23/14): North facing view of W-14. W-14 is a degraded, depressional fresh (wet) meadow likely created during past grading activities in 2005-2006.

Photograph 17 (10/23/14): East facing view of the eastern half of W-15. W-15 is a fresh (wet) meadow/shrub-carr in a depressional area which was likely the result of past grading activities.

Photograph 18 (10/23/14): West facing view of the western end of W-15.

Appendix 3:

Wetland Determination Data Forms – Midwest Region

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 13th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-1 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **0%** Lat: Long: Datum:

Soil Map Unit Name: **Ashkum silty clay loam (AtA),hydric** WWI Classification: **none**

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

Are Vegetation **Y*** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes No **X**

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes	No **X**	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This is an upland old field that gets occasionally mowed as it is within the Creekside Circle ROW.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-1 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**60%**	**Y**	**FAC**
2. ***Dactylis glomerata***	**30%**	**Y**	**FACU**
3. ***Daucus carota***	**15%**	**N**	**UPL**
4. ***Melilotus albus***	**10%**	**N**	**FACU**
5. ***Cirsium arvense***	**5%**	**N**	**FACU**
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	120%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x 1 = **0**	
FACW species	**0**	x 2 = **0**	
FAC species	**60**	x 3 = **180**	
FACU species	**45**	x 4 = **180**	
UPL species	**15**	x 5 = **75**	
Column Totals:	**120** (A)	**435**	(B)

Prevalence Index B/A = **3.6**

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field that gets mowed occasionally. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-1 (upl)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8*	**10YR 3/2**	**70**	**-**	**-**			**silty clay**	***The soils contain fill and are**
	10YR 4/3	**30**						**mixed from site grading.**

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **gravel fill**

Depth (inches): **8"**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **Compact fille prevents observations of the soil profile past 8". Based on the lack of vegetation and wetland hydrology indicators, the hydric soil criterion is likely not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 13th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-2 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **0%** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area within a Wetland? Yes No **X**
Hydric Soil Present?	Yes		No	**X**	If yes, optional wetland site ID:
Wetland Hydrology Present?	Yes		No	**X**	

Remarks: **This is an upland field dominated by Kentucky blue grass and Canada goldenrod.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-2 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Rosa multiflora***	**10%**	**Y**	**FACU**
2.			
3.			
4.			
5.			
6.			
7.			
	5%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**50%**	**Y**	**FAC**
2. ***Solidago canadensis***	**50%**	**Y**	**FACU**
3. ***Daucus carota***	**15%**	**N**	**UPL**
4. ***Dactylis glomerata***	**10%**	**N**	**FACU**
5. ***Aster pilosus***	**10%**	**N**	**FACU**
6. ***Cirsium arvense***	**5%**	**N**	**FACU**
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	140%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **33%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field that gets mowed occasionally. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-2 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	**10YR 3/2**	**70**	**-**	**-**			**silty clay**	***The soils are mixed from site**
	10YR 4/3	**30**						**grading.**
8-13*	**10YR 5/3**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **compact clay**

Depth (inches): **13"**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **Compact fill/clay prevents observations of the soil profile past 13". Regardless, the hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 13th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-3 (wtd)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-1**	

Remarks: **This is a degraded fresh (wet) meadow dominated by Phragmites. *This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-3 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**50%**	**Y**	**FACW**
2. ***Phragmites australis***	**60%**	**Y**	**FACW**
3. ***Euthamia graminifolia***	**10%**	**N**	**FACW**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	120% = Total Cover		

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow dominated by giant reed grass. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-3 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/1	100	-	-			silty clay	some gravel fill present throughout
3-14	10YR 3/1	85	10YR 5/8	15	C	M	silty clay	profile
14-20+	10YR 5/2	80	10YR 5/6	20	C	M	silty clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The hydric soil criterion is met. Some gravel fill present from historic grading activities.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches): ___
Water Table Present?	Yes	X	No	___	Depth (inches): 17
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **The water table is present at 17" with saturation at the surface. Multiple secondary, hydrology indicators are present as well.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-4 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **15%** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

Are Vegetation **Y*** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes No **X**

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes	No **X**	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This is an upland field dominated by Kentucky blue grass and dandelions. *This area occasionally gets mowed, but the vegetation is still identifiable. The area slopes downwards toward W-2.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-4 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Rosa multiflora***	**5%**	**Y**	**FACU**
2.			
3.			
4.			
5.			
6.			
7.			
	5%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**60%**	**Y**	**FAC**
2. ***Taraxacum officinale***	**25%**	**Y**	**FACU**
3. ***Daucus carota***	**15%**	**N**	**UPL**
4. ***Melilotus albus***	**10%**	**N**	**FACU**
5. ***Rosa multiflora***	**10%**	**N**	**FACU**
6. ***Aster pilosus***	**10%**	**N**	**FACU**
7. ***Cirsium arvense***	**5%**	**N**	**FACU**
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	135%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **33%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field that gets mowed occasionally. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-4 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	**10YR 3/2**	**70**	**-**	**-**			**silty clay**	***The soils are mixed from site**
	10YR 4/3	**30**						**grading.**
8-13*	**10YR 5/3**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **compact clay**

Depth (inches): **13"**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **Compact clay prevents observations of the soil profile past 13". The hydric soil criterion is not met based on professional judgement and lack of vegetation & hydrology indicators.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-5 (wtd)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-2**	

Remarks: **This is a fresh (wet) meadow the edge of which is occasionally mowed. *This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met, however.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-5 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Populus deltoides***	**10%**	**Y**	**FAC**
2.			
3.			
4.			
5.			
6.			
7.			
	10%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**60%**	**Y**	**FACW**
2. ***Agrostis gigantea***	**20%**	**Y**	**FACW**
3. ***Phragmites australis***	**20%**	**Y**	**FACW**
4. ***Aster puniceus***	**20%**	**Y**	**OBL**
5. ***Euthamia graminifolia***	**10%**	**N**	**FACW**
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	130%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **100** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-5 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	**10YR 3/1**	**100**	**-**	**-**			**silty clay**	
3-16	**10YR 3/1**	**85**	**10YR 5/6**	**15**	**C**	**M**	**silty clay**	
16-20+	**10YR 5/2**	**80**	**10YR 5/6**	**20**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** **X** **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):		
Water Table Present?	Yes **X**	No ___	Depth (inches):	**17**	
Saturation Present? (includes capillary fringe)	Yes **X**	No ___	Depth (inches):	**0**	

Wetland Hydrology Present? **Yes** **X** **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **The water table is present at 17" with saturation at the surface. Multiple secondary, hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-6 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Ashkum silty clay loam (AtA), 0-2% slopes, hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This is an old field with *Phalaris arundinacea* growing upslope. The hydrophytic vegetation criterion is the only criterion met. The soils and lack of hydrology indicate that this is an upland.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-6 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**80%**	**Y**	**FAC**
2. ***Phalaris arundinacea***	**50%**	**Y**	**FACW**
3. ***Fragaria virginiana***	**20%**	**N**	**FACU**
4. ***Melilotus albus***	**10%**	**N**	**FACU**
5. ***Prunus vulgaris***	**10%**	**N**	**FAC**
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	170%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is an old field with some reed canary grass growing uplslope. The hydrophytic vegetation criterion is met, but the soils and hydrology indicate that this is an upland.**

SOIL Sampling Point: **DP-6 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**10YR 3/1**	**100**	**-**	**-**			**silty clay loam**	
12-20+	**10YR 4/2**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **There is no redox in the upper 12". The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches): ___
Water Table Present?	Yes ___	No **X**	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-7 (wtd)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Ashkum silty clay loam (AtA), 0-2% slopes, hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-4**	

Remarks: **This is a degraded fresh (wet) meadow. *This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. This wetland was likely created from grading activities. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-7 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Populus deltoides***	**5%**	**Y**	**FAC**
2. ***Salix amygdaloides***	**5%**	**Y**	**FACW**
3.			
4.			
5.			
6.			
7.			
	10%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**60%**	**Y**	**FACW**
2. ***Euthamia graminifolia***	**10%**	**N**	**FACW**
3. ***Juncus tenuis***	**10%**	**N**	**FAC**
4. ***Trifolium repense***	**10%**	**N**	**FACU**
5. ***Lythrum salicaria***	**5%**	**N**	**OBL**
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	95%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a degraded fresh (wet) meadow. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-7 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	**10YR 4/1**	**40**	**10YR 5/8**	**10**	**C**	**M**	**silty clay**	***small gravel fill throughout profile**
	10YR 5/3	**50**	**-**	**-**				
10-18+	**10YR 5/4**	**60**	**10YR 5/8**	**40**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** **X** **No** ___

Remarks: **Technically, no hydric soil indicators are present. However, it is in the best professional judgment of the delineator that hydric soils are present as redox concentrations are present at the surface.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	**X**	No ___	Depth (inches):	**1**
Water Table Present?	Yes	___	No **X**	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	**X**	No ___	Depth (inches):	**0**

Wetland Hydrology Present? **Yes** **X** **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is 1" of surface water present that is perched on the clay layer.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-8 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **slight backslope** Local relief (concave, convex, none): **slightly convex**

Slope (%): **2-3%** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This is an old field and shrubline edge. The hydrophytic vegetation criterion is met, but the soils and lack of hydrology indicate that this is an upland.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-8 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Rhamnus cathartica***	**25%**	**Y**	**FAC**
2. ***Cornus alba***	**20%**	**Y**	**FACW**
3. ***Malus pumila***	**10%**	**N**	**UPL**
4. ***Rosa multiflora***	**5%**	**N**	**FACU**
5.			
6.			
7.			
	60%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**80%**	**Y**	**FAC**
2. ***Elymus repens***	**25%**	**Y**	**FACU**
3. ***Fragaria virginiana***	**10%**	**N**	**FACU**
4. ***Daucus carota***	**5%**	**N**	**UPL**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	120%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is an old field and shrubline edge. The hydrophytic vegetation is met due to the presence of buckthorn and Kentucky blue grass, but the soils and lack of hydrology indicate that this is an upland area.**

SOIL Sampling Point: **DP-8 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	**10YR 3/1**	**100**	**-**	**-**			**silty clay loam**	
14-20+	**10YR 5/3**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-9 (wtd)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **slight wetland depresion** Local relief (concave, convex, none): **slightly concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

Are Vegetation **Y*** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes No **X**

Are Vegetation **N** Soil **N** or Hydrology **Y**** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area
Hydric Soil Present?	Yes	**X**	No		within a Wetland? Yes **X** No
Wetland Hydrology Present?	Yes	**X**	No		If yes, optional wetland site ID: **W-5**

Remarks: ***This is a farmed wetland in an active cornfield. **This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-9 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Taraxacum officinale***	**10%**	**Y**	**FACU**
2. ***Daucus carota***	**5%**	**Y**	**UPL**
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	15% = Total Cover		

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This area is sparsely vegetated due to seasonal saturation. The hydrophytic vegetation criterion is not met, but the soils and hydrology indicate that this is a wetland.**

SOIL Sampling Point: **DP-9 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/1	100	-	-			silty clay loam	
8-12	10YR 3/1	95	10YR 5/6	5	C	M	silty clay loam	
12-20+	10YR 5/3	90	10YR 5/6	10	C	M	silty clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	
Water Table Present?	Yes X	No ___	Depth (inches):	12
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches):	10

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **The water table is present at 12" with saturation at 10". Multiple secondary hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-10 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Ashkum silty clay loam (AtA), 0-2% slopes, hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This is a shrub thicket and old field. The hydrophytic vegetation criterion is met, but the soils and lack of hydrology indicate that this is an upland area.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-10 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Prunus serotina***	**5%**	**Y**	**FACU**
2.			
3.			
4.			
5.			
6.			
7.			
	5%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Rhamnus cathartica***	**30%**	**Y**	**FAC**
2. ***Cornus racemosa***	**20%**	**Y**	**FAC**
3.			
4.			
5.			
6.			
7.			
	50%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**80%**	**Y**	**FAC**
2. ***Melilotus albus***	**40%**	**Y**	**FACU**
3. ***Solidago canadensis***	**20%**	**N**	**FACU**
4. ***Dactylis glomerata***	**10%**	**N**	**FACU**
5. ***Daucus carota***	**10%**	**N**	**UPL**
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	160%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **60%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a shrub thicket and old field. The hydrophytic vegetation criterion is met due to the presence of buckthorn and Kentucky blue grass, but the soils and lack of hydrology indicate that this is an upland.**

SOIL Sampling Point: **DP-10 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**10YR 3/1**	**100**	**-**	**-**			**silty clay loam**	***some mixing of the lower layer is evider**
12-20+	**10YR 5/3**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay loam**	**evident**

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-11 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **slight backslope** Local relief (concave, convex, none): **slightly convex**

Slope (%): **5%** Lat: Long: Datum:

Soil Map Unit Name: **Aztalan loam (AzA), 0-2% slopes, hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area
Hydric Soil Present?	Yes	**X**	No		within a Wetland? Yes No **X**
Wetland Hydrology Present?	Yes		No	**X**	If yes, optional wetland site ID:

Remarks: **This is an old field with small pockets of reed canary grass. Hydric soils are present, but the vegetation and a lack of hydrology indicate that this is an upland area.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-11 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Rubus idaeus***	**20%**	**Y**	**FACU**
2. ***Rosa multiflora***	**5%**	**N**	**FACU**
3.			
4.			
5.			
6.			
7.			
	25%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**90%**	**Y**	**FAC**
2. ***Solidago canadensis***	**15%**	**N**	**FACU**
3. ***Phalaris arundinacea***	**5%**	**N**	**FACW**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	110%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply by:	
OBL species	**0**	x 1 =	**0**	
FACW species	**5**	x 2 =	**10**	
FAC species	**90**	x 3 =	**270**	
FACU species	**40**	x 4 =	**160**	
UPL species	**0**	x 5 =	**0**	
Column Totals:	**135**	(A)	**440**	(B)

Prevalence Index B/A = **3.3**

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field with small pockets of reed canary grass. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-11 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-15	**10YR 3/1**	**-**	**-**				**silty clay loam**	
15-20+	**10YR 5/2**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay loam**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** **X** **No** ___

Remarks: **The soils have a dark profile and are similar to those at wetland data point (DP-12.)**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches): ___
Water Table Present?	Yes ___	No **X**	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photo

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-12 (wtd)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Aztalan loam (AzA), 0-2% slopes, hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-7**	

Remarks: **This is a fresh (wet) meadow. *This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-12 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Salix nigra***	**10%**	**Y**	**OBL**
2.			
3.			
4.			
5.			
6.			
7.			
	10% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Salix discolor***	**20%**	**Y**	**FAC**
2.			
3.			
4.			
5.			
6.			
7.			
	20% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**100%**	**Y**	**FACW**
2. ***Apocynum cannabinum***	**10%**	**N**	**FAC**
3. ***Asclepias syriaca***	**5%**	**N**	**FACU**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	115% = Total Cover		

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-12 (wtd)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100	-	-			silty clay loam	
12-20+	10YR 5/2	80	10YR 5/6	20%	C	M	silty clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches): ___
Water Table Present?	Yes	X	No	___	Depth (inches): 12
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photo

Remarks: **The water table is present at 12" with saturation at 10". Multiple secondary hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-13 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **10** Lat: Long: Datum:

Soil Map Unit Name: **Morley silt loam (MzdB), 2-6% slopes, non-hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This is an old field. The hydrophytic vegetation criterion is met, but the soils and lack of hydrology indicate that this is an upland.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-13 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Cornus alba***	**10%**	**Y**	**FACW**
2. ***Rhamnus cathartica***	**5%**	**Y**	**FAC**
3.			
4.			
5.			
6.			
7.			
	15%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**80%**	**Y**	**FAC**
2. ***Melilotus albus***	**40%**	**Y**	**FACU**
3. ***Solidago canadensis***	**25%**	**N**	**FACU**
4. ***Aster pilosus***	**10%**	**N**	**FACU**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	155%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is an old field, but the hydrophytic vegetation criterion is met due to a dominance of Kentucky blue grass. Te soils and lack of hydrology indicate that this is an upland area.**

SOIL Sampling Point: **DP-13 (upl)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	**10YR 3/2**	**100**	**-**	**-**			**silty clay loam**	
10-12	**10YR 3/2**	**95**	**10YR 5/6**	**5**	**C**	**M**	**silty clay loam**	
12-20+	**7.5YR 4/3**	**95**	**10YR 5/6**	**5**	**C**	**M**	**silty clay loam**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-14 (wtd)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Ashkum silty clay loam (AtA), 0-2% slopes, hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-8**	

Remarks: **This is a fresh (wet) meadow that was likely formed due to previous grading activities. It is connected to the W-2 to the east by a narrow channel. *This area is depressional and recieves seasonal hydrology, thus making it naturally problematic.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-14 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Populus deltoides***	**5%**	**Y**	**FAC**
2.			
3.			
4.			
5.			
6.			
7.			
	5%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**85%**	**Y**	**FACW**
2. ***Phragmites australis***	**5%**	**N**	**FACW**
3. ***Alisma subcordatum***	**5%**	**N**	**OBL**
4. ***Agrostis gigantea***	**5%**	**N**	**FACW**
5. ***Juncus torreyi***	**5%**	**N**	**FACW**
6. ***Aster puniceus***	**5%**	**N**	**OBL**
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	110%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow that was likely formed due to previous grading activities. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-14 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	**10YR 3/2**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay**	***small gravel fill is present**
5-12+*	**10YR 5/3**	**75**	**10YR 5/6**	**25**	**C**	**M**	**clay**	**throughout the profile**

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **gravel fill**

Depth (inches): **12**

Hydric Soil Present? **Yes** **X** **No** ___

Remarks: **There is gravel fill at 12" preventing observations of the soil profile past that point. The hydric soil criterion is met, however.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	**X**	No ___	Depth (inches):	**1**
Water Table Present?	Yes	**X**	No ___	Depth (inches):	**0**
Saturation Present? (includes capillary fringe)	Yes	**X**	No ___	Depth (inches):	**0**

Wetland Hydrology Present? **Yes** **X** **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos, FSA crop slides

Remarks: **There is 1" of surface water perched on the clay. Multiple secondary, hydrology indicators are present as well.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-15 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Sebewa silt loam (So), clayey substratum, hydric soil** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area
Hydric Soil Present?	Yes		No	**X**	within a Wetland? Yes No **X**
Wetland Hydrology Present?	Yes		No	**X**	If yes, optional wetland site ID:

Remarks: **This is an old field with some scattered reed canary grass and red osier dogwood. None of the three criteria are met, however.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-15 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Juniperus virginiana***	**10%**	**Y**	**FACU**
2. ***Lonicera X bella***	**5%**	**Y**	**FACU**
3. ***Rhamnus cathartica***	**5%**	**Y**	**FAC**
4.			
5.			
6.			
7.			
	20%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Daucus carota***	**60%**	**Y**	**UPL**
2. ***Cornus alba***	**40%**	**Y**	**FACW**
3. ***Melilotus albus***	**20%**	**N**	**FACU**
4. ***Aster pilosum***	**10%**	**N**	**FACU**
5. ***Phalaris arundinacea***	**10%**	**N**	**FACW**
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	140%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **40%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field with scattered reed canary grass and red osier. The hydrophytic vegetation criterion is not met, however.**

SOIL Sampling Point: **DP-15 (upl)**

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-11	**10YR 3/1**	**100**	**-**	**-**			**silt loam**	
11-20+	**10YR 4/3**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay loam**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos.

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-16 (wtd)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Sebewa silt loam (So), clayey substratum, hydric soil** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-10**	

Remarks: **This is a fresh (wet) meadow. *This area is depressional and recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-16 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Fraxinus pennsylvanica***	**5%**	**Y**	**FACW**
2.			
3.			
4.			
5.			
6.			
7.			
	5% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**100%**	**Y**	**FACW**
2. ***Apocynum cannabinum***	**10%**	**N**	**FAC**
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	110% = Total Cover		

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

X Rapid Test for Hydrophitic Vegetation

Dominance Test is >50%

Prevalence Index is ≤ 3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-16 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100	-	-			silty clay loam	
8-18+	10YR 2/1	95	10YR 4/6	5	C	M	silty clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):
Type: **water**
Depth (inches): **12**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The water table is present at 12" preventing observations of the soil profile past this point. The hydric soil criterion is met, however.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches): ___
Water Table Present?	Yes	X	No	___	Depth (inches): 12
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 9

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos.

Remarks: **The water table is present at 12" with saturation at 9". Multiple secondary hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-17 (upl)**

Investigator(s): **Heather Patti, Nancy Wilson** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **slight depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Sebewa silt loam (So), clayey substratum, hydric soil** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **Reed canary grass dominates this area, but the soils and hydrology indicate that it is an upland area.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-17 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Fraxinus pennsylvanica***	**60%**	**Y**	**FACW**
2.			
3.			
4.			
5.			
6.			
7.			
	60% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Rosa multiflora***	**10%**	**Y**	**FACU**
2. ***Cornus alba***	**5%**	**Y**	**FACW**
3.			
4.			
5.			
6.			
7.			
	15% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**90%**	**Y**	**FACW**
2. ***Solidago canadensis***	**10%**	**N**	**FACU**
3. ***Fragaria virginiana***	**5%**	**N**	**FACU**
4. ***Geum canadense***	**5%**	**N**	**FAC**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	110% = Total Cover		

Woody Vine Stratum (Plot size: **30'R)**)			
1. ***Rubus idaeus***	**3%**	**N**	**FACU**
2.			
3.			
4.			
	3% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **Reed canary grass dominates this area. The hydrophytic vegetation criterion is met, but the soils and hydrology indicate that it is an upland area.**

SOIL Sampling Point: **DP-17 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-13	**10YR 3/1**	**100**	**-**	**-**			**silty clay loam**	
13-20+	**10YR 4/3**	**85**	**10YR 5/6**	**15**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-18 (upl)**

Investigator(s): **Heather Patti, Mike Al-wathiqui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **slight backslope** Local relief (concave, convex, none): **convex**

Slope (%): **5%** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **The vegetation is met due to Kentucky blue grass and the soils are also met. However, it is in the best professional judgment of the delineator that this is an upland based on the geomorphic positition, lack of hydrology and the borderline hydrophytic vegetation.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-18 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**90%**	**Y**	**FAC**
2. ***Phalaris arundinacea***	**20%**	**N**	**FACW**
3. ***Dactylis glomerata***	**20%**	**N**	**FACU**
4. ***Cirsium arvense***	**5%**	**N**	**FACU**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	135%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **The hydrophytic vegetation criterion is met due to a dominance of Kentucky blue grass.**

SOIL Sampling Point: **DP-18 (upl)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	**10YR 3/1**	**80**	**-**	**-**			**silty clay loam**	
	10YR 5/3	**20**	**-**	**-**				
8-24+	**10YR 3/1**	**80**	**10YR 5/6**	**10**	**C**	**M**	**silty clay loam**	
	10YR 5/3	**10**						

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** **X** **No** ___

Remarks: **The soil criterion is met, but the geomorphic position and lack of hydrology indicate that this is an upland.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches): ___
Water Table Present?	Yes ___	No **X**	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos, FSA crop slides

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-19 (wtd)**

Investigator(s): **Heather Patti, Mike Al-wathiqui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes, hydric via inclusions** WWI Classification: **none**

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

Are Vegetation **Y*** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes No **X**

Are Vegetation **N** Soil **N** or Hydrology **Y**** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-12**	

Remarks: **This is a fresh (wet) meadow that was likely created by grading activities. *The vegetation is occasionally mowed. **This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-19 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**40%**	**Y**	**FAC**
2. ***Agrostis gigantea***	**15%**	**N**	**FACW**
3. ***Phalaris arundinacea***	**15%**	**N**	**FACW**
4. ***Echinochloa crus-galli***	**10%**	**N**	**FACW**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	80%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks: **This is a fresh (wet) meadow that was likely created by grading activities. It is occasionally mowed. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-19 (wtd)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/1	100	-	-			silty clay loam	
4-14	10YR 3/1	80	7.5YR 4/6	20	C	M	silty clay loam	
14-20	10YR 5/3	80	10YR 5/6	20	C	M	silty clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches): ___
Water Table Present?	Yes	___	No	X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 11

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **Saturation is present at 11". Multiple secondary hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-20 (upl)**

Investigator(s): **Heather Patti, Mike Al-wathiqui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Hebron loam (HeB2), 2-6% slopes, eroded, non-hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This is a young hardwood forest dominated by young green ash and box elder. The hydrophytic vegetation criterion is met, but the soils and lack of hydrology indicate that this is an upland.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-20 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Acer negundo***	**60%**	**Y**	**FAC**
2. ***Fraxinus pennsylvanica***	**40%**	**Y**	**FACW**
3.			
4.			
5.			
6.			
7.			
	100%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Lonicera X bella***	**5%**	**Y**	**FACU**
2.			
3.			
4.			
5.			
6.			
7.			
	5%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Rhamnus cathartica***	**10%**	**Y**	**FAC**
2. ***Hackelia virginiana***	**10%**	**Y**	**FACU**
3. ***Alliaria petiolata***	**10%**	**Y**	**FAC**
4. ***Nepeta cataria***	**5%**	**N**	**FACU**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	35%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

Total Number of Dominant Species Across All Strata: **6** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **67%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a mixed hardwood forest. The hydrophytic vegetation criterion is met, but the soils and lack of hydrology indicate that this is an upland area.**

SOIL Sampling Point: **DP-20 (upl)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-22	**10YR 3/1**	**-**	**-**				**silt loam**	
22-24+	**10YR 3/1**	**95**	**7.5YR 4/6**	**5**	**C**	**M**	**silt loam**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **There is a thick, dark horizon with no redox present in the soil profile until 22". The channelization of the creek may be helping to keep this wooded area dry.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-21 (wtd)**

Investigator(s): **Heather Patti, Mike Al-wathiqui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **stream terrace** Local relief (concave, convex, none): **slightly concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Sebewa silt loam (So), clayey substratum, hydric soil** WWI Classification: **T3/E2K**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area	
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X** No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-6**

Remarks: **This is a fresh (wet) meadow fringe on the stream terrace of the unnamed tributary of Jerome Creek. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-21 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Fraxinus pennsylvanica***	**20%**	**Y**	**FACW**
2. ***Acer negundo***	**10%**	**Y**	**FAC**
3.			
4.			
5.			
6.			
7.			
	30%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Sambucus canadensis***	**15%**	**Y**	**FACW**
2. ***Rhamnus cathartica***	**5%**	**Y**	**FAC**
3.			
4.			
5.			
6.			
7.			
	20%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**80%**	**Y**	**FACW**
2. ***Alliaria petiolata***	**20%**	**N**	**FAC**
3. ***Persicaria amphibia***	**10%**	**N**	**OBL**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	110%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow on the stream terrace of the unnamed tributary of Jerome Creek. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-21 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-22	10YR 2/1	100	-	-			silt loam	
22-24	10YR 5/2	90	10YR 5/6	10	C	M	silty clay loam	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? Yes **X** No ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):	
Water Table Present?	Yes **X**	No ___	Depth (inches):	**19**
Saturation Present? (includes capillary fringe)	Yes **X**	No ___	Depth (inches):	**6**

Wetland Hydrology Present? Yes **X** No ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **The water table is present at 19" with saturation at 6". Multiple secondary hydrology indicators are present as well.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-22 (upl)**

Investigator(s): **Heather Patti, Mike Al-wathiqui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **backslope** Local relief (concave, convex, none): **slightly convex**

Slope (%): **5%** Lat: Long: Datum:

Soil Map Unit Name: **Hebron loam (HeB2), 2-6% slopes, eroded, non-hydric** WWI Classification: **none**

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

Are Vegetation **Y*** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: ***This is an old field which is occasionally mowed. There is some reed canary grass growing upslope. The hydrophytic vegetation criterion is met, but the soils and lack of hydrology indicate that this is an upland.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-22 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**60%**	**Y**	**FAC**
2. ***Phalaris arundinacea***	**30%**	**Y**	**FACW**
3. ***Dipsacus fullonum***	**30%**	**Y**	**FACU**
4. ***Medicago sativa***	**5%**	**N**	**FACU**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	125%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **67%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is an old field with reed canary grass gowing uplsope. The hydrophytic vegetation criterion is met, but the soils and lack of hydrology indicate that this is an upland.**

SOIL Sampling Point: **DP-22 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	**10YR 3/1**	**100**	**-**	**-**			**silty clay loam**	
16-20+	**10YR 4/3**	**80**	**10YR 5/6**	**20**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-23 (wtd)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **slightly concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Hebron loam (HeB2), 2-6% slopes, eroded, non-hydric** WWI Classification: **T3/E2K**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-6**	

Remarks: **This is a fresh (wet) meadow that grades into a shallow marsh to the north. *This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-23 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Fraxinus pennsylvanica***	**10%**	**Y**	**FACW**
2.			
3.			
4.			
5.			
6.			
7.			
	10% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Rhamnus cathartica***	**20%**	**Y**	**FAC**
2. ***Cornus alba***	**5%**	**N**	**FACW**
3.			
4.			
5.			
6.			
7.			
	25% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**100%**	**Y**	**FACW**
2. ***Fraxinus pennsylvanica***	**10%**	**N**	**FACW**
3. ***Dipsacus fullonum***	**10%**	**N**	**FACU**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	120% = Total Cover		

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-23 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	**10YR 2/1**	**100**	**-**	**-**			**silt loam**	
18-20+	**10YR 5/2**	**80**	**10YR 5/6**	**20**	**C**	**M**	**silty clay loam**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **Frogs are present in this area as well as multiple secondary hydrology indicators. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-24 (upl)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **25%** Lat: Long: Datum:

Soil Map Unit Name: **Aztalan loam (AzA), 0-2% slopes, hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area
Hydric Soil Present?	Yes		No	**X**	within a Wetland? Yes No **X**
Wetland Hydrology Present?	Yes		No	**X**	If yes, optional wetland site ID:

Remarks: **This is an old field on a man-made berm that was created during the 2005-2006 grading activities. None of the three criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-24 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Lotus corniculatus***	**50%**	**Y**	**FACU**
2. ***Poa pratensis***	**30%**	**Y**	**FAC**
3. ***Melilotus albus***	**20%**	**N**	**FACU**
4. ***Trifolium hybridum***	**20%**	**N**	**FACU**
5. ***Aster pilosus***	**15%**	**N**	**FACU**
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	135%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x 1 = **0**	
FACW species	**0**	x 2 = **0**	
FAC species	**30**	x 3 = **90**	
FACU species	**105**	x 4 = **420**	
UPL species	**0**	x 5 = **0**	
Column Totals:	**135** (A)	**510**	(B)

Prevalence Index B/A = **3.8**

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field on a man-made berm. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-24 (upl)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	7.5YR 4/3	100	-	-			silty clay	*small gravel fill is present
4-16+	7.5YR 4/3	50	10YR 5/6	10	C	M	silty clay	throughout the profile
	10YR 3/2	40						

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **gravel fill**

Depth (inches): **16"**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The soils are disturbed from grading that took place around 2005 - 2006. The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches): ___
Water Table Present?	Yes ___	No **X**	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-25 (wtd)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Aztalan loam (AzA), 0-2% slopes, hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-11**	

Remarks: **This is a degraded fresh (wet) meadow in a depression created during past grading activities. This is a depressional area with seasonal hydrology, thus making it naturally problematic.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-25 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. -			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. -			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**80%**	**Y**	**FACW**
2. ***Euthamia graminifolia***	**20%**	**N**	**FACW**
3. ***Lotus corniculatus***	**10%**	**N**	**FACU**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	110%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. -			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

X Rapid Test for Hydrophitic Vegetation

Dominance Test is >50%

Prevalence Index is ≤ 3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks: **This is a degraded fresh (wet) meadow. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-25 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7*	7.5YR 4/3	80	10YR 5/6	10	C	M	silty clay	*small gravel is present throughout
	10YR 3/1	10	-	-				the profile

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **gravel fill/heavy clay**

Depth (inches): **7**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **Gravel fill prevents observation of the soil profile past 7". However redox has developed at the surface and it is in the best professional judgment of the delineator that the soils criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches): ___
Water Table Present?	Yes	X	No	___	Depth (inches): 2
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **The water table is present at 2" with saturation at the surface. Multiple secondary hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-26 (upl)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **top of berm** Local relief (concave, convex, none): **none-flat**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Morley silt loam (MzdB), 2-6% slopes, non-hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: **This area is about a foot above the creek bank. This is on the top of a small berm that was likely created during the grading that took place around 2005-2006. The hydrophytic vegetation criterion is met, but it is in the best professional judgment of the delineator that this is an upland based on the soil and lack of hydrology.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-26 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Salix interior***	**5%**	**Y**	**FACW**
2.			
3.			
4.			
5.			
6.			
7.			
	5% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**100%**	**Y**	**FACW**
2. ***Cirsium arvense***	**40%**	**Y**	**FACU**
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	140% = Total Cover		

Woody Vine Stratum (Plot size: **30'R)**			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **67%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks: **The hydrophytic vegetation criterion is met due to the reed canary grass and Salix interior growing upslope. The soils and lack of hydrology indicate that this area is upland, however.**

SOIL Sampling Point: **DP-26 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**10YR 3/3**	**100**	**-**	**-**			**silt loam**	
12-20+	**10YR 3/3**	**95**	**10YR 5/6**	**5**	**C**	**M**	**silt loam**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-27 (upl)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **5%** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes, hydric via inclusions** WWI Classification: **none**

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

Are Vegetation **Y*** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes **X** No

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes	No **X**
Wetland Hydrology Present?	Yes	No **X**	If yes, optional wetland site ID:		

Remarks: ***This is an old field that gets occasionally mowed. The hydrophytic vegetation criterion is met due to a dominance of Kentucky blue grass, but the soils and lack of hydrology indicate that this is an upland area.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-27 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**95%**	**Y**	**FAC**
2. ***Phalaris arundinacea***	**10%**	**N**	**FACW**
3. ***Taraxacum officinale***	**10%**	**N**	**FACU**
4. ***Lotus corniculatus***	**10%**	**N**	**FACU**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	125%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is an old field, but the hydrophytic vegetation criterion is met due to a dominance of Kentucky blue grass.**

SOIL Sampling Point: **DP-27 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**10YR 3/2**	**100**	**-**	**-**			**silty clay loam**	
12-20+	**10YR 5/2**	**85**	**10YR 5/6**	**15**	**C**	**M**	**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-28 (wtd)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-13**	

Remarks: **This is a degraded fresh (wet) meadow in a man-made wetland depression created by grading activities. *This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met, however.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-28 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Populus deltoides***	**5%**	**Y**	**FAC**
2.			
3.			
4.			
5.			
6.			
7.			
	5% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Salix interior***	**10%**	**Y**	**FACW**
2.			
3.			
4.			
5.			
6.			
7.			
	10% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phragmites australis***	**80%**	**Y**	**FACW**
2. ***Typha X glauca***	**20%**	**N**	**OBL**
3. ***Euthamia graminifolia***	**10%**	**N**	**FACW**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	110% = Total Cover		

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a degraded fresh (wet) meadow in a man-made depression that resulted from previous grading activities. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-28 (wtd)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20+	**10YR 3/2**	**60**	**10YR 5/6**	**10**	**C**	**M**	**silty clay**	
	7.5YR 4/3	**30**	**-**	**-**			**silty clay**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** **X** **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches): ___
Water Table Present?	Yes ___	No **X**	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches): ___

Wetland Hydrology Present? **Yes** **X** **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos.

Remarks: **Frogs are present in this area and oxidized rhizospheres are present on living roots. Multiple secondary, hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-29 (upl)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **10%** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area
Hydric Soil Present?	Yes		No	**X**	within a Wetland? Yes No **X**
Wetland Hydrology Present?	Yes		No	**X**	If yes, optional wetland site ID:

Remarks: **This is an old field. None of the three criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-29 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**80%**	**Y**	**FAC**
2. ***Solidago canadensis***	**60%**	**Y**	**FACU**
3. ***Melilotus alba***	**25%**	**N**	**FACU**
4. ***Daucus carota***	**10%**	**N**	**UPL**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	175%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x 1 = **0**	
FACW species	**0**	x 2 = **0**	
FAC species	**80**	x 3 = **240**	
FACU species	**85**	x 4 = **340**	
UPL species	**10**	x 5 = **50**	
Column Totals:	**175** (A)	**630**	(B)

Prevalence Index B/A = **3.6**

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field dominated by Kentucky blue grass. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-29 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**10YR 3/2**	**100**	**-**	**-**			**sandy loam**	
12-20+	**10YR 3/4**	**80**	**10YR 5/6**	**20**	**C**	**M**	**sandy loam**	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-30 (wtd)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Beecher silt loam (BcA), 1-3% slopes , hydric via inclusions** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-14**	

Remarks: **This is a degraded fresh (wet) meadow. *This is a depressional area that recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-30 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Populus deltoides***	**10%**	**Y**	**FAC**
2.			
3.			
4.			
5.			
6.			
7.			
	10%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**40%**	**Y**	**FACW**
2. ***Euthamia graminifolia***	**20%**	**Y**	**FACW**
3. ***Typha X glauca***	**20%**	**Y**	**OBL**
4. ***Panicum capillare***	**10%**	**N**	**FAC**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	90%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a degraded fresh (wet) meadow. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-30 (wtd)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	**7.5YR 4/3**	**90**	**10YR 5/6**	**10**	**C**	**M**	**silty clay**	***there is small gravel present**
10-18+	**7.5YR 4/2**	**80**	**10YR 5/6**	**20**	**C**	**M**	**silty clay**	**throughout the profile**

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** **X** **No** ___

Remarks: **The hydric soil criterion is met based on professional judgement - redox concentrations are at the soil surface.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches): ___
Water Table Present?	Yes ___	No **X**	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches): ___

Wetland Hydrology Present? **Yes** **X** **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **Multiple secondary hydrology indicators are present. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 23rd, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-31 (wtd)**

Investigator(s): **Heather Patti, Mike Al-wathqiui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **wetland depression** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Morley silt loam (MzdB), 2-6% slopes, non-hydric** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **Y*** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-15**	

Remarks: **This is a fresh (wet) meadow in a man-made wetland depression which is a result of previous grading activities. *This depressional area recieves seasonal hydrology, thus making it naturally problematic. All three of the criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-31 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. ***Salix nigra***	**5%**	**Y**	**OBL**
2.			
3.			
4.			
5.			
6.			
7.			
	5% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Salix interior***	**10%**	**Y**	**FACW**
2.			
3.			
4.			
5.			
6.			
7.			
	10% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phalaris arundinacea***	**50%**	**Y**	**FACW**
2. ***Euthamia graminifolia***	**50%**	**Y**	**FACW**
3. ***Daucus carota***	**20%**	**N**	**UPL**
4. ***Aster lateriflorus***	**10%**	**N**	**FACW**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	130% = Total Cover		

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

X Rapid Test for Hydrophitic Vegetation

Dominance Test is >50%

Prevalence Index is ≤ 3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a fresh (wet) meadow in a man-made wetland depression which was likely created by previous grading activities. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-31 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100	-	-			silty clay loam	
4-20	10YR 3/1	80	7.5YR 4/6	20	C	M	silty clay loam	
20-22+	10YR 5/2	80	10YR 5/6	20	C	M	silty clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There are oxidized rhizospheres present on living roots as well as multiple secondary hydrology indicators.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 14th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-32 (upl)**

Investigator(s): **Tina Myers, Mike Al-wathiqui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **slight backslope** Local relief (concave, convex, none): **convex**

Slope (%): **3%** Lat: Long: Datum:

Soil Map Unit Name: **Morley silt loam (MzdB2), 2-6% slopes, eroded (non-hydric)** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area
Hydric Soil Present?	Yes		No	**X**	within a Wetland? Yes No **X**
Wetland Hydrology Present?	Yes		No	**X**	If yes, optional wetland site ID:

Remarks: **This is an old field. None of the three criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-32 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Lotus corniculatus***	**50%**	**Y**	**FACU**
2. ***Trifolium pratense***	**30%**	**Y**	**FACU**
3. ***Solidago canadensis***	**15%**	**N**	**FACU**
4. ***Daucus carota***	**10%**	**N**	**UPL**
5. ***Taraxacum officinale***	**5%**	**N**	**FACU**
6. ***Aster pilosum***	**5%**	**N**	**FACU**
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	115%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R**)			
-			
1.			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

Total Number of Dominant Species Across All Strata: **0** (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an old field uplsope of W-3. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-32 (upl)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21+	**10YR 4/2**	**70**	**10YR 5/6**	**20**	**C**	**M**	**sandy clay loam**	
			7.5YR 5/8	**10**	**C**	**M**		

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches): ___
Water Table Present?	Yes ___	No **X**	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 14th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-33 (wtd)**

Investigator(s): **Tina Myers, Mike Al-wathiqui** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

Landform (hillslope, terrace, etc.): **man-made drainageway** Local relief (concave, convex, none): **concave**

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Morley silt loam (MzdB2), 2-6% slopes, eroded (non-hydric)** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes **X**	No	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-3**	

Remarks: **This is a man-made swale which conveys runoff from the sourrounding residential development into the nearby stormwater pond to the west.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-33 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0% = Total Cover		

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. ***Populus deltoides***	**20%**	**Y**	**FAC**
2. ***Salix interior***	**10%**	**Y**	**FACW**
3.			
4.			
5.			
6.			
7.			
	30% = Total Cover		

Herb Stratum (Plot size: **5'R**)			
1. ***Phragmites australis***	**50%**	**Y**	**FACW**
2. ***Poa pratensis***	**25%**	**Y**	**FAC**
3. ***Euthamia graminifolia***	**10%**	**N**	**FACW**
4. ***Aster novae-angliae***	**5%**	**N**	**FACW**
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	90% = Total Cover		

Woody Vine Stratum (Plot size: **30'R**)			
1. **-**			
2.			
3.			
4.			
	0% = Total Cover		

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-33 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 5/2	100	-	-			silty clay loam	
5-15	10YR 5/2	80	7.5YR 4/6	20	C	M	sandy clay loam	
15-20+	10YR 5/2	70	7.5YR 4/6	30	C	M	silty clay	

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** X **No** ___

Remarks: **The hydric soil criterion is met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches): ___
Water Table Present?	Yes	X	No	___	Depth (inches): 17"
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 0"

Wetland Hydrology Present? **Yes** X **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **The water table is present at 17" with saturation at the surface. Multiple secondary hydrology indicators are present as well. The criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-34 (upl)**

Investigator(s): **Tina Myers** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **50%** Lat: Long: Datum:

Soil Map Unit Name: **Morley silt loam (MzdB2), 2-6% slopes, eroded (non-hydric)** WWI Classification: **none**

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

Are Vegetation **Y*** Soil **Y**** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes No **X**

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes		No	**X**	Is the Sampled Area
Hydric Soil Present?	Yes		No	**X**	within a Wetland? Yes No **X**
Wetland Hydrology Present?	Yes		No	**X**	If yes, optional wetland site ID:

Remarks: **This is an upland area dominated by Kentucky blue grass and bird's foot trefoil. *The grass is mowed in this area. **There is fill material present in the soil profile as well. None of the three criteria are met.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-34 (upl)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Poa pratensis***	**100%**	**Y**	**FAC**
2. ***Lotus corniculatus***	**40%**	**Y**	**FACU**
3. ***Taraxacum officionale***	**5%**	**N**	**FACU**
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	145%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
		= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x 1 = **0**	
FACW species	**0**	x 2 = **0**	
FAC species	**100**	x 3 = **300**	
FACU species	**45**	x 4 = **180**	
UPL species	**0**	x 5 = **0**	
Column Totals:	**145** (A)	**480**	(B)

Prevalence Index B/A = **3.3**

Hydrophytic Vegetation Indicators:

_____ Rapid Test for Hydrophitic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤ 3.0[1]

_____ Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

_____ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes No **X**

Remarks: **This is an upland area that ocassionally gets mowed, doninated by Kentucky blue grass and bird's foot trefoil. The hydrophytic vegetation criterion is not met.**

SOIL Sampling Point: **DP-34 (upl)**

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 3/2**	**50**	**-**	**-**			**silty clay loam**	
	10YR 3/3	**50**	**-**	**-**				
4-24	**10YR 5/3**	**80**	**2.5YR 5/8**	**10**	**C**	**M**	**silty clay loam**	***the soils are mixed with gravel fill**
	10YR 6/1	**10**	**-**	**-**				

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **There is fill material present in the profile. The hydric soil criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ___ No **X** Depth (inches): ___

Water Table Present? Yes ___ No **X** Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No **X** Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** **X**

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **There is no hydrology in this area. The steep slope conveys water quickly down towards W-9. The criterion is not met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: **Creekside Crossing** City/County: **Pleasant Prairie / Kenosha** Sampling Date: **Oct 20th, 2014**

Applicant/Owner: **Bear Development, LLC** State: **WI** Sampling Point: **DP-35 (wtd)**

Investigator(s): **Tina Myers** Section, Township, Range: **SW 1/4 Sec 15, T1N R22E**

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

Slope (%): **-** Lat: Long: Datum:

Soil Map Unit Name: **Morley silt loam (MzdB2), 2-6% slopes, eroded (non-hydric)** WWI Classification: **none**

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

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

Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks) **W-9**

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

Hydrophytic Vegetation Present?	Yes **X**	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No **X**	within a Wetland?	Yes **X**	No
Wetland Hydrology Present?	Yes **X**	No	If yes, optional wetland site ID:	**W-9**	

Remarks: **This wetland may have been created as a stormwater feature. The hydric soil criterion is not met, but the vegetation and hydrology indicate that this is a wetland.**

VEGETATION - Use scientific names for plants.

Sampling Point: **DP-35 (wtd)**

Tree Stratum (Plot size: **30'R**)	Absolute % Cover	Dominant Species	Indicator Status
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Sapling/Shrub Stratum (Plot size: **15'R**)			
1. **-**			
2.			
3.			
4.			
5.			
6.			
7.			
	0%	= Total Cover	

Herb Stratum (Plot size: **5'R**)			
1. ***Typha angustifolia***	**60%**	**Y**	**OBL**
2. ***Epilobium coloratum***	**30%**	**Y**	**OBL**
3. ***Poa pratensis***	**25%**	**N**	**FAC**
4. ***Euthamia graminifolia***	**10%**	**N**	**FACW**
5. ***Solidago canadensis***	**10%**	**N**	**FACU**
6. ***Juncus torreyi***	**5%**	**N**	**FACW**
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
	140%	= Total Cover	

Woody Vine Stratum (Plot size: **30'R)**)			
1. **-**			
2.			
3.			
4.			
	0%	= Total Cover	

Dominance Test Worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index B/A =

Hydrophytic Vegetation Indicators:

X Rapid Test for Hydrophitic Vegetation

Dominance Test is >50%

Prevalence Index is ≤ 3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on separate sheet)

Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes **X** No

Remarks: **This is a large depression with steep slopes which may have been created as a stormwater feature. The hydrophytic vegetation criterion is met.**

SOIL Sampling Point: **DP-35 (wtd)**

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/1	100	-	-			silt loam	
2-20	10YR 5/3	80	2.5YR 5/8	10	C	M	silty clay loam	
	10YR 3/1	10	-	-				

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16) **(LRR,K,L,R)**
- ___ Dark Surface (S7) **(LRR,K,L)**
- ___ 5 cm mucky peat or peat (S3) **(LRR,K,L)**
- ___ Iron-Manganese Masses (F12) **(LRR,K,L,R)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: **n/a**

Depth (inches): **n/a**

Hydric Soil Present? **Yes** ___ **No** **X**

Remarks: **Hydric soils have not developed yet. This appears to be a storm water feature that was excavated in an area of non-hydric soils. The criterion is not met.**

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):	
Water Table Present?	Yes **X**	No ___	Depth (inches):	**14**
Saturation Present? (includes capillary fringe)	Yes **X**	No ___	Depth (inches):	**0**

Wetland Hydrology Present? **Yes** **X** **No** ___

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

Local WETS table, NOAA's AHPS map, NRCS Soils Map, recent aerial photos

Remarks: **The water table is present at 14" with saturation at the surface. Multiple secondary hydrology indicators are present as well. The criterion is met.**

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL MN 55101-1678

REPLY TO
ATTENTION OF
Operations
Regulatory (2015-00262-MHK)

April 29, 2015

Mr. Stephen R. Mills
Construction Management Associates, Inc.
4015 80th Street
Kenosha, Wisconsin 53142

Dear Mr. Mills:

This letter is in response to your correspondence submitted requesting jurisdictional determinations and Corps of Engineers (Corps) concurrence with the delineation of aquatic resources completed on the 62.78-acre property located northeast of the Greenbay Road and 93rd Street intersection in the Village of Pleasant Prairie. The project site known, as Creekside Crossing, is located in the SE ¼ of the SE ¼ of Sec. 15, T. 1N., R. 22E., Kenosha County, Wisconsin. The review area for our jurisdictional determination is identified on the attached Figure 2.

We have preliminarily determined that the following resources are waters of the United States and therefore are subject to Corps of Engineers jurisdiction: unnamed tributary to Jerome Creek, Wetland 6, 7 and 10. Pursuant to Section 404 of the Clean Water Act, the Corps of Engineers has regulatory jurisdiction over the discharge of dredged and fill materials in waters of the United States.

The enclosed preliminary jurisdictional determination (JD) presumes that the unnamed tributary to Jerome Creek, Wetland 6, 7 and 10 are subject to Corps of Engineers' jurisdiction under the Clean Water Act. Since the determination is considered preliminary it is not appealable under our administrative appeal procedures (33 CFR 331). If you prefer an appealable approved jurisdictional determination that verifies the jurisdictional status of the aquatic resources you may request one by contacting the Corps representative identified in the final paragraph of this letter.

If this preliminary JD is acceptable, please sign and date the Preliminary Jurisdictional Determination Form and return to: Marie Kopka, U.S. Army Corps of Engineers, 20711 Watertown Road, Suite F, Waukesha, Wisconsin 53186 within 15 days from the date of this letter.

We have determined that the review area also contains aquatic resources that are *not* subject to Corps of Engineers jurisdiction. These aquatic resources include the following: Stormwater Ponds 1 and 2, Wetlands 1 through 5, Wetlands 8 and 9, and Wetlands 11 though 15. You are not required to obtain Department of the Army authorization to discharge dredged or fill material within these fourteen aquatic resources. The rationale for this determination is provided in the attached Approved Jurisdictional Determination forms.

In addition, we have reviewed the Wetland Delineation Report dated December 4, 2015 completed by R.A. Smith National and determined that the limits of the aquatic resources have been accurately identified in accordance with current agency guidance including the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. The boundaries shown on Figure 4 accurately reflect the limits of the aquatic resources in the review area. This concurrence is only valid for the review areas shown on the attached Figure 2.

We recommend that the boundaries of the resources identified be surveyed and identified on any development plans prepared for this property.

If you object to the approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

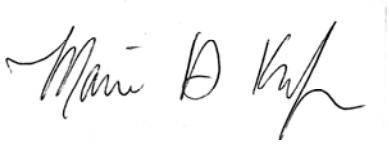
In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the attached NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determinations in this letter.

The wetland delineation concurrence and jurisdictional determinations may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the boundary in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. These determinations may be renewed at the end of the five year period provided you submit a written request and our staff is able to verify that the approximate location and boundaries of the waters on the property established during the original determination are still accurate.

Thank you for your cooperation with the U.S. Army Corps of Engineers regulatory program. If you have any questions, please contact me at (651) 290-5733 or Marie.H.Kopka@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory number shown above.

Sincerely,



Marie H. Kopka
Senior Project Manager, Regulatory Branch

Enclosures

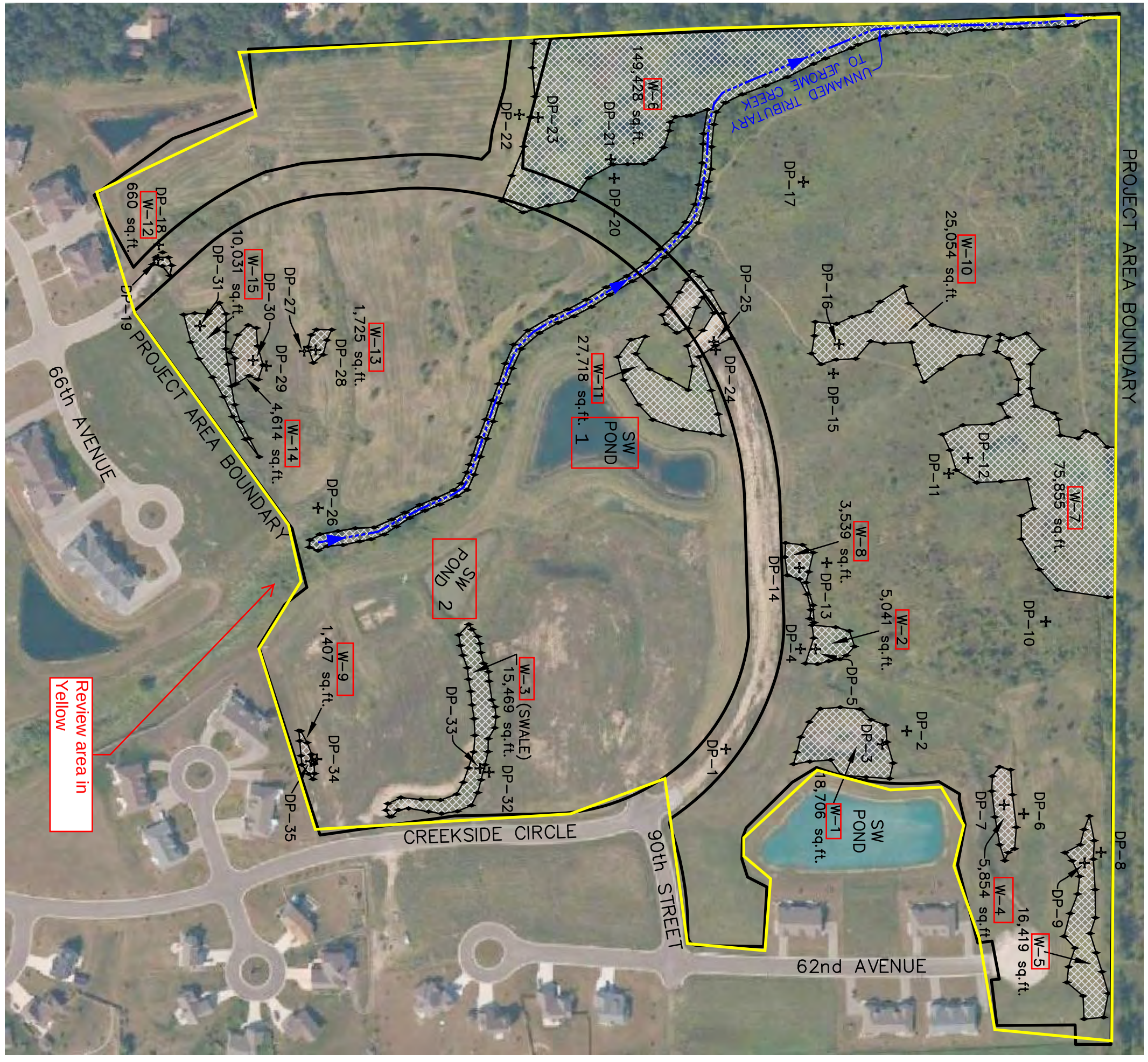
Electronic copy furnished (w/enclosure Figure 2):
Jonah Hetland, Construction Management Associates, Inc.
Geri Radermacher and Tom Nedland, Wisconsin DNR
Heather Patti, RA Smith National

WETLAND BOUNDARY MAP

Located on Creekside Circle, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Part of the Southwest 1/4 and Southeast 1/4 of Section 15, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

November 25, 2014 Survey No.166223-BMJ



0 200 400 Feet

GRAPHIC SCALE

LEGEND

- DP-1 DATA POINT
- WETLAND AREA
- WETLAND BOUNDARY
- PROJECT AREA BOUNDARY

FIGURE 2.
WETLAND BOUNDARY MAP

R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

MVP-2015-00262-MHK

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL			
Applicant:Construction Management Associates, Inc.		File Number: 2015-00262-MHK	Date:29 Apr 2015
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of Permission)		B
	PERMIT DENIAL		C
X	APPROVED JURISDICTIONAL DETERMINATION		D
X	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/cecw/pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A. INITIAL PROFFERED PERMIT: You may accept or object to the permit.

• **ACCEPT**: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approve jurisdictional determinations associated with the permit.

• **OBJECT**: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B. .PROFFERED PERMIT: You may accept or appeal the permit.

• **ACCEPT**: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

• **APPEAL**: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D. APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

• **ACCEPT**: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

• **APPEAL**: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E. PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION

If you have questions regarding this decision and/or the appeal process you may contact:

Marie Kopka
U. S. Army Corps of Engineers, Regulatory Branch
20711 Watertown Road, Suite F
Waukesha, Wisconsin 53186

Telephone (651) 290-5733

If you only have questions regarding the appeal process you may also contact:

Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
(601) 634-5820
(601) 634-5816 (fax)

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

Filed 6/29 2015 Published 7/10 2015
Public Hearing 8/10 2015
Fee Paid 6/29 2015 Approved _____ 20__
Notices Mailed 7/10 2015 Denied _____ 20__

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
COMPREHENSIVE PLAN AMENDMENT APPLICATION

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Comprehensive Plan as hereinafter requested and affecting the property located at Creekside Circle & 90th Street and

Tax Parcel Number 92-4-222-153-0727, 0728, and 0729.

Check all that apply

☒ Land Use Plan Amendment: To change the land use designation from the Multi-Family (R-8, R-9 and R-10) land use designation to the R - 4.5 (Single Family) and R - 8 (Multi-Family) land use designation.

☒ Neighborhood Plan Amendment for the Whittier Creek Neighborhood

☐ Other Amendment to the Comprehensive Plan (specify) _____

Petitioner's interest in the requested amendment: Owner/Developer

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine additional information that may be needed for this request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Creekside PP, LLC.
Signature: _____
Address: 4015 80th Street
Kenosha, WI, 53402
(City) (State) (Zip)
Phone: (262) 842-0483
Fax: (262) 842-0449
Email: jonah@bearcommerical.com
Date 6-26-2015

OWNER'S AGENT:

Print Name: Jonah Hetland, Bear Development, LLC.
Signature: _____
Address: 4015 80th Street
Kenosha, WI, 53402
(City) (State) (Zip)
Phone: (262) 842-0483
Fax: (262) 842-0449
Email: jonah@bearcommerical.com
Date: 6-26-2015

RECEIVED
JUN 29 2015
PLEASANT PRAIRIE

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

June 29, 2015

Ms. Jean Werbie - Harris
Village of Pleasant Prairie
9915 – 39th Avenue
Pleasant Prairie, WI 53158

RE: Comprehensive Land Use Plan Amendment &
Whittier Creek Neighborhood Plan Update Request
Creekside Terrace Subdivision
File No. 2014.0030.03

Dear Jean:

The following is a brief description of the modifications that are being proposed to the above referenced neighborhood plan to accommodate the proposed Creekside Terrace Subdivision:

1) Eliminating the 91st Place cul-de-sac (East of Creekside Circle).
2) Realigning 89th Street and the un-named Avenue (north of Creekside Circle) to avoid unnecessary wetland and floodplain impacts to the northwest.
3) Shifting of 91st Street (as it heads west towards Old Green Bay Road) further South to avoid additional wetland impacts.
4) Modifying the residential zoning classifications from the current R-8, R-9, R-10 (multi-family condominium) to R-4.5 (64 single family lots) and R-8 (1 two-unit lot).
5) Incorporating a 1+/- acre Public Park to the neighborhood plan (South of Creekside Circle) and modifying the underlying zoning from R-8 to PR-1.
6) Updating the existing floodplain boundary (with more accurate information) and the proposed floodplain **"fill" areas.**

Please see the enclosed Neighborhood Plan for details and contact my office with any questions you may have.

Sincerely,

Mark D. Eberle, P.E.

ALW

RECEIVED
JUN 29 2015
PLEASANT PRAIRIE

File: 2014 Docs/2014.0030.03/Correspondence/Whittier Creek Neighborhood Modifications

1458 Horizon Blvd, Suite 200, Racine, WI 53406
Ph: (262) 634-5588 * Fax: (262) 634-5024
www.nmbsc.net

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

June 29, 2015

Ms. Jean Werbie - Harris
Village of Pleasant Prairie
9915 – 39th Avenue
Pleasant Prairie, WI 53158

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Whittier Creek Neighborhood Plan Update Request
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5) Incorporating a 1+/- acre Public Park to the neighborhood plan (South of Creekside Circle) and modifying the underlying zoning from R-8 to PR-1.
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Please see the enclosed Neighborhood Plan for details and contact my office with any questions you may have.

Sincerely,

Mark D. Eberle, P.E.

ALW

File: 2014 Docs/2014.0030.03/Correspondence/Whittier Creek Neighborhood Modifications

1458 Horizon Blvd, Suite 200, Racine, WI 53406
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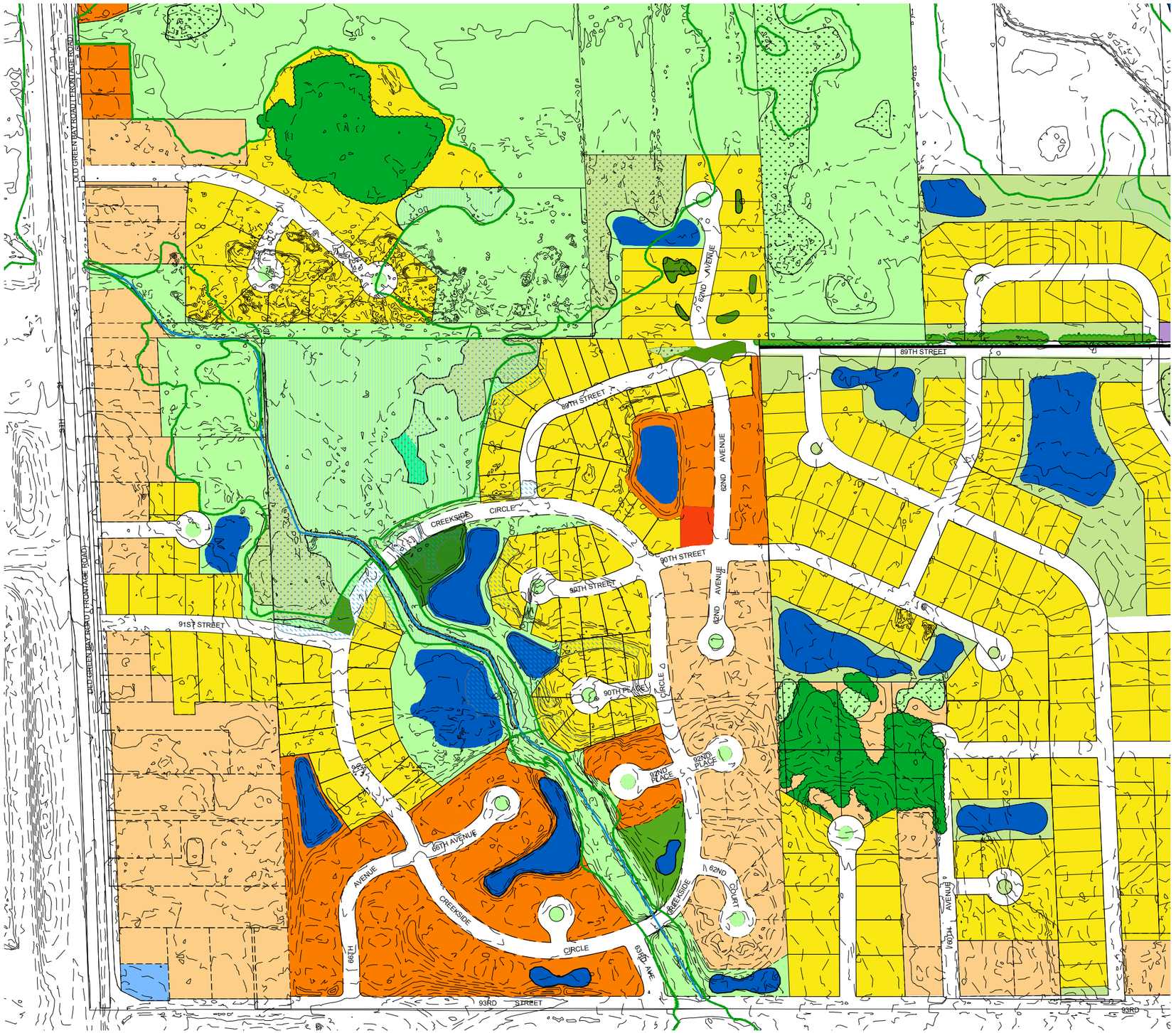

N

400' 200' 0' 200' 400'

SCALE 1"=200'

LAND USES

- EXISTING SINGLE RESIDENTIAL
- INDUSTRIAL
- GOVERNMENT AND INSTITUTIONAL
- OPEN SPACE
- FUTURE SINGLE FAMILY RESIDENTIAL
- COMMERCIAL
- EXISTING MULTI-FAMILY
- FUTURE MULTI-FAMILY
- TRANSPORTATION AND UTILITIES
- PARK LANDS

WATER FEATURES

- STORMWATER MANAGEMENT BASIN
- WETLANDS
- PROPOSED WETLAND FILL
- PROPOSED WETLAND ENHANCEMENT
- STREAMS
- 100-YEAR FLOODPLAIN
- PROPOSED FLOODPLAIN FILL
- PROPOSED NEW FLOODPLAIN

OTHER FEATURES

- EXISTING CONTOURS
- WOODLAND BOUNDARY
- WOODLANDS TO BE PRESERVED
- WOODLANDS TO BE DEVELOPED

BOUNDARY FEATURES

- EXISTING PARCEL LINES
- EXISTING RIGHT-OF-WAY
- PROPOSED PARCEL LINES
- PROPOSED RIGHT-OF-WAY

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

WHITTIER CREEK
NEIGHBORHOOD PLAN
CREEKSIDE TERRACE
AMENDMENT

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	SCB
DATE:	6-16-15
CHECKED:	MDE
DATE:	6-29-15

2014.0030.03

SHEET 1 OF 1

Monday, June 29, 2015 3:36:49 PM

VILLAGE OF PLEASANT PRAIRIE

Filed 6/29 2015 Published 7/27 2015
Public Hearing 8/10 2015 8/3 2015
Fee Paid 6/29 2015 Approved ____ 20__
Notices Mailed 7/10 2015 Denied ____ 20__

VILLAGE OF PLEASANT PRAIRIE
CONCEPTUAL PLAN APPLICATION

1. Development Name: Creekside Terrace
2. General Location of Development: Creekside Circle & 90th Street
3. Tax Parcel Number(s): 92-4-122-153-0727, 0728 & 0729
4. Number of Lots: 64 Number of Outlots: 5
5. Size of Development: 62.347 acres.
6. The Development is proposed to be constructed in Phases: ☐ Yes ☒ No
7. The Development abuts or adjoins a State Trunk Highway: ☐ Yes ☒ No
8. The Development abuts or adjoins a County Trunk Highway or a Kenosha County Park or the Kenosha County Bike Trail: ☐ Yes ☒ No
9. The following number and types of plans shall be submitted with this application:
   - 10 full size sets of Conceptual Plan
   - 1 copy of the Conceptual Plan reduced to 11" by 17"
   - Conceptual Plan application fee
   - 10 sets of Conceptual Engineering Plan
   - Phasing Plan, if applicable
   - Draft of Declarations, Covenant, Restrictions and any Easement Documents
   - Any other information as specified by the Village

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Creekside PP, LLC.
Signature: _____
Address: 4015 80th Street
Kenosha (City) WI (State) 53142 (Zip)
Phone: 262-842-0483
Fax: 262-842-0449
Date 6-26-2015

OWNER'S AGENT:

Print Name: Jonah Hetland, Bear Development, LLC.
Signature: _____
Address: 4015 80th Street
Kenosha (City) WI (State) 53142 (Zip)
Phone: 262-842-0483
Fax: 262-842-0449
Date: 6-26-2015

RECEIVED
JUN 29 2015
PLEASANT PRAIRIE

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

UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

CREEKSIDE TERRACE - ADJOINING LAND OWNER INFORMATION

TAX PARCEL ID NO.	PROPERTY OWNER'S NAME	STREET ADDRESS	CITY, STATE, ZIP CODE
92-4-122-151-0150	Harry Crow	1911 N HI MOUNT BLVD	Milwaukee, WI, 53208
92-4-122-152-0180	William F. Norton	1033 115th Street	Pleasant Prairie, WI, 53158
92-4-122-153-0020	Uttech Tower Land LLC	3707 77th Street	Kenosha, WI, 53142
92-4-122-153-0086	Martin & Pauline Govea	8961 Old Green Bay Rd.	Pleasant Prairie, WI, 53158
92-4-122-153-0050	Village of Pleasant Prairie	9915 39th Avenue	Pleasant Prairie, WI, 53158
92-4-122-222-0100	Village of Pleasant Prairie	9915 39th Avenue	Pleasant Prairie, WI, 53158
92-4-122-153-0060	Julie A. Lamminen	9021 Old Green Bay Rd.	Pleasant Prairie, WI, 53158
92-4-122-153-0082	Oechler Family Trust	1450 95th Avenue	Kenosha, WI, 53144
92-4-122-153-0101	Eric & Deborah Davidson	9115 Old Green Bay Rd.	Pleasant Prairie, WI, 53158
92-4-122-154-0711	Timothy & Michelle Plemmons	9002 62nd Avenue	Pleasant Prairie, WI, 53158
92-4-122-154-0712	Mevlude Bektesi	9026 62nd Avenue	Pleasant Prairie, WI, 53159
92-4-122-154-0713	Muhamet & Sadbere Hamdiu	9050 62 Avenue	Pleasant Prairie, WI, 53158
92-4-122-154-0714	Terry & Tracey Nixon	9074 62nd Avenue	Pleasant Prairie, WI, 53158
92-4-122-154-0715	Ronald & Elsie Hale	9098 62nd Avenue	Pleasant Prairie, WI, 53158
92-4-122-153-1631 - 1652	Creekside Crossing Condominium Assoc.	9262 64th Court	Pleasant Prairie, WI, 53158
92-4-122-153-1471 - 1502	Creekside Crossing Condominium Assoc.	9263 64th Court	Pleasant Prairie, WI, 53158
92-4-122-153-1051 - 1104	Creekside Crossing Condominium Assoc.	9264 64th Court	Pleasant Prairie, WI, 53158
92-4-122-153-1111 - 1202	Creekside Crossing Condominium Assoc.	9265 64th Court	Pleasant Prairie, WI, 53158
92-4-122-154-0130	Hugh P. Tyson	6110 93rd Street	Pleasant Prairie, WI, 53158
92-4-122-151-0100	Glenn & Theresa Michaelis	6109 85th Street	Pleasant Prairie, WI, 53158

LEGAL DESCRIPTION:

Outlots 7, 8 and 9 of Creekside Crossing Addition No. 1, a subdivision recorded in the Office of the Register of Deeds of Kenosha County, Wisconsin on July 18, 2007 as Document No. 1527619, being a redivision of a part of Outlot 4 and all of Outlot 2 of Creekside Crossing subdivision, located in a part of the Northeast ¼ and Southeast ¼ of the Southeast ¼ and the Northeast ¼ and Southwest ¼ of the Southeast ¼ of Section 15, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

EXCEPTING THEREFROM THE FOLLOWING:

Being a part of Outlot 7, "Creekside Crossing Addition No. 1" Subdivision, recorded in the office of the Register of Deeds for Kenosha County on July 18, 2007 as Document No. 1527619, being a Subdivision of a part of the Northeast ¼ and Southeast ¼ of the Southeast ¼ and the Northeast ¼ and Southwest ¼ of the Southeast ¼ of Section 15, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest corner of the said Southeast ¼ Section; Thence South 89°59'36" East and along the South line of the said Southeast ¼ Section, 663.61 feet to a point; Thence North 02°39'37" West and along the East line of the West ½ of the West ½ of the said Southeast ¼ Section, 1855.44 feet to the place of beginning of lands hereinafter described;

Thence North 89°55'18" West, 142.15 feet to a point of curvature; Thence Northwesterly 24.21 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 15.00 feet, whose central angle is 92°27'50", and whose chord bears North 43°41'23" West, 21.66 feet to a point of reverse curvature; Thence Northeasterly 360.67 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 7533.00 feet, whose central angle is 02°56'17", and whose chord bears North 01°03'23.5" East, 390.63 feet to a point of tangency; Thence North 00°25'14" West, 77.54 feet to a point of curvature; Thence Northwesterly 69.26 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 633.00 feet, whose central angle is 06°16'07", and whose chord bears North 04°16'16.5" West, 99.15 feet to a point; Thence North 82°26'38" East, 97.13 feet to a point; Thence North 02°39'37" West, 155.80 feet to a point; Thence South 89°41'39" East, 35.05 feet to a point on the said East line of the said West ½ of the said West ½ of the said Southeast ¼ Section; Thence South 02°39'37" East and along the said East line of the said West ½ of the said West ½, 751.78 feet to the point of beginning of this description.

AND ALSO EXCEPTING THEREFROM THE FOLLOWING:

Being a part of Outlot 7, "Creekside Crossing Addition No. 1" Subdivision, recorded in the office of the Register of Deeds for Kenosha County on July 18, 2007 as Document No. 1527619, being a Subdivision of a part of the Northeast ¼ and Southeast ¼ of the Southeast ¼ and the Northeast ¼ and Southwest ¼ of the Southeast ¼ of Section 15, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest corner of the said Southeast ¼ Section; Thence South 89°59'36" East and along the South line of the said Southeast ¼ Section, 663.61 feet to a point; Thence North 02°39'37" West and along the East line of the West ½ of the West ½ of the said Southeast ¼ Section, 2607.22 feet to a point; Thence North 89°41'39" West, 35.05 feet to a point; Thence South 02°39'37" East, 155.80 feet to a point; Thence South 82°26'38" West, 97.13 feet to a point; Thence Northwesterly 13.05 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 633.00 feet, whose central angle is 01°10'52", and whose chord bears North 10°10'14" West, 13.05 feet to a point; Thence South 79°24'29" West, 66.00 feet to a point; Thence Southeasterly 24.97 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 567.00 feet, whose central angle is 02°31'22", and whose chord bears South 09°19'59" East, 24.96 feet to the place of beginning of lands hereinafter described;

Continuing thence Southeasterly 75.63 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 567.00 feet, whose central angle is 07°38'33", and whose chord bears South 04°11'01.5" East, 75.57 feet to a point of tangency; Thence South 00°25'45" East, 77.54 feet to a point of curvature; Thence Southwesterly 260.49 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 7467.00 feet, whose central angle is 01°59'56", and whose chord bears South 00°34'13" West, 260.48 feet to a point; Thence North 66°35'40" West, 1.24.28 feet to a point; Thence South 12°44'49" West, 38.23 feet to a point; Thence South 67°49'16" West, 50.27 feet to a point; Thence North 75°58'16" West, 47.99 feet to a point; Thence North 44°39'27" West, 107.27 feet to a point; Thence North 43°59'46" West, 41.01 feet to a point; Thence North 29°40'13" West, 45.92 feet to a point; Thence North 19°07'12" East, 100.11 feet to a point; Thence North 04°58'56" East, 39.90 feet to a point; Thence North 06°50'11"West, 93.79 feet to a point; Thence North 3°19'22" East, 44.17 feet to a point; Thence North 79°40'01" East, 64.60 feet to a point; Thence South 83°34'59" East, 77.27 feet to a point; Thence North 76°30'06" East, 162.76 feet to the point of beginning of this description.

FORMERLY KNOWN AS:

A part of Outlot 7 and all of Outlots 8 and 9 of Creekside Crossing Addition No. 1, a subdivision recorded in the Office of the Register of Deeds of Kenosha County, Wisconsin on July 18, 2007 as Document No. 1527619, composed of the lands described as Outlots 1, 2 and 3 of the 2nd Addendum to Condominium Plat of Creekside Crossing Condominium recorded in the Office of the Register of Deeds of Kenosha County, Wisconsin on December 19, 2007 as Document No. 1542828.

NOTE: Address: Creekside Circle
Tax Key No's.: 92-4-122-153-0727 (Outlot 7) 92-4-122-153-0728 (Outlot 8) and 92-4-122-153-0729 (Outlot 9)

ZONING NOTE

Current Property Zoning is R-8, R-9 and R-10 (UHO), FPO and C-1. The proposed zoning will be R-8, R-4.5, FPO and C-1.

PROPERTY INFORMATION

Concept Plan for Proposed Divisions -of the- PREMISES KNOWN AS:

TAX KEY NO. 92-4-122-153-0727
TAX KEY NO. 92-4-122-153-0728
TAX KEY NO. 92-4-122-153-0729

~ * ~

SE1/4 Section 15-1-22
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

~ * ~

DEVELOPER
Bear Development, LLC.
4011 80th Street, Kenosha, WI 53142

~ * ~

OWNER
Creekside PP, LLC.
4011 80th Street, Kenosha, WI 53142

WETLAND NOTE

The wetlands were delineated by Heather Pohl of R.A. Smith National, Inc. between October 13, 2014 and October 24, 2014.

Ⓐ *DEDICATED 20' WIDE STORMWATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT*

LEGEND

Proposed 100yr Floodplain Boundary
Delineated Wetlands
Proposed Wetland Enhancement
Proposed Wetland Fill

RESIDENTIAL LOT DATA

LOT NO.	AREA	FRONTAGE
1	12770	209.36
2	12005	97.00
3	12030	97.89
4	18053	57.15
5	19137	53.97
6	12632	60.32
7	14459	97.40
8	13012	91.58
9	13135	91.58
10	18236	275.35
11	17867	269.64
12	16701	80.00
13	15172	80.00
14	13875	80.00
15	13981	90.00
16	13981	90.00
17	13965	67.31
18	17239	67.07
19	15124	112.31
20	17532	92.01
21	23640	120.00
22	17508	301.22
23	16624	180.9
24	12053	102.24
25	19789	90.39
26	20188	90.39
27	16800	229.39
28	13013	105.78
29	14663	175.82
30	16500	85.01
31	21182	85.39
32	19039	85.31
33	13098	93.02
34	12777	93.02
35	14823	78.68
36	17537	232.61
37	12506	97.03
38	12950	91.39
39	14000	93.59
40	17548	80.00
41	20406	80.02
42	17264	82.35
43	18960	82.64
44	15647	94.53
45	17253	100.33
46	17259	258.53
47	15675	152.44
48	16055	102.34
49	15119	102.39
50	14768	92.56
51	13963	88.94
52	14502	102.55
53	14778	102.55
54	14186	102.63
55	12900	79.22
56	14043	79.97
57	15344	113.84
58	15981	105.84
59	14052	102.55
60	20677	90.00
61	21430	90.00
62	20825	90.00
63	15964	233.51
64	18148	111.43
TOTAL LOT AREA:		1,020,575 SF

OUTLOT NO.	AREA	FRONTAGE
OUTLOT 1	15970	162.68
OUTLOT 2	5474	45.04
OUTLOT 3	827558	1068.11
OUTLOT 4	96000	319.26
OUTLOT 5	827558	693.96
TOTAL DEVELOPED AREA:		2,794,333 SF

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

CREEKSIDE TERRACE SUBDIVISION

CONCEPTUAL PLAN

FOR

CREEKSIDE PP, LLC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDB
DRAFTED: SRB
DATE: 6-24-15
CHECKED: MDB
DATE: 6-24-15

2014.0030.02

SHEET 1 OF 1

Monday, June 29, 2015 3:39:43 PM

Document Number	Creekside Terrace Subdivision Declaration of Restrictions, Covenants and Easements Document Title

DRAFT 8/6/15

Return to:

John E. Hotvedt
Hotvedt & Terry, LLC
4015 – 80th Street, Suite H
Kenosha, WI 53142

92-4-122-153-0727
92-4-122-153-0728
92-4-122-153-0729
Parcel Identification Number

CREEKSIDE TERRACE

Declaration of Restrictions, Covenants and Easements

THIS DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS ("Declaration"), is made by CREEKSIDE PP, LLC, a Wisconsin limited liability company ("Developer").

RECITALS

WHEREAS, the Developer is the owner of the real property located in the Village of Pleasant Prairie (the "Village"), County of Kenosha, State of Wisconsin, known as Creekside Terrace Subdivision; and

WHEREAS, the Developer desires to subject Creekside Terrace Subdivision, described on the attached Exhibit A, including Lots 1-64 and Outlots 1-5 as shown on the final plat, which is made a part hereof and described in Article II of this Declaration (the "Property"), to conditions, covenants, restrictions, easements, liens and charges (hereinafter collectively referred to as "Covenants") set forth in this Declaration, each and all of which is and are for the benefit of the Property, the Developer, the Village and for each owner thereof and shall pass with ownership of such Property, and each and every parcel and lot thereof, and shall apply to and bind the successors in interest and any owner thereof; and

WHEREAS, it is the Developer's intention to initially develop the Property into sixty-four (64) single-family lots.

DECLARATION

NOW, THEREFORE, the Developer hereby declares that the Property is and shall be held, used, transferred, sold and conveyed subject to the Covenants hereinafter set forth.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

1.1 "Developer" shall mean Creekside PP, LLC, a Wisconsin limited liability company. The "Developer" may also mean the Architectural Control Committee and vice versa, with respect to any required approval and review process under the Declaration.

1.2 "Association" shall mean and refer to Creekside Terrace Homeowners Association, Inc.

1.3 "Property" shall mean and refer to all existing properties as are subject to this Declaration.

1.4 "Common Areas" shall mean Outlots 1-3 and Outlot 5.

1.5 "Lot" shall mean and refer to Lots 1-64.

1.6 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot; except that as to any Lot which is the subject of a land contract wherein the purchaser is in possession, the term "Owner" shall refer to such person instead of the vendor.

1.7 "Member" shall mean and refer to all those Owners who are Members of the Association as provided in Article IV, Section 1.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION

2.1 Existing Property. The Property, more particularly described on Exhibit A attached hereto, and as shown on the final plat, which is and shall be held, used, transferred, sold, conveyed and occupied subject to this Declaration is located in Kenosha County, Wisconsin. The term "Existing Property" as used in this Declaration shall refer to all property which is subject to the provisions hereof.

ARTICLE III
GENERAL PURPOSES AND CONDITIONS

3.1 General Purpose. The Property is subjected to this Declaration to insure the best use and the most appropriate development and improvement; to protect the Owners against such improper use of the Property as will depreciate the value thereof; to preserve, so far as practicable, the natural beauty of the Property; to provide for an entrance to the Property; to guard against erection of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to guard against an excess of similar architectural styles and thereby avoid housing monotony, to obtain harmonious color schemes; to insure an appropriate development of the Property; to encourage and secure the erection of attractive, substantial homes, with appropriate locations on Lots; to prevent haphazard and inharmonious improvement of Lots; to secure and maintain proper setbacks from street and adequate free space between structures; to encourage, secure and maintain attractive and harmonious landscaping of Lots and Common Areas; and in general to provide adequately for an appropriate type and quality of improvement in the Property and thereby to enhance the value of investments made by purchasers of Lots.

3.2 Initial Construction of Common Areas. Notwithstanding anything contained herein to the contrary, the Developer shall be responsible for the initial construction, installation and landscaping of the stormwater, drainage and detention areas, entry monuments and their related landscaping and lighting elements (all as described below). Nothing contained herein

shall constitute a waiver by the Developer to subsequently assess the costs of all or a portion thereof, of the above construction, installation and landscaping expenses to the Association.

3.3 Land Use and Building Type. No Lot shall be used for any purpose except for single-family residential purposes as permitted by the Village zoning ordinance. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one single-family dwelling not exceeding two (2) stories or thirty-five (35) feet in height, and a private attached garage for not less than two (2) cars. Notwithstanding anything contained herein to the contrary, the Developer and its designee may use such Lots for purposes of building model homes open to the public for inspection and/or sale subject to the requirements set forth herein.

3.4 Architectural Control. No building, fence, wall, swimming pool, driveway, deck, sidewalk, landscaping, or other structure or improvement of any type (including antennae of any size or shape, whether freestanding or attached to another structure) shall be commenced, erected, or maintained upon any Lot, nor shall any exterior addition or improvement to or change or alteration on any Lot (including without limitation, adding a deck, patio, or sidewalk, repainting or landscaping changes on existing homes for which plans have previously been approved) be made until the plans, specifications and plot plan showing the nature, kind, shape, height, materials, color and location of the same and the landscape layout described in section 3.12 hereof shall have been submitted to and approved in writing as to quality, materials, harmony of exterior design and location in relation to other structures, topography and compliance with the provisions of this Declaration, by the Board of Directors of the Association, or by an Architectural Control Committee (hereinafter "ACC") composed of three (3) representatives appointed by the Board (in either case hereinafter called the "Architectural Control Committee"). Notwithstanding anything to the contrary, as long as the Developer owns one or more Lots, the Developer reserves the right to carry out the functions of the ACC. No Owner shall request or obtain a building permit for a Lot from the Village without first obtaining the written approval of the plans and specifications from the ACC. In the event the ACC fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or if no suit to enjoin the addition, alteration, or change or to require the removal thereof has been commenced before one (1) year from the date of completion thereof, then approval will not be required and this section will be deemed to have been fully complied with. The ACC shall have the right to waive minor infractions or deviations from these restrictions in cases of hardship or as otherwise determined by the ACC. The ACC shall have the sole discretion to determine which of the dwelling size requirements of this Declaration applies to a particular proposed dwelling and whether the same has been met. The provisions of this Declaration are minimum requirements and the Developer, or ACC, may in its discretion, require stricter standards or, conversely, may relax standards on a case by case basis if it reasonably determines that such modified standards are required for the benefit of the entire Property, provided such variance is not in conflict with the dedications and restrictive covenants running with the land as described on the final plat or the obligations imposed by this Declaration on Owners or the requirements of the Village ordinances. Further, the Developer may require reasonable alterations to be made to any of the plans to be submitted under this Declaration and said requirements shall be binding upon each and every Owner.

3.5 New Construction Only. No building shall be placed or permitted to remain on any Lot other than buildings newly constructed on the Lot; no previously constructed dwelling or structures shall be relocated to or situated upon any Lot without the written approval of the ACC.

3.6 Dwelling Size. No dwelling shall be erected on any Lot having a ground area within the perimeter of the main building, or at or above finish grade elevation (exclusive of garages, porches, patios, breezeways and similar additions), measured along the exterior walls, of less than the following areas:

(a) Not less than 1,800 square feet for a one-story dwelling;

(b) Not less than 2,000 square feet for a one and a half or two-story dwelling with a minimum first floor area of 1,000 square feet;

(c) With respect to all other types of dwellings, not less than such areas, determined by the ACC, as are consistent with the foregoing and with other provisions hereof.

However, the ACC, in its sole discretion, reserves the right to make any deviation from the above requirements, provided such variance does not conflict with Village ordinances.

3.7 Grading, Building, Location and Lot Area.

(a) Any grading of a Lot must conform to the last approved Master Grading and Drainage Plans ("Grading Plans") on file with the Village Engineer. All Lots shall have setbacks from the front lot line and from the interior lot lines of distances determined by the ACC but, in no event, less than that set forth on the Final Plat and provided by applicable Village ordinance.

(b) Within each set of building construction plans submitted to the ACC for approval, shall be a plat of survey showing the placement of the proposed dwelling with the existing ground grade shown at all corners together with all easements as shown on the final plat. Upon written petition of an Owner to the ACC and the Village Engineer, the ACC, with the written approval of the Village Engineer, may make modifications to the final first floor grade of the proposed dwelling. The landscaping and drainage of the Lot shall conform to Grading Plans.

(c) Each Owner shall be responsible for insuring that drainage from said Owner's Lot adheres to the existing drainage patterns as set forth in the Grading Plans and that the Owner's construction and other building activity does not interfere with or disrupt the existing or planned drainage patterns. The existing drainage pattern on a Lot shall not be changed significantly, and no change to the drainage pattern on other lands within the Property shall be caused by an Owner which varies from the Grading plans as these plans are amended by the Developer from time to time, subject to Village approval. Minor changes from said Grading Plans, where these changes do not violate the purpose, spirit and intent of said Grading Plans, shall be reviewed and may if, for good and

sufficient reasons, be approved by the ACC and the Village; in all other cases, the approved grades shall be strictly adhered to. Lot owners shall be held responsible for any violation that will cause additional expense to the Developer or any other Owner to correct any grading problems.

(d) Upon the approval of the building grades by the ACC, the applicant shall file the approved grades with the Village for its review and approval prior to commencing any grading.

(e) Any excess fill from excavations shall be hauled, at the Lot Owner's cost, to a location within the Property or adjacent lands specified by the Developer and shall not be removed from the Property without the permission of the ACC.

3.8 Completion. All construction of dwellings and other incidental structures shall be completed within one (1) year from date of commencement of construction. Paving of driveways, construction of walkways, landscaping (except topsoil and grass) shall be completed within one (1) year from issuance of an occupancy permit from the Village.

3.9 Easements/Dedications/Obligations.

(a) Easements-General. Certain Easements affecting the Property are recorded on the final plat for Creekside Terrace Subdivision in the office of the Register of Deeds of Kenosha County, Wisconsin. Each Lot shall be subject to any easement, dedication, restrictive covenant, or any other restriction granted (and/or retained) by the Developer on such final plat or hereafter to be granted (and/or retained) by the Developer or its successors and assigns to the Village, or to the Association, or public or semi-public utility companies, for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, telephone, cable TV and for other purposes, and for sewers, storm water drains, gas mains, water pipes and mains, and similar services, for performing any public or quasi-public utility function or for any other purpose that Developer or its successors and assigns may deem fit and proper for the improvement and benefit of the Property and for any other purpose as set forth in dedications and restrictive covenants on the final plat. The Owner of any Lot on which such easement area(s) are located may use such areas, together with the area between the roadway and their lot, for grass, plantings, driveways and other such uses as are described on the final plat and shall otherwise care for and maintain such area provided such uses shall not interfere with the improvements, their uses and purposes, and the uses and purposes of the Village; nor shall any improvements be placed within such areas without the prior written consent of the Developer, Village and/or any other party having an interest in the respective easement area.

(b) Setbacks. The minimum front or street setback, shore yard, side yard, rear yard, wetland yard and on other such areas ("Setback Areas") are and shall be reserved for the use of nonexclusive easements for utilities service, in whole or in part, the Property or any Lot or Outlot located therein. By accepting title to a Lot and if not delineated on a final plat, each Owner hereby agrees that such Setback Areas may be

subjected to easements for utility lines for electricity, sewer, water, gas, telephone, cable television, or other similar utilities. Within fifteen (15) days of written request therefor by the Developer, or, after creation of the Association as provided herein, each Owner, if necessary and if not previously obtained, shall grant specific easements (and cause their lenders to agree to a nondisturbance of such easements) upon such terms as may reasonably be requested. No structures or other improvements may be constructed in the Setback Areas except landscaping in accordance with approved landscaping plans or as otherwise specifically permitted by the ACC and subject to any additional restrictions as set forth in the final plat.

(c) Entry Monuments. Entry monuments, including related landscaping elements and lighting, all of which shall be collectively referred to as "Entry Monuments" may be located on Lot/Outlot _____, the fee interest to which has been dedicated to the Association. There has hereby been dedicated to the Association an easement for landscaping, lighting and signage located within the boundaries of said Lot/Outlot _____ for the purposes of placing, constructing, installing and maintaining Entry Monuments all in accordance with Village approved plans, and for related ingress and egress. The Developer, its successors, assigns and successors in title thereof shall be relieved of any maintenance obligations with respect to such areas to the extent that the Association performs the required maintenance functions. The Village shall have no maintenance obligations with respect to the above mentioned areas. The Entry Monuments structures and their related landscaping elements shall remain the property of the Association.

(d) Dedications, Easements and Covenants for Stormwater Detention Areas and Adjacent Areas. The fee interest in the areas shown on the final plat as Outlots 1-3 and Outlot 5 have been dedicated, given, granted and conveyed by the Developer to the Association. These Outlots are subject to the easements, dedications and to the restrictive covenants imposed by the final plat. The Developer and the Association shall be responsible for completing all related construction, installation, necessary repairs, alterations, landscaping and all required maintenance to these Outlots. No filling or other activity or condition detrimental to their function as stormwater drainage facilities shall occur or exist within such Outlot or on the surrounding lands without the written approval of the Developer and the Village. From time to time in the Village's discretion, the Village shall have the right to inspect such areas. The obligations contained within this section and as imposed by the final plat shall run with the land, shall be binding upon the Developer, its successors, assigns and successors in title in their capacity as Owners and shall benefit and be enforceable by the Village, the Developer and the Association. The Developer, its successors, assigns, and successors in title thereof shall be relieved of any preservation, protection, or maintenance obligations they may have as Owners to the extent that the Association performs the required preservation, protection and maintenance functions to the satisfaction of the Village. The Association and its Members shall be bound by the above mentioned covenants and such similar covenants as are contained in the final plat forever. In the event the Association and its Members, as the case may be, default in the performance of their obligations required hereunder, the Village may undertake to complete such obligations and charge the total costs of the

same plus twenty-five percent (25%) for overhead as a special assessment upon the Subdivision Lots. Such amounts shall accrue interest at the annual rate of twelve percent (12%) per annum until paid in full.

(e) Landscape Easements. Any landscape easement shown on the final plat shall be maintained by the Owner of the Lot of which the landscape easement is a part at the lot Owner's expense. The obligations contained within this section and as imposed by the final plat shall run with the land, shall be binding upon the Developer and its successors in title in their capacity as Owners of any of the Lots and shall benefit and be enforceable by the Association and the Village. The Developer shall be relieved of any protection or maintenance obligations that it may have to the landscape easement areas as the lots are conveyed to successor owners, who shall assume the obligation of protection and maintenance to the satisfaction of the Village and the Association.

3.10 Zoning Laws, Etc. In addition to the provisions contained within this Declaration, all Lots and improvements thereon shall be subject to Village ordinances and applicable state and federal laws, as may be amended from time to time (hereinafter collectively referred to as "Laws"). No Lot shall be further divided or combined without the approval of the Village except for lot line adjustments permitted under Village ordinances. The requirements under Village ordinances are not stated herein and, therefore, it shall be the sole responsibility of every Owner to understand and insure compliance with Village ordinances as the same may be amended from time to time. In the event of a conflict between the provisions of this Declaration and the Village ordinances and the Village ordinance is more strict than the provision contained herein, the Village ordinance shall control. Failure to mention a requirement, with respect to any Lot or other necessary approval in this Declaration, shall not imply that no such requirement exists with the Village and shall not constitute a waiver of such Village requirement and/or approval.

3.11 Landscape Requirements. All plans for dwellings shall include a landscape plan which shall be subject to the approval of the ACC, shall be submitted in three (3) copies for approval prior to submission to the Village Building Inspector of the building plans for the dwelling and shall conform with the Landscape Standards. Such landscape plan shall include driveway, deck, patio, walkways and plantings such that a pleasing park-like appearance shall ultimately be accomplished in the Property and a uniform line of planting is avoided. Landscape planting for any dwelling as approved by the ACC shall be completed within six (6) months from the date of issuance of an occupancy permit by the Village, except as set forth herein, and shall be properly maintained thereafter. In the event the landscaping is not maintained properly, in the opinion of the ACC, upon notification, the Owner of the Lot shall take adequate measures to properly maintain the landscaping. Refusal to comply with the maintenance requirement shall be considered a violation of this section 3.11 of this Declaration. Any alterations to the approved landscape plan for a Lot shall be subject to the approval of the ACC. No trees, landscaping, or other plantings existing on a Lot, except those in the location of the proposed dwelling, patio, walks and driveways, shall be altered or removed without prior written approval of the ACC.

3.12 Nuisances, Etc. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

(a) Trash, garbage, or other wastes shall not be kept except in sanitary containers and all such materials or other equipment for disposal of same shall be properly screened from public view. Outside incinerators are not permitted.

(b) No vehicle, truck, trailer, tent, shack, garage, barn, or other outbuilding or living quarters of a temporary character shall be permitted on any Lot at any time. There shall be no outside parking of boats or recreational type vehicles; such property must be stored in garages. No trucks, buses, or vehicles other than private passenger cars, station wagons, pickup trucks, passenger vans, or similar private vehicles shall be parked in private driveways or on any Lot for purposes other than in the normal course of construction or for services rendered to a dwelling or Lot.

(c) No external antennae, including satellite dishes (excepting satellite dishes of not greater than 18" in diameter), television antenna or radio towers of any type for any purpose, shall be permitted on any Lot at any time without the prior written approval of the Architectural Control Committee.

3.13 Accessory Structures. Accessory structures may be constructed only with the advance approval of the Architectural Control Committee and then only if compatible with the dwelling and only if aesthetically pleasing. The ACC may approve permanent storage type sheds to be situated on a lot provided that they have a cement slab foundation and are similar in design, character and color to the existing single-family dwelling. No storage shed, gazebo, or other accessory structure may be constructed without ACC approval.

3.14 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that not more than a total of three dogs or cats, or as otherwise approved by the ACC may be kept in a manner which will not disturb the type and quality of life and the environment of the Property provided that no animals shall be kept, bred, or maintained for any commercial purposes. Dog runs, outside dog houses, or other such outside animal shelters are prohibited.

3.15 Garages; Parking and Concrete Driveway Approaches; and Sidewalks.

(a) Each Lot shall have a private, attached, enclosed garage for onsite storage of not less than 2 and not more than 3 stalls for each one (1) family dwelling built upon such Lot and shall be connected to the street by a properly surfaced concrete, paver, stone, or brick driveway (such driveway shall be installed and completed within one [1] year from the date of issuance of any occupancy permit).

(b) No mountable curb cuts shall be permitted when driveways are installed.

(c) The location of garage door(s), whether front or side entry, shall be eight feet (8') in height. Driveways shall be located a minimum of five feet (5') from the side yard property line and access on corner lots shall be limited as set forth on the Plat.

(d) Garage doors shall not measure greater than forty percent (40%) of the front elevation of the overall dwelling when facing the front street. Garage doors facing the front street shall not project greater than fifteen feet (15') closer to the street beyond the main dwelling or covered porch.

(e) There shall be no outside parking of boats, snowmobiles, busses, trailers or recreational vehicles of any type, vehicles greater than eight feet (8') in height, vehicles with a gross vehicle weight rating in excess of 12,000 pounds, or any vehicle not in regular use or vehicles which are not registered with the Wisconsin Department of Motor Vehicles.

(f) Sidewalks will be installed in the right-of-way on both sides of 89th Street, 90th Street, 90th Place and on the southerly side of Creekside Circle, and Owners (or the Association as to the affected Outlots) are responsible for the construction, maintenance, repair and replacement of such sidewalks in front of their respective Lot or Outlot. Sidewalks shall be kept clear and free from snow and ice which shall be removed on a daily basis. Each Owner shall use reasonable caution to keep such sidewalks free from the accumulation of ice by the placement of material which will prevent dangerous conditions to pedestrians. Owners shall promptly repair or replace sections of sidewalks which become hazardous as a result of cracking or heaving, all in accordance with Village specifications.

3.16 Roofing Material and Construction.

(a) All dwellings proposed to be erected, altered, or modified shall specify on the construction plans roofing materials acceptable in quality to the ACC and the construction shall be carried out with such roofing material as approved by the ACC.

(b) All dwellings shall have minimum roof pitches of 6:12 or as approved by the ACC.

3.17 Exterior Building Materials and Dwelling Quality.

(a) All dwellings proposed to be erected, altered, or modified shall, on the construction plans, denote exterior building material(s) proposed to be used; i.e.: brick, stone, wood, vinyl, or insulated aluminum siding or other similar materials acceptable to the ACC and the construction shall be carried out with the material(s) as approved by the ACC. Notwithstanding the foregoing, vinyl, wood and aluminum are prohibited for the use as the primary exterior surface. Such materials shall be permitted only for soffits, windows and doors.

(b) The design, layout and exterior appearance of each dwelling proposed to be erected, altered, or modified shall be such that, in the opinion of the ACC at the time of approving of the building plans, the dwelling will be of a high quality and will have no substantial adverse effect upon property values.

(c) The proposed color schemes for a dwelling to be erected, altered, modified, or repainted with a new color scheme shall be submitted to the ACC for approval prior to painting or staining. It shall be the aim of the ACC to harmonize colors for not only the dwelling proposed, but to consider the effect of these colors and materials as they relate to other dwellings.

(d) All color schemes, including the color of siding, roof, brick, or stone samples must be submitted for approval before installation on the dwelling.

3.18 Curb Cuts. Curb cuts for driveways shall be made to Village standards at the expense of the Lot Owner, who shall be fully responsible for compliance with Village standards.

3.19 Fences. Only decorative fences, which are not entirely opaque, such as wrought iron style, picket, or split rail fences, standing no more than six feet (6') in height, shall be permitted. Plans, including size, shape, material and location of such fences must be approved by the ACC prior to installation. Stockade, chain link and privacy fences of any kind are prohibited.

3.20 Swimming Pools. All outdoor swimming pools shall comply with Village ordinances. No swimming pool shall be constructed above ground level and all pools shall be protected by proper fencing or screening not exceeding six feet (6') in height. Specifications and location of the pool must be approved by the ACC prior to construction.

3.21 Hot Tubs. Outdoor hot tubs are permitted subject to ACC prior written approval. Above ground hot tubs shall be screened from public view and have exterior panels constructed of natural materials. Inflatable or otherwise temporary hot tubs are prohibited.

3.22 Yard Lights, Mailboxes and Public Street Lighting.

(a) Owners shall install at Owner's expense one (1) outdoor electric yard light and lamp post matching the dwelling's other exterior lighting, with photo cell (to operate dusk to dawn) wired direct to the Owner's electrical panel, indoor light switches are prohibited. The light and post shall be installed at the front Lot line and near the proposed (or completed) driveway, as approved by the ACC.

(b) Owners shall purchase at Lot closing, and the Owner shall thereafter maintain, one (1) mailbox with newspaper box, which shall be installed at the street in clusters and at locations approved by the United States Postal Service. Individual newspaper boxes or other apparatus are prohibited in the parkway.

(c) Public street lighting will be installed at entrances and other locations within the Property as determined by the Village, and WE Energies shall maintain, repair or replace the street lights.

3.23 Outlot 4 – Public Park. Outlot 4 shall be dedicated by the Developer to the Village as a public park. Prior to dedication, the Developer shall grade and seed said Outlot 4

and install playground equipment as required by the Village pursuant to a suitable Development Agreement. Following the Developer's warranty period described in said Agreement, the Village shall be responsible for all maintenance associated with said Outlot 4.

ARTICLE IV
MEMBERSHIP AND VOTING RIGHTS

4.1 Membership and Voting Rights. Each Owner shall be a Member of the Association. Such Membership shall be appurtenant to and may not be separated from ownership of a Lot. Every Member of the Association shall have one (1) vote in the Association for each Lot owned by the Member. When more than one (1) person or entity holds an interest in a Lot, the vote shall be exercised as they themselves shall determine. Any Member who is delinquent in the payment of charges, assessments and special assessments charged to or levied against his Lot shall not be entitled to vote until all of such charges and assessments have been paid. Members shall vote in person or by proxy executed in writing by the Member. No proxy shall be valid after six (6) months from the date of its execution.

4.2 Directors.

(a) Until the first meeting of the Members or until the Developer designates otherwise, the initial Board of Directors named in the Articles of Incorporation of the Association shall serve as the Board of Directors.

(b) At such time as the Developer has consummated the sale of Lots aggregating fifty-one percent (51%) of all Lot ownership, one (1) of the Developer's designees on the Board of Directors shall resign and the Developer shall appoint at least one (1) Lot Owner who is not a Developer Member or related to the Developer Members as a member of the Board of Directors who shall serve until the first meeting of the Members. If the Lot Owner appointed as a director shall resign prior to the first meeting of the Members, a successor Lot Owner shall be appointed by the Developer.

(c) When the Developer no longer owns one (1) or more Lots, or at the end of fifteen (15) years from the date of sale of the first Lot sold by the Developer (whichever occurs first), the Developer shall cause the other two directors designated by the Developer to resign and shall select two (2) additional Owners to serve on the Board of Directors of the Association until the next annual meeting of Members or until their successors have been duly elected. The Board of Directors thereafter consisting of three (3) members shall be elected by the Members at each annual meeting of Members. The members of such elected Board of Directors shall serve for staggered terms of three (3) years, or until their respective successors shall have been elected by the Members. The members of the Board of Directors shall not be entitled to any compensation for their services as members.

ARTICLE V
PROPERTY RIGHTS IN THE COMMON AREAS

5.1 Owner's Easement of Enjoyment. Subject to the provisions herein, every Owner shall have a right and easement of benefit and/or enjoyment in any Common Areas acquired by the Association which shall be appurtenant to and shall pass with the title to every Lot.

5.2 Title to Outlots. Title to Outlots 1-3 and Outlot 5 shall be conveyed to the Association by quit claim deed from the Developer. Members shall have the rights and obligations imposed by this Declaration with respect to such Common Areas.

5.3 Taxation. Outlots 1-3 and Outlot 5 shall not be separately assessed for property tax purposes. The assessed value of those Outlots shall be equally divided among and assessed to Lots 1-64.

5.4 Extent of Owner's Easements. The rights and easements of benefit and/or enjoyment created hereby shall be subject to the following:

(a) The right of the Association, but subject to the prior written approval of the Village to dedicate or transfer all or any part of any Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Board of Directors; and

(b) The right of the Association, but subject to prior written approval of the Village, to mortgage any or all of the Common Areas and facilities constructed on the Common Areas for the purposes of constructing or maintaining improvements or repair to Association land or facilities pursuant to approval of the Board of Directors.

5.5 Damage or Destruction of Common Areas by Owner. In the event any Common Area or any portion of the water, drainage, or sanitary sewer systems servicing the Property is damaged or destroyed by an Owner or any of his guests, tenants, licensees, agents, or members of his family, such Owner does hereby authorize the Association or the Village to repair said damaged areas; the Association or the Village shall repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may have been modified or altered subsequently by the Association in the discretion of the Association but subject to Village approval. The amount necessary for such repairs, together with twenty-five percent (25%) for overhead, shall be a special assessment upon the Lot of said Owner and shall accrue interest at the annual rate of eighteen percent (18%) unless paid in full within fifteen (15) days after notice to pay. Any such damage not caused by an Owner shall be the responsibility of the Association.

5.6 Right to Enter and Maintain. The Developer and the Association are hereby granted an easement and, consequently, shall have the right to enter upon any Outlot and/or Lot, at reasonable notice to the Owner, for the purpose of repairing, maintaining, renewing, or reconstructing any utilities, facilities, detentions areas, drainage systems, sewer and water systems, impoundments or other improvements which benefit other Outlots, Lots and/or

Creekside Terrace as a whole, in addition to benefitting such Lot. If such Lot contains public utilities or facilities having an area-wide benefit which are maintained by the Village, the Village, following prior written notification to the Developer may, if necessary, maintain such facilities in good working order and appearance, enter upon any Lot in order to repair, renew, reconstruct, or maintain such facilities or utilities and may assess the cost, if such cost is not traditionally assumed by the Village and/or prior to acceptance of such public improvements, to the Owners. No prior written notification shall be required for emergency repairs.

5.7 Disclaimer. The Developer shall convey the above mentioned Outlots to the Association "as is" and without warranty, express or implied, of condition, quality of construction, fitness for a particular use or otherwise. The Association shall be responsible for obtaining adequate liability insurance for the Common Areas. The Developer shall have no liability for damage or injury to any persons or property arising from the existence or use of the Common Areas. The Association shall indemnify and hold the Developer harmless against any and all claims relating to the Common Areas.

ARTICLE VI
COVENANT FOR ASSESSMENTS

6.1 Creation of the Lien and Personal Obligation of Assessments. The Developer hereby covenants and each Owner of any Lot by acceptance of the deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant, assume and agree to pay to the Association (1) annual general assessments or charges; (2) special assessments for capital improvements and repairs to the Common Areas; (3) special assessments for exterior maintenance to Lots and repairs to Common Areas; and (4) other special assessments as provided herein. All such assessments, together with interest thereon and costs of collection thereof, including attorney's fees, shall be (a) a charge on the land and a continuing lien upon the Lot against which such assessment is made and (b) the personal obligation of the person who was the Owner of such property at the time of the assessment.

Notwithstanding any other provision in this Declaration to the contrary, the Developer shall be liable to the Association for the above mentioned assessments to the extent of one-quarter (25%) of the total assessments due, provided for in this Article VI of the Declaration, for every Lot owned by the Developer in the Subdivision. Every subsequent Owner, who has purchased a Lot from the Developer or any other Owner, shall be subject to the entire amount of the assessment due and shall pay the same or prorated amount in the year of closing to the Association. In the event the assessments collected under this Article VI are insufficient to cover the costs of performing the obligations as are contained within this Declaration and as imposed by the final plat, and the Developer continues to own Lots on which it pays only twenty-five percent (25%) of the assessments as set forth under this Article VI, the Developer shall be responsible for up to one hundred percent (100%) of the assessments on such Lots to the extent necessary to cover the deficiency. Any further deficiency may be assessed against all of the Owners in the form of a special assessment under this Article VI.

6.2 Annual General Assessment.

(a) Purpose of Assessment. The annual general assessment levied by the Association each year shall be used exclusively to promote the health, safety and welfare of the Owners and, in particular, for the improvement, construction, maintenance, policing, preservation and operation of the Common Areas, in accordance with the requirements set forth herein and those obligations and restrictive covenants set forth on the final plat including, but not limited to, the cost of labor, equipment, materials, insurance, management and supervision thereof and fees paid for auditing the books of the Association and for necessary legal and accounting services to the Board of Directors.

(b) Determination of the Assessment. The Board of Directors shall prepare and annually submit to the Members a budget of expenses for the ensuing year for payment of all costs contemplated within the purposes of the annual general assessment described in Section 6.2(a). Upon adoption and approval of the annual budget by a majority of the Members, the Board shall determine the assessment by dividing the amount of the budget among all fully improved Lots equally.

(c) Method of Assessment. The assessment for each Lot shall be levied at the same time once in each year. The Board shall declare the assessments so levied due and payable at any time after thirty (30) days from the date of such levy (with an option for payment in quarterly monthly installments if approved by the Board), and the Secretary or other officer shall notify the Owner of every Lot so assessed of the action taken by the Board, the amount of the assessment of each Lot owned by such Owner and the date such assessment becomes due and payable. Such notice shall be mailed to the Owner at last known post office address by United States mail, postage prepaid.

(d) Date of Commencement of Annual General Assessments. Annual general assessments shall commence on the date as determined by Developer in its sole discretion.

6.3 Special Assessment for Capital Improvement and Repairs to Drainage System. In addition to the annual general assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year and not more than the next two succeeding years for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of capital improvements upon the Common Areas, including fixtures and personal property related thereto, and extraordinary expenses incurred in the maintenance and operation of the Common Areas and facilities. Special assessments may also be levied to defray the costs of replacing or repairing all pipes, drains, grates and other appurtenances located within any water drainage easement area.

6.4 Special Assessment for Exterior Maintenance to Lots.

(a) Exterior Maintenance to Lots. In addition to the maintenance upon the Common Areas described in Section 6.2, the Association may, at the request of the Owner of any Lot or in the event the Owner of any Lot fails to maintain the exterior of

any buildings or improvements on the Lot or the Lot itself in reasonable condition, provide exterior maintenance upon each Lot as follows: (i) paint, repair, replace and care for roofs, gutters, down spouts, exterior improvements; and (ii) lawn cutting, shrub and tree trimming, driveway and walk shoveling and window cleaning. The Association, its agents, contractors and subcontractors shall have all necessary rights of ingress and egress to and from such Lot, building, or improvement with full right to do whatever may be necessary to perform any such maintenance, repair, or replacement.

(b) Assessment of Cost. The cost of such exterior maintenance, together with ten percent (10%) for overhead, shall be assessed against the Lot upon which such maintenance is performed and, if not paid within thirty (30) days of written notice of the amount of such assessment, shall accrue interest at the annual rate of eighteen percent (18%). Such special assessment shall constitute a lien and obligation of the Owner and shall become due and payable in all respects as herein provided.

6.5 Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinated to the lien of any first mortgage on the Lot.

6.6 Exempt Property. The following property subject to this Declaration shall be exempt from the assessments, charges and liens created herein: (i) all properties not within any Lot to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; (ii) all Common Areas; and (iii) all properties exempted from taxation by state or local governments upon the terms and to the extent of such legal exemption. Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from the assessments, charges, or liens.

6.7 Joint and Several Liability of Grantor and Grantee. Upon any sale, transfer, or conveyance, the grantee of a Lot shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor as provided in this Article up to the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessments and any such grantee shall not be liable for, nor shall the Lot be conveyed subject to a lien for, any unpaid assessment against the grantor pursuant to this Article in excess of the amount therein set forth. If the Association does not provide such a statement within fifteen (15) business days after the grantee's request, it is barred from claiming under any lien which was not filed prior to the request for the statement against the grantee.

6.8 Interest on Unpaid Assessment. Any assessment under this Article VI which is not paid when due shall thereafter, until paid in full, bear interest at the rate of eighteen percent (18%) per annum. In addition to the interest charges, a late charge of up to Fifty Dollars ($50.00) per day may be imposed by the Board of Directors against an Owner if any balance in common expenses remains unpaid more than thirty (30) days after payment is due.

6.9 Effect of Nonpayment of Assessments: Remedies of the Association. No Owner may waive or otherwise escape liability for assessments by non-use of the Common Areas or

abandonment of his Lot. If the Association has provided for collection of assessments in installments, upon default on the payment of any one or more installments, the Association may accelerate payment and declare the entire balance of said assessment due and payable in full. If the assessment levied against any Lot remains unpaid for a period of sixty (60) days from the date of levy, then the Board may, in its discretion, file a claim for maintenance lien against such Lot in the office of the Clerk of Circuit Court for Kenosha County within six (6) months from the date of levy. Such claim for lien shall contain a reference to the resolution authorizing such levy and date thereof, the name of the claimant or assignee, the name of the person against whom the assessment is levied, a description of the Lot and a statement of the amount claimed and shall otherwise comply in form with the provisions of Wisconsin States § 779.70. Foreclosure of such lien shall be in the manner provided for foreclosure of maintenance liens in said statute or any successor statute.

6.10 Reduction of Assessments. Notwithstanding anything contained herein to the contrary, the Developer and/or Association shall not have the power to discontinue the collection of assessments and charges or reduce such assessments or charges to a level which, in the opinion of the Village, would impair the ability of the Developer, Association, or the Owner to perform the functions as set forth herein and in the final plat.

ARTICLE VII
ENFORCEMENT, TERMINATION, MODIFICATION

7.1 Right to Enforce. Except as otherwise set forth herein, this Declaration and the covenants contained herein and on the final plat are enforceable only by the Developer, the Village, an Owner, and/or the Association, or such person or organization specifically designated by the Developer, in a document recorded in the office of the Kenosha County Register of Deeds, as its assignee for the purpose thereof.

7.2 Manner of Enforcement. This Declaration and the covenants contained herein and on the final plat shall be enforceable by the Developer and its assigns, and/or the Association, and/or an Owner, and/or the Village (but the Village shall have no obligation to enforce the same and may do so in its discretion) in any manner provided by law or equity, including but not limited to one or more of the following:

(a) Injunctive relief;

(b) Action for specific performance;

(c) Action for money damages as set forth in this Declaration; and

(d) Performance of these covenants by the Developer, and/or the Association, and/or the Village on behalf of any party in default thereof for more than thirty (30) days, after receipt by such party of notice from the Developer, the Association, or the Village describing such default. In such event, the defaulting Owner shall be liable to the Developer, the Association, or the Village for the actual costs (plus fifteen percent [15%] for overhead) related to or in connection with performing these covenants.

7.3 Reimbursement. Any amounts expended by the Developer, the Association, and/or the Village in enforcing these covenants, including reasonable attorney fees, and any amounts expended in curing a default on behalf of any Owner or other party, shall constitute a lien against the subject real property until such amounts are reimbursed to the Developer, the Association, and/or the Village, with such lien to be in the nature of a mortgage and enforceable pursuant to the procedures for foreclosure of a mortgage.

7.4 Failure to Enforce Not a Waiver. Failure of the Developer or assigns, the Association, an Owner, and/or the Village to enforce any provision contained herein shall not be deemed a waiver of the right to enforce these covenants in the event of a subsequent default.

7.5 Right to Enter. The Developer, the Association, and/or the Village shall have the right to enter upon any building site or Lot within the Subdivision for the purpose of ascertaining whether the Owner of a Lot is complying with these covenants and if the Developer, the Association, and/or the Village so elects under Section 7.2(d) for the purpose of performing obligations hereunder on behalf of an Owner in default hereof.

7.6 Dedications/Restrictive Covenants/Easements. Each and every Owner of a Lot shall be subject to and bound by the easements, dedications and restrictive covenants as are set forth on the final plat.

ARTICLE VIII
GENERAL PROVISIONS

8.1 Term and Amendment. Unless amended as herein provided, this Declaration shall run with the Property and be binding upon all persons claiming under the Developer and shall be for the benefit of and be enforceable solely by the Association for a period of twenty-five (25) years from the date this Declaration is recorded and shall automatically be extended for successive periods of twenty-five (25) years unless an instrument signed by the Owners of two-thirds (2/3) of the Lots has been recorded, agreeing to terminate this Declaration in whole or in part. For the first fifteen (15) years following the date this Declaration is recorded, this Declaration may be amended, subject to the Village's written approval, at any time by written declaration, executed in such manner as to be recordable, setting forth such annulment, waiver, change, modification, or amendment executed: (a) solely by the Developer until such time as Developer conveys all Lots to other Owners (other than by multiple sale of Lots to a successor developer), and thereafter (b) by Owners of seventy-five percent (75%) of the Lots (such Owners and percentage to be determined as provided in Article IV), provided the written consent of the Developer or its successors and assigns is first obtained, so long as the Developer, or its successors and assigns shall own any Lots. Subsequent to such fifteen (15) year period, this Declaration may be amended by written declaration executed by at least seventy-five percent (75%) of the Lots subject to this Declaration provided the prior written approval of the Village is obtained. Such written declaration shall become effective upon recording in the office of the Register of Deeds of Kenosha County, Wisconsin. All amendments shall be consistent with the general plan of development embodied in this Declaration.

8.2 Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailings.

8.3 Enforcement. To the extent that other specific remedies are not provided herein, upon the occurrence of a violation of the covenants, conditions and restrictions set forth in this Declaration, the Association shall give the Owner written notice of the violation and if such violation is not remedied within five (5) days after notice, or if a second occurrence of such violation shall occur within six (6) months of the original notice of such violation from the Association, the Association may levy a fine in the amount of Five Hundred Dollars ($500.00) and an additional fine of One Hundred Dollars ($100.00) for each day thereafter the violation continues. All fines levied by the Association shall constitute a special assessment and a lien on the Lot of the Owner who caused the violation and if a fine is not paid within fifteen (15) days after written notice of such fine, the amount due shall accrue interest at the rate of eighteen percent (18%) annually. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or recover damages, and against the land to enforce any lien created by these covenants. Failure of the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.4 Severability. Invalidation of any of the provisions of this Declaration, whether by court order or otherwise, shall in no way affect the validity or the remaining provisions which shall remain in full force and effect. Said invalid or illegal provision will be modified to reflect, as close as possible, the original intent of the former invalid or illegal provision, but in such a manner so as to make said provision valid and legal.

IN WITNESS WHEREOF, this instrument has been duly executed this _____ day of _____, 2015.

CREEKSIDE PP, LLC

By: _____
Stephen C. Mills, Member

By: _____
S. R. Mills, Member

By: _____
Raymond C. Leffler, Member

State of Wisconsin)
) ss.
Kenosha County)

Personally came before me this _____ day of _____, 2015, the above named Stephen C. Mills, S. R. Mills and Raymond C. Leffler, to me known to be such persons and members who executed the foregoing instrument and acknowledge that they executed the same as the authorized members on behalf of the Developer, by its authority.

_____
Name:_____
Notary Public, State of Wisconsin
My Commission expires _____

This instrument drafted by
John E. Hotvedt
Attorney at Law

00257833.docx

EXHIBIT A

Outlots 7, 8 and 9 of Creekside Crossing Addition No. 1, a subdivision recorded in the Office of the Register of Deeds of Kenosha County, Wisconsin on July 18, 2007 as Document No. 1527619, being a redivision of a part of Outlot 4 and all of Outlot 2 of Creekside Crossing subdivision, located in a part of the Northeast ¼ and Southeast ¼ of the Southwest ¼ and the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 15, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

EXCEPTING THEREFROM THE FOLLOWING:

Being a part of Outlot 7, "Creekside Crossing Addition No. 1" Subdivision, recorded in the office of the Register of Deeds for Kenosha County on July 18, 2007 as Document No. 1527619, being a Subdivision of a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest corner of the said Southeast 1/4 Section; Thence South 89°59'36" East and along the South line of the said Southeast 1/4 Section, 663.61 feet to a point; Thence North 02°39'37" West and along the East line of the West 1/2 of the West 1/2 of the said Southeast 1/4 Section, 1855.44 feet to the place of beginning of lands hereinafter described;

Thence North 89°55'18" West, 142.15 feet to a point of curvature; Thence Northwesterly 24.21 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 15.00 feet, whose central angle is 92°27'50", and whose chord bears North 43°41'23" West, 21.66 feet to a point of reverse curvature; Thence Northeasterly 390.67 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 7533.00 feet, whose central angle is 02°58'17", and whose chord bears North 01°03'23.5" East, 390.63 feet to a point of tangency; Thence North 00°25'45" West, 77.54 feet to a point of curvature; Thence Northwesterly 99.26 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 633.00 feet, whose central angle is 08°59'03", and whose chord bears North 04°55'16.5" West, 99.15 feet to a point; Thence North 82°26'38" East, 97.13 feet to a point; Thence North 02°39'37" West, 155.80 feet to a point; Thence South 89°41'39" East, 35.05 feet to a point on the said East line of the said West 1/2 of the said West 1/2 of the said Southeast 1/4 Section; Thence South 02°39'37" East and along the said East line of the said West 1/2 of the said West 1/2, 751.78 feet to the point of beginning of this description.

AND ALSO EXCEPTING THEREFROM THE FOLLOWING:

Being a part of Outlot 7, "Creekside Crossing Addition No. 1" Subdivision, recorded in the office of the Register of Deeds for Kenosha County on July 18, 2007 as Document No. 1527619, being a Subdivision of a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest corner of the said Southeast 1/4 Section; Thence South 89°59'36" East and along the South line of the said Southeast 1/4 Section, 663.61 feet to a point; Thence North 02°39'37" West and along the East line of the West 1/2 of the West 1/2 of the said Southeast 1/4 Section, 2607.22 feet to a point; Thence North 89°41'39" West, 35.05 feet to a point; Thence South 02°39'37" East, 155.80 feet to a point; Thence South 82°26'38" West, 97.13 feet to a point; Thence Northwesterly 13.05 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 633.00 feet, whose central angle is 01°10'52", and whose chord bears North 10°00'14" West, 13.05 feet to a point; Thence South 79°24'20" West, 66.00 feet to a point; Thence Southeasterly 24.97 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 567.00 feet, whose central angle is 02°31'22", and whose chord bears South 09°19'59" East, 24.96 feet to the place of beginning of lands hereinafter described;

Continuing thence Southeasterly 75.63 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 567.00 feet, whose central angle is 07°38'33", and whose chord bears South 04°15'01.5" East, 75.57 feet to a point of tangency; Thence South 00°25'45" East, 77.54 feet to a point of curvature; Thence Southwesterly 260.49 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 7467.00 feet, whose central angle is 01°59'56", and whose chord bears South 00°34'13" West, 260.48 feet to a point; Thence North 86°35'40" West, 124.28 feet to a point; Thence South 12°44'49" West, 38.23 feet to a point; Thence South 67°49'16" West, 50.27 feet to a point; Thence North 75°58'16" West, 47.99 feet to a point; Thence North 44°39'27" West, 107.27 feet to a point; Thence North 43°55'46" West, 41.01 feet to a point; Thence North 29°40'13" West, 45.92 feet to a point; Thence North 19°07'12" East, 100.11 feet to a point; Thence North 04°58'56" East, 39.90 feet to a point; Thence North 06°50'11" West, 93.79 feet to a point; Thence North 34°19'22" East, 44.17 feet to a point; Thence North 79°40'01" East, 64.60 feet to a point; Thence South 83°34'59" East, 77.27 feet to a point; Thence North 76°30'06" East, 162.76 feet to the point of beginning of this description.

FORMERLY KNOWN AS:

A part of Outlot 7 and all of Outlots 8 and 9 of Creekside Crossing Addition No. 1, a subdivision recorded in the Office of the Register of Deeds of Kenosha County, Wisconsin on July 18, 2007 as Document No. 1527619, composed of the lands described as Outlots 1, 2 and 3 of the 2nd Addendum to Condominium Plat of Creekside Crossing Condominium recorded in the Office of the Register of Deeds of Kenosha County, Wisconsin on December 19, 2007 as Document No. 1542828.

From:	John E. Hotvedt
To:	Jean Werbie-Harris
Cc:	Kathy Luttmer
Subject:	Creekside Condo Question
Date:	Thursday, August 06, 2015 10:53:49 AM

Jean:

Thank you for your call today. As discussed, I have copied and pasted the relevant portions of the email I sent to Jonah on the question of adding one two-family lot to the existing Creekside condo association. Please review and let me know if you have any questions. It seems like the second option has the best chance of success as I believe Option 1 would require 100% sign off from all unit owners and their lenders.

This email comes in follow up to our conference of earlier this morning regarding the Creekside Development. The statutes do not specifically address adding additional lands to an existing condominium; other than by the typical procedure whereby a Declarant would reserve the ability to plat additional units on Expansion Lands. As we know, we do not have that luxury in this instance. However, there are probably two statutory paths that could be followed in an effort to accomplish this goal; both of them are fairly daunting tasks. The options are as follows:

Traditional Amendment to Declaration and Addendum to Plat

Efforts could be undertaken to amend the plat and declaration to bring in new lands. The procedure for the same is spelled out under Sections 703.09 and 703.11. The documents are fairly straight forward to prepare. However, to get the amendments approved, the written consent of at least 2/3 of all condo association members would ordinarily be required. As we discussed, no consent is valid without the written consent of that members mortgagee. Also, in many instances, the Declaration will require a larger percentage of votes to approve such an amendment; such as 75%. The Declaration would control. As such, we would have to inspect the same to verify the number of written consents required. Also, there is a good argument to be made that this amendment would change the percentage interest in the common elements of all the unit owners in Creekside Condominium; in which case such a change cannot be made without the written consent of 100% of all unit owners and mortgagees. If I were advising the Association, that is what I would require. Again, extremely daunting task.

As for expense, preparing the body of the amendment would likely take an hour or two. However, we also have to check title to each condo unit to properly prepare a signature page for each condominium unit and their mortgagee, and properly assemble the document with the vast signature pages. As such, we usually end up with quite a few hours into something like this. Obviously, those expenses are in the wind if you can't gather enough unit owner/mortgagee signatures.

Merger/Consolidation of Condominiums

Section 703.275 provides a procedure whereby two existing condominiums may be merged or

consolidated into a single condominium. We would have to create a 2 unit condominium for the 2-unit pad, form the association and all of the other ancillary documents that go along with establishing a new condominium. Thereafter, we would propose a written merger agreement between our 2 unit condo and the Creekside Condominium. This type of Agreement can be approved by the **vote (can be taken at a meeting rather than formal signatures)** of 75% of the unit owners of each association.(or such other percentage as may be dictated by the Creekside Condo Declaration). The procedure does not speak to any requirement of mortgagee approval. Once the Merger agreement was approved, it is to be recorded along with a restated declaration and a plat addendum. The statute is silent as to whether that restatement needs to be treated as an amendment to the declaration under Section 703.09.

The alternative to the above, is to simply have your duplex pad platted as a 2 unit condominium and have it stand on its own. We can create condo docs that compel as much autonomy, control and responsibility to each individual unit owner in terms of limiting the amount of common elements, compelling maintenance and plowing responsibility to each unit owner, but there will need to be some shared responsibility and expenses. I have some experience with this type of structure and it is usually very cumbersome having an association with 2 members managing one building. What do you do if they can't agree?? Sounds simple, but if there is a large expense, which of course happens in owning property, if they can't agree on the resolution, or afford the same, it gets tough to work through.

John E. Hotvedt

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Consider **Resolution #15-27** for a **floodplain Boundary Adjustment** for the request of Matt Carey. P.E., with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property generally located at the 11200 block of 120th Avenue (West Frontage Road) to remove 3,519 cubic yards from the 100-year floodplain and to create 4,963 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the an office building and site improvements for a Uline headquarters office building (H2).

Recommendation: Plan Commission recommends that the Village Board approve the Resolution #15-27 to support the proposed Floodplain Boundary Adjustment as presented in the August 17, 2015 Village staff report.

VILLAGE STAFF REPORT OF AUGUST 17, 2015

Consider **Resolution #15-27** for a **floodplain Boundary Adjustment** for the request of Matt Carey. P.E., with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property generally located at the 11200 block of 120th Avenue (West Frontage Road) to remove 3,519 cubic yards from the 100-year floodplain and to create 4,963 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the an office building and site improvements for a Uline headquarters office building (H2).

The petitioner is requesting approval of a floodplain boundary adjustment to remove 3,519 cubic yards from the Des Plaines River (UT1E) 100-year floodplain and to create 4,963 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the an office building and site improvements on a 28–acre site for a Uline headquarters office building (Uline H2) to be located at 11200 block of the West Frontage Road in the Village.

The petitioner is requesting approval to place fill within the current 100-year floodplain limits along the southern portion of the property and to create additional 100-year floodplain compensatory storage within two (2) retention basins located at the south end of the developed property adjacent to the 100-year floodplain. Natural fill consisting mainly of clay will be utilized as the fill material. The project is anticipated to begin this fall.

A detailed hydraulic analysis and report was completed for the floodplain boundary adjustment using the U.S. Army Corps of Engineers HEC—RAS modeling software, version 4.1.0. The report incorporates previous data that was used by SEWRPC in 2003 and contained within the 2012 Kenosha County Flood Insurance Study (FIS). The HEC 2 model, supplied by the WI DNR, served as the baseline for the report. The results provided in this model (referred to as the "Effective Model") differ slightly from the results of the100 year surface elevations listed in the FIS. Accordingly, a "Duplicate Effective Model" was then run using the HEC RAS modeling software. With this model in place, three (3) additional models were created to accurately depict the changes to the site since 2003 as well as the proposed, onsite Uline H2 development. These models consisted of the following:

Corrected Effective Model – Incorporates differences in modeling techniques between HEC 2 and HEC RAS, as well as any modeling discrepancies that were discovered when comparing the model to the Duplicate Effective Model.

Pre-Project Model – Incorporates any man-made changes to the floodplain area that occurred since SEWRPC's initial and approved study in 2003.

Post-Project Model – Incorporates the proposed Uline H2 development. Compensatory Mitigation is proposed to not increase any flood elevations beyond the limits of the property. Floodplain elevations within the sections contained in the adjacent property to the west have either been reduced or matched.

According to the Village's Floodplain Ordinance, the Village shall only permit amendments to the floodplain boundary that are consistent with the purposes of Section 420-131 of the Village Zoning Ordinance and that are not in conflict with the applicable rules of the Wisconsin Department of Natural Resources (WI DNR) or the Federal Emergency Management Agency (FEMA). As evaluated by staff, the proposed floodplain boundary amendment shows that the 100-year floodplain modification complies with the following Village requirements:

- The floodplain boundary adjustment is consistent with Section 420-131 of the Village Zoning Ordinance and not in conflict with the applicable rules of the WI DNR and FEMA.

- The amendment to the floodplain boundaries does not increase the regional flood stage elevation beyond the proposed Uline H2 development, as there will be no base flood elevation increases off-site to the adjacent upstream or downstream properties as shown in the Post-Project Model prepared by the petitioner's engineer;
- The floodplain amendment provides adjusted water surface profiles and adjusted floodplain limits to reflect the increased flood elevation within the Uline H2 development;
- Areas removed from the floodplain are contiguous to land lying outside the floodplain;
- The flood storage capacity being removed from the floodplain, as defined by the ground surface and the regional flood elevation, has a corresponding equal volume of flood storage capacity in the vicinity of the removal, to compensate for the lost flood storage capacity;
- There is no excavation below the ordinary high-water mark which is being utilized as providing any equal volume of storage capacity for compensation purposes;
- Areas of compensating flood storage capacity are draining to the receiving stream; and
- Land removed from the floodplain will be filled to an elevation at least two (2) feet above the elevation of the floodplain.

The petitioner is also in the process of obtaining WI DNR and FEMA approvals to fill the floodplain as depicted on the application on the basis that the grading will satisfy volumetric compensatory mitigation requirements for a Conditional Letter of Map Revision based on fill (CLOMR-F) and ultimately a Letter of Map Revision based on fill (LOMR-F) after construction is completed.

On March 9, 2015 Preliminary Site and Operational Plans were conditionally approved by the Plan Commission for the mass grading and preliminary approval of an office building and site improvements for a Uline Headquarters Office building (H2). One of the conditions included in that approval was obtaining the required Floodplain Boundary Adjustment approvals from all government agencies. Detailed Site and Operational Plans will be submitted by the petitioner for Village staff and Plan Commission review and approval prior to obtaining building permits for the project.

On August 10, 2015 the Plan Commission held a public hearing and recommended that the Village Board approve the 100-year Floodplain Boundary Adjustment pursuant to Resolution #15-27.

VILLAGE BOARD RESOLUTION #15-27
VILLAGE OF PLEASANT PRAIRIE
RESOLUTION AND COMMUNITY CONCURRENCE
TO AMEND THE 100-YEAR FLOODPLAIN BOUNDARY

WHEREAS, Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property generally located at the 11200 block of 120th Avenue (West Frontage Road) has requested approval of a Floodplain Boundary Adjustments for the proposed Uline Headquarters office Building (H2); and

WHEREAS, the Floodplain Boundary Adjustment proposes to remove 3,519 cubic yards from the Des Plaines River (UT1E) 100-year floodplain and to create 4,963 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled as shown on Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for the Village of Pleasant Prairie (Effective Date of June 19, 2012) for a part of U.S. Public Land Survey Section 25, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Numbers 91-4-121-254-0122, 91-4-121-254-0401 and 91-4-121-254-0402. as shown on **Exhibit 1**; and

WHEREAS, the petitioner is requesting approval to place fill within the current 100-year floodplain limits along the southern portion of the property and to create additional 100-year floodplain compensatory storage within two (2) retention basins located at the south end of the developed property adjacent to the 100-year floodplain. Natural fill consisting mainly of clay will be utilized as the fill material. The project is anticipated to begin this fall; and

WHEREAS, the floodplain boundary adjustment shall be consistent with Section 420-131 of the Village Zoning Ordinance or in conflict with the applicable rules of the WI DNR and FEMA; and

WHEREAS, the amendment to the floodplain boundaries does not increase the regional flood stage elevation beyond the proposed Uline H2 development, as there will be no base flood elevation increases off-site to the adjacent upstream or downstream properties as shown in the Post-Project Model prepared by the petitioner's engineer; and

WHEREAS, the floodplain amendment provides adjusted water surface profiles and adjusted floodplain limits to reflect the increased flood elevation within the Uline H2 development; and

WHEREAS, areas removed from the floodplain are contiguous to land lying outside the floodplain; and

WHEREAS, the flood storage capacity being removed from the floodplain, as defined by the ground surface and the regional flood elevation, has a corresponding equal volume of flood storage capacity in the vicinity of the removal, to compensate for the lost flood storage capacity; and

WHEREAS, there is no excavation below the ordinary high-water mark which is being utilized as providing any equal volume of storage capacity for compensation purposes; and

WHEREAS, areas of compensating flood storage capacity are draining to the receiving stream; and

WHEREAS, land removed from the floodplain will be filled to an elevation at least two (2) feet above the elevation of the floodplain; and

WHEREAS, a public hearing was held by the Village Plan Commission of the Village of Pleasant Prairie, Kenosha County, Wisconsin, at the Village Municipal Building, 9915 39th Avenue on the 10th day of August 2015, at 6:00 P.M. of said day, for the purpose of determining the application of the floodplain boundary map amendment; and

WHEREAS, the Pleasant Prairie Village Board has been provided with sufficient evidence that the petition for a floodplain boundary map adjustment and amendment is consistent with the requirements of the Village Zoning Ordinance.

NOW, THEREFORE, the Village Board does hereby resolve to amend the 100-year recurrence interval floodplain boundary as delineated and shown on the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for the Village of Pleasant Prairie (Effective Date of June 19, 2012) for a part of U.S. Public Land Survey Section 25, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, subject to compliance with the terms and conditions hereinafter stated:

1. The petitioner shall submit the Village Erosion Control Permit Application along with plans and specifications (paper and electronic copy) for review and issuance of the Village's Erosion Control Permit. Copies of the floodplain boundary approvals from WI DNR and FEMA (CLOMR-F) shall be included with the Erosion Control application.

2. Upon completion of the Floodplain Boundary Adjustment grading work, an as-built survey and final floodplain calculations shall be submitted to verify the compliance with design plans. The as-built survey and calculations shall be reviewed by the Village and the WI DNR prior to being re-submitted to FEMA for review. Upon review of the documents by the Village and WI DNR, the petitioner shall submit and receive a final FEMA LOMR-F.

3. After the FEMA LOMR-F is issued and the final as-built grading plans and supporting documentation is approved by the WI DNR and the Village, **the petitioner shall submit applications to amend the Village Comprehensive Land Use Map and the Village Zoning Map and Text to reflect the revised floodplain boundary adjustment.** A Certificate of Compliance will be issued by the Village after the Comprehensive Land Use Plan Amendment, the Zoning Text Amendment and Zoning Map Amendment are approved by the Village.

RESOLUTION by action of the Village Board of the Village of Pleasant Prairie adopted this 17th day of August 2015.

_____
John P. Steinbrink
Village President

Attest:

_____
Jane M. Romanowski
Village Clerk

Exhibit 1

FLOODPLAIN BOUNDARY ADJUSTMENT

Uline Corporate Campus- H2

Pleasant Prairie, WI

PEG Project Number: 119.00A-WI

May 18, 2015

Revised July 7, 2015

PINNACLE ENGINEERING GROUP
15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005
www.pinnacle-engr.com

TABLE OF CONTENTS

APPENDICIES

Questions and comments can be directed to:

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Project Engineer
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INTRODUCTION

This study outlines a proposed floodplain boundary adjustment to the Unnamed Tributary No. 1E to the Des Plains River (UT1E) in Pleasant Prairie, WI (Kenosha County). A 28 acre development is proposed as part of an expansion to the existing Uline Corporate Campus that includes an 80,000 SF office building, adequate parking, and stormwater features. The site (referred as "Uline H2") is located along 120th Ave. between 104th St. and 116th St and is currently owned by Route 165, LLC.

This development will impact the current, existing floodplain which is located within the property limits and along the southern edge of the proposed disturbed area. The current floodplain limits are presented within the Southeastern Wisconsin Regional Planning Commission (SEWRPC) report entitled "A Comprehensive Plan for the Des Plains River Watershed" from June of 2003. This same analysis is also represented in the Kenosha County, WI Flood Insurance Study (FIS) that was published in June of 2012, as well as on FEMA FIRM Panel 189, Map Number 55059C0189D. Please refer to **Appendix 1** for the FEMA FIRM Map.

There have been recent improvements to this area since this analysis was adopted. In 2009, the Village of Pleasant Prairie extended the existing 60" culvert located at the southeast corner of the site. This culvert currently conveys all discharge for the site, as well as the rest of UT1E, across 120th Ave and I-94. During the same time frame as the culvert extension, additional grading within the floodplain (and proposed site property) was completed. An attempt to adjust the current floodplain boundary was attempted via compensatory mitigation in 2008 but was ultimately not accepted by the WDNR because there were increases at the base flood elevation at four cross sections.

The analysis outlined within this study provides a comparison between the original, Effective Model (completed in HEC 2 modeling software) and the Duplicate Effective Model (completed in HEC RAS modeling software). This report also includes a Corrected Effective Model and Pre-Project Model which incorporates any observed modeling corrections, as well as the man-made improvements completed in 2008 (and discussed above) and floodplain grading adjustments. Finally, a Post-Project Model, that includes the proposed floodplain adjustments from the new development, is included as well.

PROPOSED FLOODPLAIN ADJUSTMENT

As part of the Uline Corporate Campus H2 project, a stormwater management plan has been developed for the final build-out condition. Three detention ponds are proposed that meet Des Plains River Watershed standards for peak discharge. A bypass swale along the west property line is also proposed to divert offsite drainage from the existing, adjacent parcel to the west. The development will alter drainage patterns and peak flow rates to UT1E (as previously modeled by SEWRPC). Adopting the required stormwater regulations will reduce the current, existing flow rates to UT1E. However, as a conservative approach, the flows contained within the Post-Project Model will be modeled to remain the same (prior to the H2 development).

Proposed improvements along the south end of the development will impact the existing floodplain. A compensatory storage area is proposed within storage volume provide by the proposed southwest and southeast detention ponds. Please refer to Appendix 4,"Floodplain Sections- Post-Project Conditions" Exhibit which shows these areas in greater detail.

HYDRAULIC MODELS

The hydraulic analysis for this study was executed using U.S. Army Corps of Engineers (USACE) HEC-RAS modeling software, version 4.1.0.

Duplicate Effective Model (or "DEM")

The current hydraulic model, used for UT1E for the current, approved Kenosha County FIS was obtained from the WDNR in April of 2015. The "Effective Model" was completed and provided in HEC-2 (modeling software) format by the WDNR. These results slightly differ from those listed in the 2012 Kenosha County Flood Insurance Study. Cross section locations and UT1E alignment was received from SEWRPC. The model was then converted to HEC-RAS.

The SEWRPC cross sections were in the National Geodetic Vertical Datum 1929 (NGVD 29), while the Kenosha County FIS results are in the North American Vertical Datum of 1988 (NAVD88). The conversion factor from NGVD to NAVD88 is -0.3 feet. All additional models and cross-section elevations are in NGVD29.

When converting to HEC-RAS, differences within the models must be accounted for. They typically include the following: differences in bridge/culvert modeling routines, method for conveyance calculations, critical depth default, and floodway computations. To account for this, changes were made to both the Duplicate Effective Model (DEM) and the Corrected Effective Model (CEM). Changes to the DEM include the following:

- Bridges distances and deck width were correctly revised for bridge sections RM 1.9475 and RM 2.091.
- Downstream reach lengths were updated from RM 2.093 and RM 1.956.
- Manning's roughness coefficient (or "n") values were added to the culvert bottoms at RM 1.9475 and 2.091.
- Correct culvert sizes (modeled in a lidded condition) were updated to correct dimensions at RS 1.991 and 2.034. The existing culvert crossing includes portion of both 60" CMP connected to a 5' x 3.1' concrete rectangular box.

Appendix 3, Table 1 compares the hydraulic output from the updated HEC-RAS DEM to that of the original HEC-2 model

Corrected Effective Model (or "CEM")

The DEM was used as a base for the Corrected Effective Model (CEM). The following changes were made as a result from converting the HEC 2 model to HEC RAS:

- The conveyance calculation method was adjusted to utilize the HEC-2 style method for more closely reflect the HEC-2 Effective Model (Between every coordinate point).

- The blocked flow condition in RS 1.866 was changed to be an ineffective flow condition.
- The encroachment method was reviewed for compliance with NR 116 standards. During this review it was discovered that the 100-year flood profile was not selected. The encroachment profile as been changed to the 100-year flood profile.

Additional discrepancies were discovered when reviewing the DEM and are accounted for with the CEM. This includes the following:

- The 100-year flow values listed in the Kenosha County FIS (366 cfs and 144 cfs) were note reflected in the HEC 2 and DEM (listed as 350 cfs and 144 cfs). They have been updated accordingly.
  - Increasing the flow values listed above resulted in two sections (2.069 and 2.058) have 100-year water surface elevations which are higher than the existing 120th Ave. roadway elevations.

Also, additional cross sections were added to the CEM to reflect comparisons to the Pre-Project and Post-Project condition models:

- RM 2.043, 2.069, and 2.217.

Results of the CEM can also be found in Appendix 3, Tables 1 and 2. Also refer to "Floodplain Sections- Corrected Effective Conditions" in Appendix 4.

Pre-Project Conditions Model

The Corrected Effective Model was then modified to account for the "man-made" changes that have occurred within the floodplain since current effective study was adopted. These updates result in the Pre-Project Model. Changes include the following:

- 60" CMP Culvert Extension- Added 44 LF (Difference between Section 2.035 and surveyed end of existing culvert).
- Adjusted cross sections based on new topographic data (Previous Compensatory Mitigation Attempt and Roadway Grading Improvements along 120th Ave).
- Cross Section 2.290 was added to the Pre-Project Model (See explanation in Post-Project Model below).
- Section 2.058 was removed from the Pre-Project Model as the cross section orientation does that accurately reflect and is not perpendicular to the revised stream alignment.

Results of the Pre-Project Model can be found in Appendix 3, Table 2. The exhibit entitled "Floodplain Sections- Pre-Project Conditions" can also be referenced in Appendix 4.

Post-Project Conditions Model

As previously discussed, the proposed H2 development will impact the existing floodplain at the south end of the site. The most notable impact is the proposed southeast entrance to the site, which connects to 120th Ave near the existing 60" discharge culvert. A 12' x 5' box culvert is proposed at this crossing. Also, it is proposed to remove an existing 30" culvert near the southeast corner of the site.

Section 2.058 was removed from the Post-Project Model as the cross section orientation does that accurately reflect and is not perpendicular to the revised stream alignment near the proposed southeast entrance to the development.

Section 2.290 was added to the Post-Project Model as grading is proposed within the floodplain in this area. A drop in elevation (excavation) is proposed to reduce the effects of tail water shockwave to the cross sections located within the adjacent (upstream) property to the west. This revised grading reduces the 100-year surface water elevation at Section 2.349 from the Pre-Project Model to the Post-Project Model.

Per the Village of Pleasant Prairie Floodplain Ordinance, all compensatory storage areas must be located outside of the existing floodplain boundary. Two proposed stormwater detention ponds (located in the southwest and southeast corners of the site) will provide compensatory storage volume as they discharge directly into the floodplain and are located outside of the floodplain. These volumes will provide adequate compensation for the volume lost due to the two proposed fill areas at the south end of the site.

Please refer to Appendix 4, "Floodplain Sections- Post-Project Conditions Exhibit" which displays proposed site development relative to the floodplain.

Results of the Post-Project Model can be found in Table 3, Table 2.

CONCLUSION

This report outlines an analysis of the Unnamed Tributary No. 1E to the Des Plaines River. It incorporates previous data that was used by SEWRPC in 2003 and contained within the 2012 Kenosha County Flood Insurance Study (FIS).

A HEC 2 model, supplied by the WDNR, served as the baseline for this report. The results provided in this model (also referred to as the "Effective Model") differ slightly from the results/100-year water surface elevations listed in the FIS. A "Duplicate Effective Model" was then run using HEC RAS modeling software. With this model in place, then three additional models were created to accurately depict the changes to the site since 2003, as well as the proposed, onsite Uline H2 development. These models consist of the following:

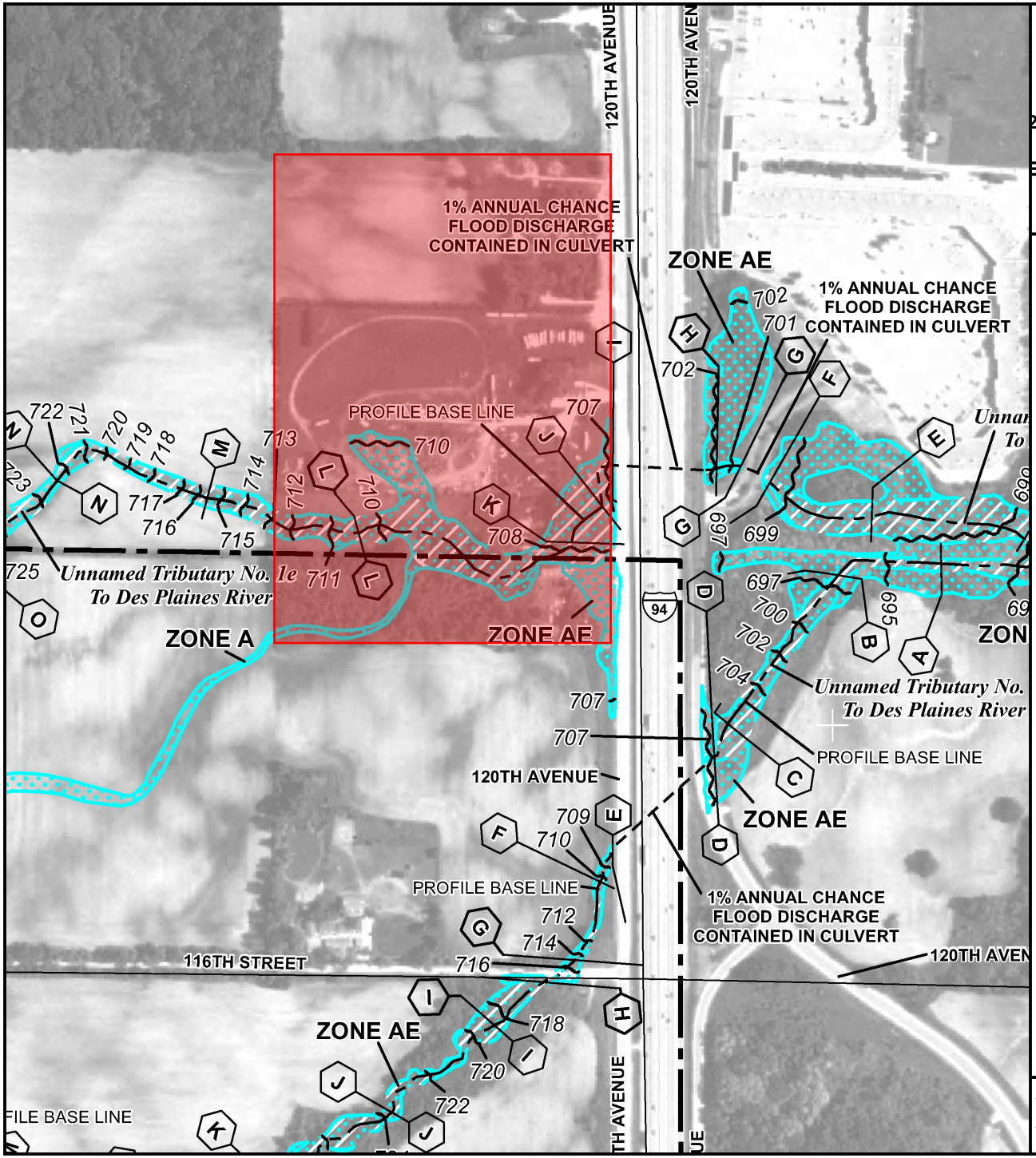
- **Corrected Effective Model-** Incorporates differences in modeling techniques between HEC 2 and HEC RAS, as well as any modeling discrepancies that were discovered when comparing the model to the DEM.

- **Pre-Project Model-** Incorporates any "man-made" changes to the floodplain area that occurred since SEWRPC's initial and approved study in 2003.

- **Post-Project Model**- Incorporates the proposed Uline H2 development. Compensatory Mitigation is proposed to not increase any flood elevations beyond the limits of the property. Floodplain elevations within the sections contained in the adjacent property to the west have either been reduced or matched.

APPENDIX 1

FEMA FIRM PANEL



MAP SCALE 1" = 500'

250 0 500 1000

FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0189D

FIRM

FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN AND INCORPORATED AREAS

PANEL 189 OF 331

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRISTOL, VILLAGE OF	550595	0189	D
PLEASANT PRAIRIE, VILLAGE OF	550613	0189	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
55059C0189D

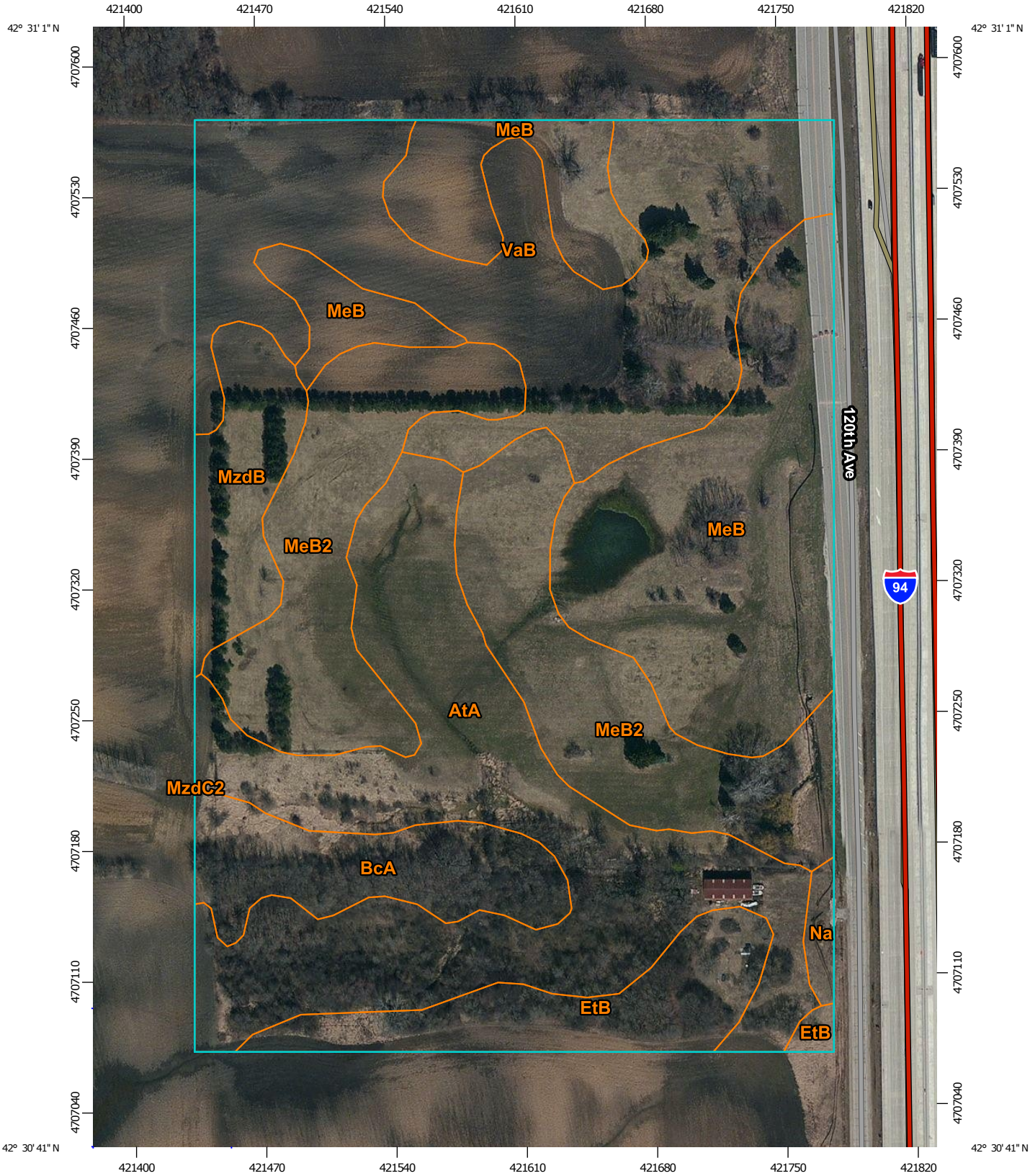
EFFECTIVE DATE
JUNE 19, 2012

Federal Emergency Management Agency

APPENDIX 2

SOILS INFORMATION

Soil Map—Kenosha and Racine Counties, Wisconsin
(Uline H2)



Map Scale: 1:2,920 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 40 80 160 240

Feet
0 100 200 400 600

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: http://websoilsurvey.nrcs.usda.gov
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: Kenosha and Racine Counties, Wisconsin
Survey Area Data: Version 10, Sep 18, 2014

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

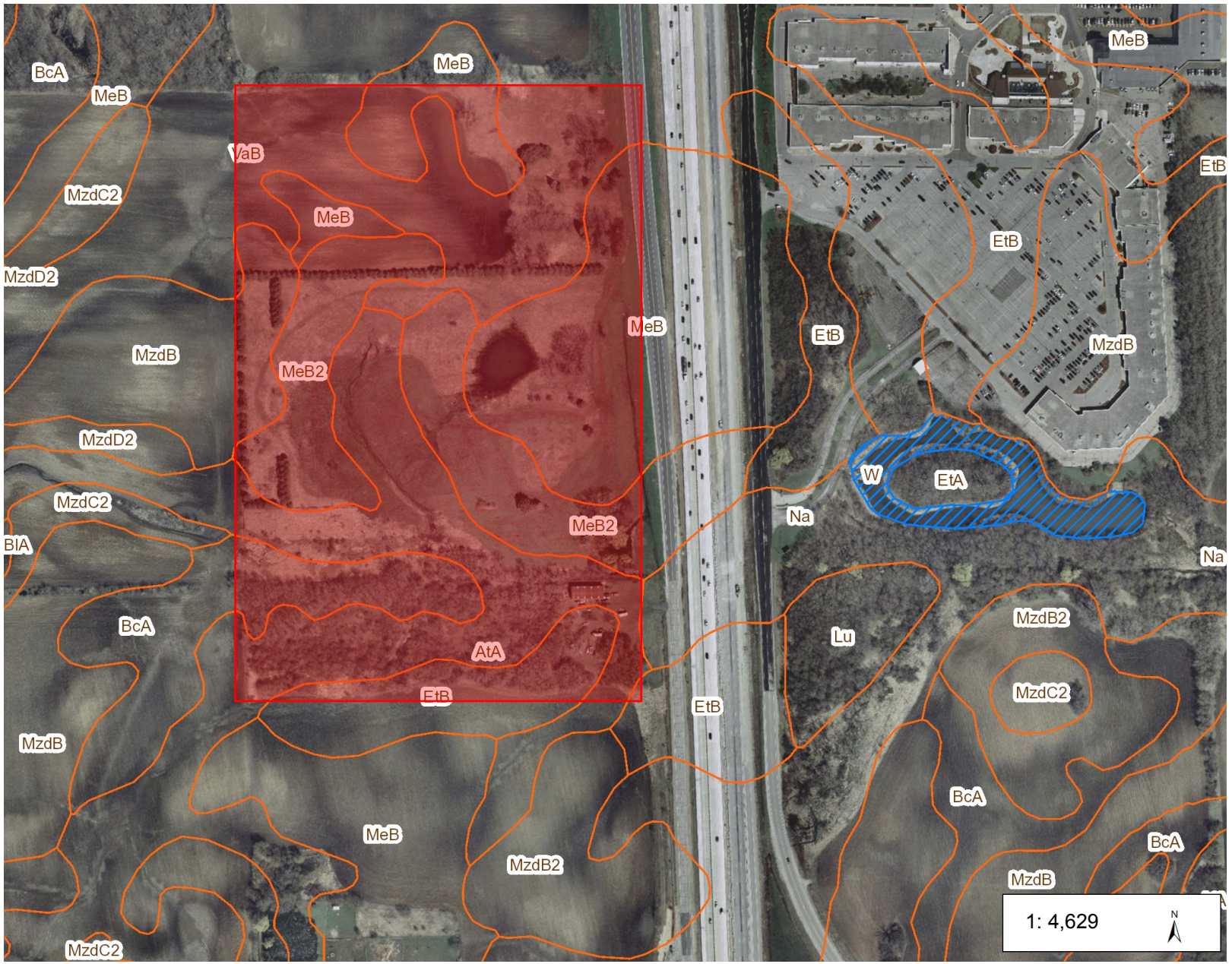
Date(s) aerial images were photographed: Apr 29, 2011—Mar 14, 2012

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

Kenosha and Racine Counties, Wisconsin (WI601)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	9.5	22.3%
BcA	Beecher silt loam, 1 to 3 percent slopes	2.4	5.6%
EtB	Elliott silty clay loam, 2 to 6 percent slopes	2.5	5.8%
MeB	Markham silt loam, 2 to 6 percent slopes	9.1	21.5%
MeB2	Markham silt loam, 2 to 6 percent slopes, eroded	8.0	18.8%
MzdB	Morley silt loam, 2 to 6 percent slopes	1.8	4.3%
MzdC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.0	0.0%
Na	Navan silt loam	0.3	0.6%
VaB	Varna silt loam, 2 to 6 percent slopes	9.0	21.1%
Totals for Area of Interest		**42.5**	**100.0%**

Soils Map



Legend

NRCS Wisconsin Soils

- Soil Mapping Unit
- Water

2010 Air Photos (WROC)

Notes

0.1 0 0.07 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

APPENDIX 3

HYDRAULIC MODELING TABLES

Table 1: HEC 2 (FIS) and HEC RAS Model Comparison

FIS FWDT

UNNAMED TRIBUTARY NO. 1E TO DES PLAINES RIVER

XS	Dist Ft	Dist mi.	FW width	Area	velocity	Regulatory (NAVD88)	Regulatory (NGVD29)	w/o FW	w/ FW	increase	HEC-2 output	dif H2-FWDT (w/ NGVD29)	RAS output	dif. RAS-FWDT (NGVD29)	dif. RAS-H2
A	6,864	**1.300**	250	386	0.9	676.5	676.8	676.5	676.5	0.0	**676.75**	-0.05	676.82	0.02	**0.07**
B	7,387	**1.399**	112	116	3.1	677.3	677.6	677.3	677.3	0.0	**677.52**	-0.08	677.59	-0.01	**0.07**
C	8,601	**1.629**	62	110	3.3	686.9	687.2	686.9	686.9	0.0	**687.11**	-0.09	687.18	-0.02	**0.07**
D	9,340	**1.769**	93	127	2.9	693.2	693.5	693.2	693.2	0.0	**693.42**	-0.08	693.39	-0.11	**-0.03**
E	9,852	**1.866**	106	201	1.8	**698.9**	**699.2**	698.6	698.6	0.0	**699.08**	-0.12	698.91	-0.29	**-0.17**
F	10,237	**1.939**	10	19	7.8	698.9	699.2	698.9	698.9	0.0	**699.09**	-0.11	699.09	-0.11	**0**
G	10,326	**1.956**	10	35	4.1	700.9	701.2	700.9	700.9	0.0	**700.99**	-0.21	700.99	-0.21	**0**
H	10,436	**1.977**	5	21	6.9	702.1	702.4	702.1	702.1	0.0	**702.04**	-0.36	702.06	-0.34	**0.02**
I	10,748	**2.036**	5	30	4.8	707.4	707.7	707.4	707.4	0.0	**706.94**	-0.76	707.24	-0.46	**0.3**
J	10,869	**2.059**	236	553	0.3	707.8	708.1	707.8	707.8	0.0	**707.44**	-0.66	707.69	-0.41	**0.25**
K	11,033	**2.090**	245	433	0.3	707.9	708.2	707.9	707.9	0	**707.46**	-0.74	707.71	-0.49	**0.25**
L	11,857	**2.246**	71	57	2.5	710.5	710.8	710.5	710.5	0.0	**710.94**	0.14	710.82	0.02	**-0.12**
M	12,403	**2.349**	68	66	2.2	715.6	715.9	715.6	715.6	0.0	**715.66**	-0.24	715.77	-0.13	**0.11**
N	12,973	**2.457**	31	30	4.9	722.4	722.7	722.4	722.4	0.0	**722.83**	0.13	722.66	-0.04	**-0.17**
O	13,406	**2.539**	96	75	0.3	725.1	725.4	725.1	725.1	0.0	**725.72**	0.32	725.77	0.37	**0.05**

DEM - RAS *(NGVD29)*

	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
A	Reach-1	1.3	PF 5	350	671.1	676.82	674.07	676.84	0.000601	1.59	389.68	250.84	0.14
B	Reach-1	1.399	PF 5	350	675.5	677.59		677.72	0.013498	2.96	118.34	113.47	0.51
	Reach-1	1.545	PF 5	350	681.1	684.18	683.21	684.27	0.006172	3.96	167.36	109.05	0.41
C	Reach-1	1.629	PF 5	350	684.5	687.18		687.39	0.007405	3.97	109.91	61.86	0.44
D	Reach-1	1.769	PF 5	350	691.9	693.39		693.53	0.009358	3.05	119.79	92.34	0.45
	Reach-1	1.776	PF 5	350	697.3	698.37	698.37	698.62	0.045263	4.22	93.09	201.5	0.88
	Reach-1	1.802	PF 5	350	696.6	698.78		698.8	0.000326	1.25	288.18	151.66	0.15
E	Reach-1	1.866	PF 5	350	696.6	698.91		698.96	0.000684	1.94	198.33	105.4	0.22
F	Reach-1	1.939	PF 5	130	697.3	699.09	699.09	699.96	0.014903	7.49	17.36	142.9	1
	Reach-1	1.9475		Culvert									
G	Reach-1	1.956	PF 5	130	697.6	700.99	699.38	701.23	0.008791	3.89	33.41	281.72	0.38
	Reach-1	1.975	PF 5	130	698.2	702.17	700.95	702.83	0.019808	6.55	19.84	401.26	0.58
H	Reach-1	1.976	PF 5	130	699.3	702.06	702.06	703.44	0.001746	9.41	13.82	5	1
	Reach-1	1.991	PF 5	130	699.8	702.55	702.55	703.94	0.001773	9.45	13.76	5	1
	Reach-1	1.992	PF 5	130	699.8	703.07	703.07	704.5	0.014868	9.6	13.54	4.71	0.94
	Reach-1	2.034	PF 5	130	701.1	706.65	704.35	707.44	0.010495	7.13	18.22		0.53
I	Reach-1	2.035	PF 5	130	701.1	707.24	704.41	707.58	0.004492	4.65	27.98	424.73	0.35
J	Reach-1	2.058	PF 5	130	702.1	707.69		707.7	0.000037	0.47	450.28	214.68	0.04
K	Reach-1	2.089	PF 5	130	703.6	707.71	706.51	707.71	0.000237	1.17	241.19	167.29	0.1
	Reach-1	2.091		Culvert									
	Reach-1	2.093	PF 5	130	703.6	707.72	707.01	707.73	0.000227	1.15	244.69	167.91	0.1
	Reach-1	2.156	PF 5	130	706	707.91		707.95	0.00439	1.59	81.84	85.82	0.29
L	Reach-1	2.245	PF 5	130	709.3	710.82		710.92	0.009781	2.71	55.05	69.73	0.44
M	Reach-1	2.349	PF 5	130	713.9	715.77		715.85	0.008339	2.16	60.13	64.21	0.39
N	Reach-1	2.457	PF 5	130	719	722.66	722.47	723.07	0.020836	5.39	28.17	29.84	0.65
O	Reach-1	2.539	PF 5	130	722.9	725.77		725.8	0.003019	2.13	117.53	121.3	0.25
	Reach-1	2.567	PF 5	130	724.1	726.09		726.1	0.001429	0.88	151.28	196.92	0.15

Table 2: Summary of Water Surface Elevations (100-year Storm Event with NGVD 29 Vertical Datum)

River Mile	FEMA River Section	Effective Model (HEC 2) WSEL	Existing Channel Length (ft)	Duplicate Effective Model (HEC RAS) WSEL	DEM Channel Length (ft)	Corrected Effective Model (HEC RAS) WSEL	CEM Channel Length (ft)	CEM Increase (Over DEM)	Pre-Project Model (HEC RAS) WSEL	Pre-Project Channel Length (ft)	Pre-Project Increase (Over CEM)	Post-Project Conditions WSEL	Post-Project Channel Length (ft)	Post-Project Increase (Over Pre-Project)
1.3	**A**	676.75	250	676.82	251	676.80	250	-0.02	676.80	250	0.00	676.80	250	0.00
1.399	**B**	677.52	112	677.59	113	677.57	113	-0.02	677.57	113	0.00	677.57	113	0.00
1.545				684.18	109	684.19	109	0.01	684.19	109	0.00	684.19	109	0.00
1.629	**C**	687.11	62	687.18	62	687.18	62	0.00	687.18	62	0.00	687.18	62	0.00
1.769	**D**	693.42	93	693.39	92	693.46	93	0.07	693.46	93	0.00	693.46	93	0.00
1.776				698.37	202	698.39	206	0.02	698.39	206	0.00	698.39	206	0.00
1.802				698.78	152	698.80	152	0.02	698.80	152	0.00	698.80	152	0.00
1.866	**E**	699.08	106	698.91	105	698.94	232	0.03	698.94	232	0.00	698.94	232	0.00
1.939	**F**	699.09	10	699.09	143	699.22	151	0.13	699.22	151	0.00	699.22	151	0.00
1.9475	**CULVERT**													
1.956	**G**	700.99	10	700.99	282	701.19	298	0.20	701.19	298	0.00	701.19	298	0.00
1.975				702.17	401	702.37	403	0.20	702.37	403	0.00	702.37	403	0.00
1.976	**H**	702.04	5	702.06	5	702.26	5	0.20	702.26	5	0.00	702.26	5	0.00
1.991				702.55	5	702.75	5	0.20	702.75	5	0.00	702.75	5	0.00
1.992				703.07	5	703.25	5	0.18	703.25	5	0.00	703.25	5	0.00
2.034				706.65		707.16		0.51	N/A	N/A	N/A	N/A	N/A	N/A
2.035	**I**	706.94	5	707.24	425	708.01	441	0.77	707.16		-0.85	707.16		N/A
2.043*						708.36	96	N/A	708.15	337	-0.21	708.15	205	0.00
2.045*						708.36	200	N/A	708.49	107	0.13	708.49	107	0.00
2.055*	**CULVERT**													
2.058	**J**	707.44	236	707.69	215	708.37	244	0.68	N/A	N/A	N/A	**SECTION**	**REMOVED**	N/A
2.069*						708.37	239	N/A	708.50	202	0.13	708.63	198	0.13
2.089	**K**	707.46	245	707.71	167	708.37	191	0.66	708.50	214	0.13	708.64	301	0.14
2.091	**CULVERT**											**CULVERT**	**REMOVED**	N/A
2.093				707.72	168	708.38	191	0.66	708.51	268	0.13	708.64	262	0.13
2.156				707.91	86	708.44	117	0.53	708.55	121	0.11	708.66	136	0.11
2.217*						709.22	242	N/A	709.53	62	0.31	709.96	56	0.43
2.245	**L**	710.94	71	710.82	70	711.10	82	0.28	711.39	94	0.29	711.61	126	0.22
2.290*									713.33	84	N/A	712.60	163	N/A
2.349	**M**	715.66	68	715.77	64	715.62	59	-0.15	716.16	75	0.54	715.94	70	-0.22
2.457	**N**	722.83	31	722.66	30	723.05	41	0.39	722.61	28	-0.44	722.61	28	0.00
2.539	**O**	725.72	96	725.77	121	725.77	121	0.00	725.89	129	0.12	725.89	129	0.00
2.567				726.09	197	726.13	198	0.04	726.18	199	0.05	726.18	199	0.00
			1400		3469.14		4546.09			4005.75			4065.08	

*Added Section for Analysis, refer to Cross Section Exhibits

APPENDIX 4

CROSS SECTION EXHIBITS

LEGEND

TOPOGRAPHY

- 749 — EXISTING CONTOUR - CORRECTIVE EFFECTIVE MODEL (JSD SURVEY 2004)
- 749 — EXISTING CONTOUR - PRE-PROJECT MODEL (CHAPUT SURVEY 2014)
- PROPOSED CONTOUR - POST PROJECT MODEL

FLOODPLAIN CROSS SECTIONS

- EXISTING SECTION (SEWRPC)
- ADDED CORRECTED EFFECTIVE SECTION ONLY
- ADDED PRE/POST PROJECT SECTION ONLY
- ADDED POST PROJECT SECTION ONLY
- ADDED CORRECTED EFFECTIVE/PRE/POST PROJECT SECTION
- ADDED CORRECTED EFFECTIVE/PRE-PROJECT SECTION ONLY
- RM 2.089 (K) — RIVER MILE SECTION (FEMA SECTION ALPHA)
- 706.94 (DEM) — DUPLICATE EFFECTIVE MODEL BASE FLOOD ELEVATION
- 707.24 (CEM) — CORRECTED EFFECTIVE MODEL BASE FLOOD ELEVATION
- 707.30 (PRE) — PRE-PROJECT MODEL BASE FLOOD ELEVATION
- 707.32 (POST) — POST PROJECT MODEL BASE FLOOD ELEVATION

FLOODPLAIN LIMITS

- FLOODPLAIN - SEWRPC
- FLOODWAY - SEWRPC
- FLOODPLAIN - POST PROJECT MODEL

NOTES:

1. HORIZONTAL DATUM BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM AND NORTH AMERICAN DATUM OF 1927.
2. VERTICAL DATUM BASED ON NATIONAL GEODEDIC VERTICAL DATUM OF 1929 (NGVD29).
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4. PRE-PROJECT EXISTING FLOODPLAIN TOPOGRAPHY PROVIDED BY CHAPUT LAND SURVEYS IN DECEMBER OF 2014.
5. POST-PROJECT, PROPOSED GRADING BY PINNACLE ENGINEERING GROUP, LLC.
6. SITE ELEVATION SURVEY AND CONTOURING NOTE:

   NGVD29 TO NAVD88 VERTICAL DATUM CONVERSION:
   0.0 FEET NGVD29 = -0.3 FEET NAVD88

   *PER KENOSHA COUNTY FLOOD INSURANCE STUDY, PAGE 36

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 200' 400'

RM 2.035 (I)
707.24 (DEM)
708.01 (CEM)
707.16 (PRE)
707.16 (POST)

RM 2.043
N/A (DEM)
708.36 (CEM)
708.15 (PRE)
708.15 (POST)

RM 2.045
N/A (DEM)
708.36 (CEM)
708.49 (PRE)
708.49 (POST)

RM 2.217
N/A (DEM)
709.22 (CEM)
709.53 (PRE)
709.96 (POST)

RM 2.058 (J)
707.69 (DEM)
708.37 (CEM)
N/A (PRE)
N/A (POST)

RM 1.976 (H)
702.06 (DEM)
702.26 (CEM)
702.26 (PRE)
702.26 (POST)

RM 2.069
N/A (DEM)
708.37 (CEM)
708.50 (PRE)
708.63 (POST)

RM 1.939
699.09 (DEM)
699.22 (CEM)
699.22 (PRE)
699.22 (POST)

RM 1.956
700.99 (DEM)
701.19 (CEM)
701.19 (PRE)
701.19 (POST)

RM 2.539 (O)
725.77 (DEM)
725.77 (CEM)
725.89 (PRE)
725.89 (POST)

RM 2.457 (N)
722.66 (DEM)
723.05 (CEM)
722.61 (PRE)
722.61 (POST)

RM 2.349 (M)
715.77 (DEM)
715.62 (CEM)
716.16 (PRE)
715.94 (POST)

RM 2.290
N/A (DEM)
N/A (CEM)
713.33 (PRE)
712.60 (POST)

RM 2.245 (L)
710.82 (DEM)
711.10 (CEM)
711.39 (PRE)
711.61 (POST)

RM 2.089 (K)
707.71 (DEM)
708.37 (CEM)
708.50 (PRE)
708.64 (POST)

RM 2.156
707.91 (DEM)
708.44 (CEM)
708.55 (PRE)
708.66 (POST)

RM 2.093
707.72 (DEM)
708.38 (CEM)
708.51 (PRE)
708.64 (POST)

RM 2.567
726.09 (DEM)
726.13 (CEM)
726.18 (PRE)
726.18 (POST)

FLOODPLAIN SECTIONS- CORRECTED EFFECTIVE CONDITIONS SHEET 1 OF 3 06/25/15

LEGEND

TOPOGRAPHY

- 749 — EXISTING CONTOUR - CORRECTIVE EFFECTIVE MODEL (JSD SURVEY 2004)
- 749 — EXISTING CONTOUR - PRE-PROJECT MODEL (CHAPUT SURVEY 2014)
- PROPOSED CONTOUR - POST PROJECT MODEL

FLOODPLAIN CROSS SECTIONS

- EXISTING SECTION (SEWRPC)
- ADDED CORRECTED EFFECTIVE SECTION ONLY
- ADDED PRE/POST PROJECT SECTION ONLY
- ADDED POST PROJECT SECTION ONLY
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- 707.30 (PRE) — PRE-PROJECT MODEL BASE FLOOD ELEVATION
- 707.32 (POST) — POST PROJECT MODEL BASE FLOOD ELEVATION

FLOODPLAIN LIMITS

- FLOODPLAIN - SEWRPC
- FLOODWAY - SEWRPC
- FLOODPLAIN - POST PROJECT MODEL

NOTES:

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6. SITE ELEVATION SURVEY AND CONTOURING NOTE:

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   0.0 FEET NGVD29 = -0.3 FEET NAVD88

   *PER KENOSHA COUNTY FLOOD INSURANCE STUDY, PAGE 36

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 200' 400'

RM 2.035 (I)
707.24 (DEM)
708.01 (CEM)
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707.16 (POST)

RM 2.043
N/A (DEM)
708.36 (CEM)
708.15 (PRE)
708.15 (POST)

RM 2.045
N/A (DEM)
708.36 (CEM)
708.49 (PRE)
708.49 (POST)

RM 2.217
N/A (DEM)
709.22 (CEM)
709.53 (PRE)
709.96 (POST)

RM 2.058 (J)
707.69 (DEM)
708.37 (CEM)
N/A (PRE)
N/A (POST)

RM 1.976 (H)
702.06 (DEM)
702.26 (CEM)
702.26 (PRE)
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RM 2.069
N/A (DEM)
708.37 (CEM)
708.50 (PRE)
708.63 (POST)

RM 1.939
699.09 (DEM)
699.22 (CEM)
699.22 (PRE)
699.22 (POST)

RM 1.956
700.99 (DEM)
701.19 (CEM)
701.19 (PRE)
701.19 (POST)

RM 2.539 (O)
725.77 (DEM)
725.77 (CEM)
725.89 (PRE)
725.89 (POST)

RM 2.457 (N)
722.66 (DEM)
723.05 (CEM)
722.61 (PRE)
722.61 (POST)

RM 2.349 (M)
715.77 (DEM)
715.62 (CEM)
716.16 (PRE)
715.94 (POST)

RM 2.290
N/A (DEM)
N/A (CEM)
713.33 (PRE)
712.60 (POST)

RM 2.245 (L)
710.82 (DEM)
711.10 (CEM)
711.39 (PRE)
711.61 (POST)

RM 2.089 (K)
707.71 (DEM)
708.37 (CEM)
708.50 (PRE)
708.64 (POST)

RM 2.156
707.91 (DEM)
708.44 (CEM)
708.55 (PRE)
708.66 (POST)

RM 2.093
707.72 (DEM)
708.38 (CEM)
708.51 (PRE)
708.64 (POST)

RM 2.567
726.09 (DEM)
726.13 (CEM)
726.18 (PRE)
726.18 (POST)

120th Avenue

FLOODPLAIN SECTIONS- PRE-PROJECT CONDITIONS

SHEET 2 OF 3 06/25/15

LEGEND

TOPOGRAPHY

- EXISTING CONTOUR - CORRECTIVE EFFECTIVE MODEL (JSD SURVEY 2004)
- EXISTING CONTOUR - PRE-PROJECT MODEL (CHAPUT SURVEY 2014)
- PROPOSED CONTOUR - POST PROJECT MODEL

FLOODPLAIN CROSS SECTIONS

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- ADDED CORRECTED EFFECTIVE SECTION ONLY
- ADDED PRE/POST PROJECT SECTION ONLY
- ADDED POST PROJECT SECTION ONLY
- ADDED CORRECTED EFFECTIVE/PRE/POST PROJECT SECTION
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RM 2.089 (K)	RIVER MILE SECTION (FEMA SECTION ALPHA)
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707.32 (POST)	POST PROJECT MODEL BASE FLOOD ELEVATION

FLOODPLAIN LIMITS

- FLOODPLAIN - SEWRPC
- FLOODWAY - SEWRPC
- FLOODPLAIN - POST PROJECT MODEL

NOTES:

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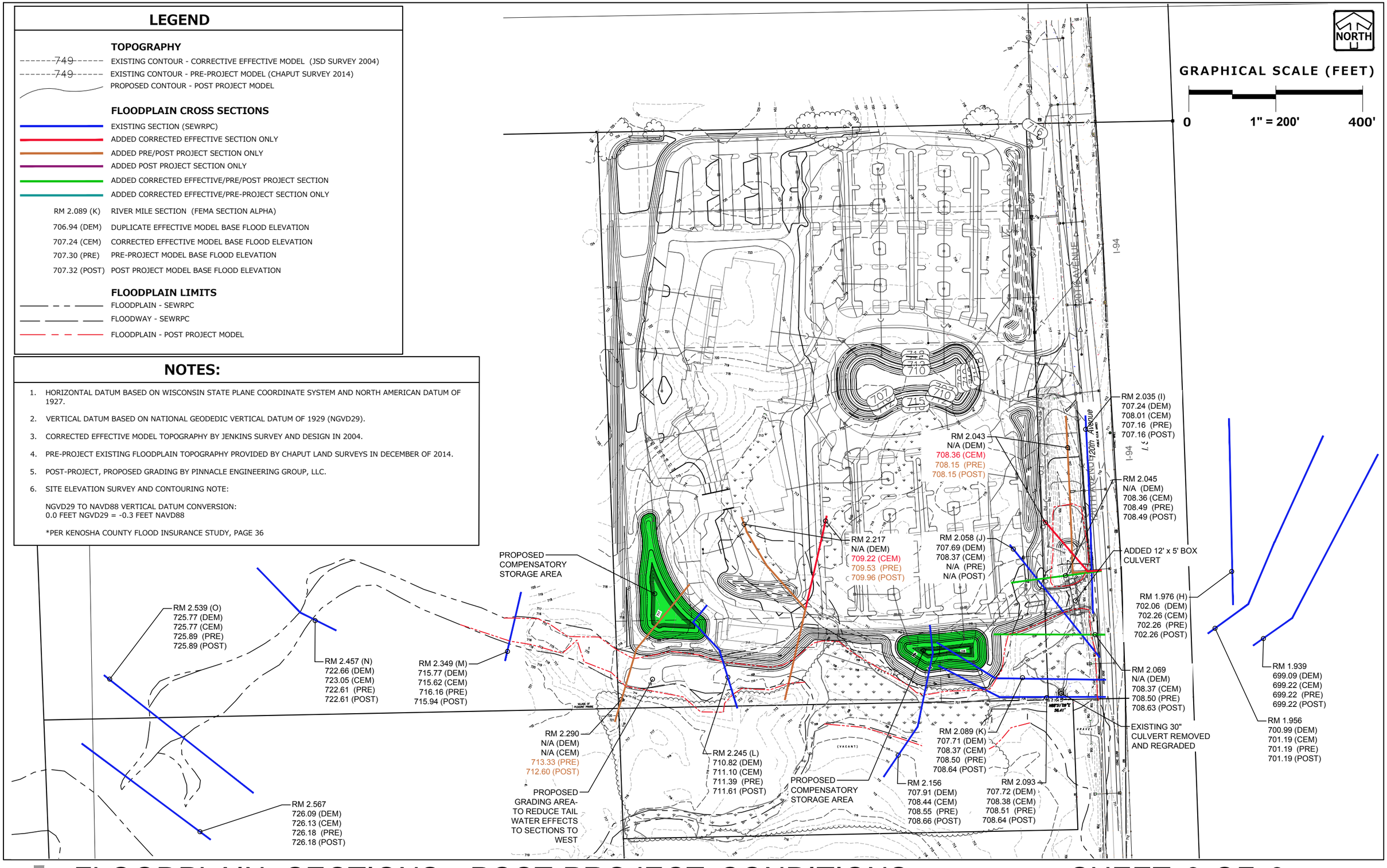
   *PER KENOSHA COUNTY FLOOD INSURANCE STUDY, PAGE 36



FLOODPLAIN SECTIONS- POST-PROJECT CONDITIONS

SHEET 3 OF 3 06/25/15

PINNACLE ENGINEERING GROUP
5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 119.00A

APPENDIX 5

SITE PHOTOGRAPHS

Picture 1- View of the existing floodplain area near the proposed southeast access road connection to 120th Ave, looking south.

Picture 2- View of the existing floodplain area at the south end of the site, looking northwest.

Picture 3- View of the existing floodplain area at the south end of the site, looking west.

Picture 4- View of the existing floodplain area near the proposed southwest access road location (along 120th Ave), looking north.

APPENDIX 6

CD CONTAINING HYDRAULIC MODELS

VILLAGE OF
PLEASANT
PRAIRIE

rev. 8/05

Filed _____ 20__ Published _____ 20__

Public Hearing _____ 20__ _____ 20__

Fee Paid _____ 20__ Approved _____ 20__

Notices Mailed _____ 20__ Denied: _____ 20__

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
COMMUNITY DEVELOPMENT DEPARTMENT
FLOODPLAIN BOUNDARY ADJUSTMENT

TO THE PLEASANT PRAIRIE VILLAGE PLAN COMMISSION AND BOARD OF TRUSTEES: The undersigned hereby applies for a permit to do the work herein described, and as shown on the required engineered drawings and analysis and hereby agrees that all wok will be done in accordance with all the lands of the State of Wisconsin and all of the Village of Pleasant Prairie Ordinance.

Subdivision/Development Name: Uline Corporate Campus-H2 Facility Lot ____ Block ____

Property location: 120th Ave (WFR) b/n 104th and 116th St. Zoning District(s): M-5

Abutting Body of Water/River/Stream: Unnamed Tributary No. 1E of the Des Plains River

Section 25 Township 1N Range: 21E

Tax Parcel Number(s): 91-4-121-254-0122, 91-4-121-254-0401, 91-4-121-254-0406

Project Specifications: This information shall also be provided with or shown on the required site plans.

Reason and purpose for the Floodplain Adjustment: Proposed development requires a portion of the existing floodplain to be filled.

Total volume proposed to be removed from the 100 year floodplain: 3,519 CY

Total volume proposed to be added to the 100 year floodplain: 4,963 CY

Type of fill materials (soil types) proposed to be used: Natural fill consisting of mainly clay. Will be stabilized upon completion.

Mitigation measures or restoration methods to be used: Compensatory Storage is proposed by utilizing the two proposed detention ponds (volume) located at the south end of the site.

Time Schedule for filling: October 2015

Each applicant applying for a floodplain adjustment permit is charged with the knowledge of the requirements of the Village Zoning Ordinance. Copies of the Ordinance or portions thereof are available for sale or inspection upon request. Any statement made, site plan submitted, any project improperly constructed, any assurance given or permit erroneously issued contrary to this Ordinance is null and void and may be subject to prosecution.

Section 420-131 of the Village Zoning Ordinance entitled "FPO, FLOODPLAIN OVERLAY DISTRICT" shall be complied with. In particular, Section 420-131t of the Village Zoning Ordinance entitled "REMOVAL OF LANDS FROM FLOODPLAIN/AMENDMENTS" outlines the general requirements to amend the floodplain boundary. Please be advised that compliance with the provisions of these regulations shall not be grounds for removing lands from the floodplain, unless they are removed by filling to a height of at least two feet above the regional flood elevation, the fill is contiguous to land lying outside the floodplain, the official floodplain map is amended, and FEMA revises the Flood Insurance Rate Map or issues a Letter of Map Amendment or Revision.

I (We), have provided the non-refundable filing fee and 12 copies of the required plans and engineering data necessary to amend the floodplain boundary and one (1) copy reduced onto a 8 1/2" x 11".

I,(We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge, and understand the above requirements and procedures.

PROPERTY OWNER:

Name: Brad Folkert (Route 165, LLC)
(Please Print)

Signature: Brad Folkert

Address: 12575 Uline Drive

Pleasant Prairie, WI 53158
(City) (State) (Zip)

Phone: 262-612-4200

Fax: 262-612-4250

Date 07-07-15

OWNER'S AGENT:

Name: Matt Carey (Pinnacle Engineering Group)
(Please Print)

Signature:

Address: 15850 W. Bluemound Road, STE 210

Brookfield, WI 53005
(City) (State) (Zip)

Phone: 262-754-8888

Fax: 262-754-8850

Date: 07-07-15

From: Adam R. Artz, P.E. [mailto:adam.artz@pinnacle-engr.com]
Sent: Friday, August 07, 2015 7:02 AM
To: Jean Werbie-Harris; Matt Fineour
Cc: 'Brad Folkert'; 'Chad Braaksma'; 'Matt Carey'
Subject: ULINE H2 | Floodplain narrative

The proposed ULINE H2 project proposes modifications to the onsite floodplain, designated as Unnamed Tributary 1E to the Des Plaines River, to gain necessary access to the West Frontage Road and to allow the proposed site development. The proposed impacts require a Hydraulic and Hydrologic Analysis ("H&H Analysis") by local, state, and federal code/law to substantiate the proposed improvements. Additionally, the model is being used to substantiate modifications previously undertaken as part of the widening of West Frontage Road and removing the former Kenosha Military Museum prior to ULINE's connection to this site.

Previous modifications to the site included an extension of large diameter culvert crossing the West Frontage Road along with placement of fill within the floodplain for widening of the West Frontage Road and also to accommodate a removal of the Kenosha Military Museum. In addition to these previously realized floodplain impacts, the H&H Analysis includes proposed impacts for the proposed ULINE south access road and minor fills along the periphery of the floodplain limits.

The modeling and supporting justification documents have been provided to the Wisconsin Department of Natural Resources ("WDNR") for review. Subsequently, the WDNR has issued a Technical Approval stating that the modeling meets the floodplain study requirements of the Wisconsin Administrative Code.

Although the H&H analysis represents the high-water elevations based upon the proposed modifications to the floodplain, the Wisconsin Administrative Code also conditions, "When any proposed development would remove flood storage volume, an equal volume of storage, as defined by the ground surface and the regional flood elevation, shall be provided to compensate for the volume of storage which is lost." Additionally Village Ordinance conditions, "Whenever any volume of flood storage capacity is removed from the floodplain, as defined by the ground surface and the regional flood elevation, an equal volume of flood storage capacity shall be created within the existing or newly created floodplain boundary, in the vicinity of the removal, to compensate for the lost flood storage capacity. Excavation below the ordinary high-water mark shall not be considered as providing any equal volume of storage capacity for compensation purposes. Any such area of compensating flood storage capacity shall drain freely to the receiving stream."

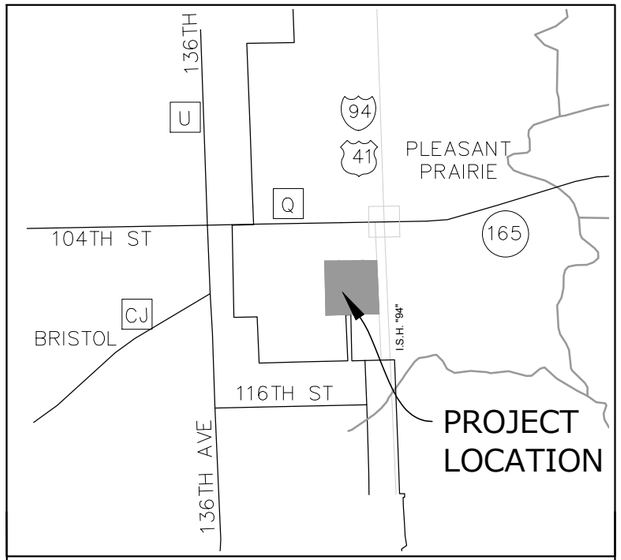
In addition the H&H analysis, the two southern stormwater basins will create a volume greater than that to be removed from the floodplain. The basins are immediately adjacent to the lost flood storage capacity and will be above the ordinary high water mark. The basins will be hydraulically connected to Unnamed Tributary 1E to the Des Plaines River through culverts. The proposed floodplain volume mitigated within the mentioned stormwater basins will become floodplain and bear the protections of floodplain.

Adam R. Artz, P.E. (WI, IL, MN) | Senior Project Manager : Principal

PINNACLE ENGINEERING GROUP
Engineering | Natural Resources | Surveying

15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005
(262) 754-8888 Main | (414) 588-5851 Mobile | (262) 754-8850 Fax
adam.artz@pinnacle-engr.com | www.pinnacle-engr.com

PLAN | DESIGN | DELIVER



LOCATION MAP
NTS

NOTES:

1. **SITE ELEVATION SURVEY AND CONTOURING NOTE:**

NGVD29 TO NAVD88 VERTICAL DATUM CONVERSION:
0.0 FEET NGVD29 = -0.3 FEET NAVD88

***PER KENOSHA COUNTY FLOOD INSURANCE STUDY, PAGE 36**

2. **EXISTING CONTOURS ARE FROM TOPOGRAPHY GATHERED BY JENKINS SURVEY AND DESIGN IN 2004. THIS IS PRIOR TO ANY OF THE MAN-MADE CHANGES TO THE SITE. PLEASE REFER TO THE ULINE H2 FLOODPLAIN BOUNDARY ADJUSTMENT REPORT FOR ADDITIONAL INFORMATION.**

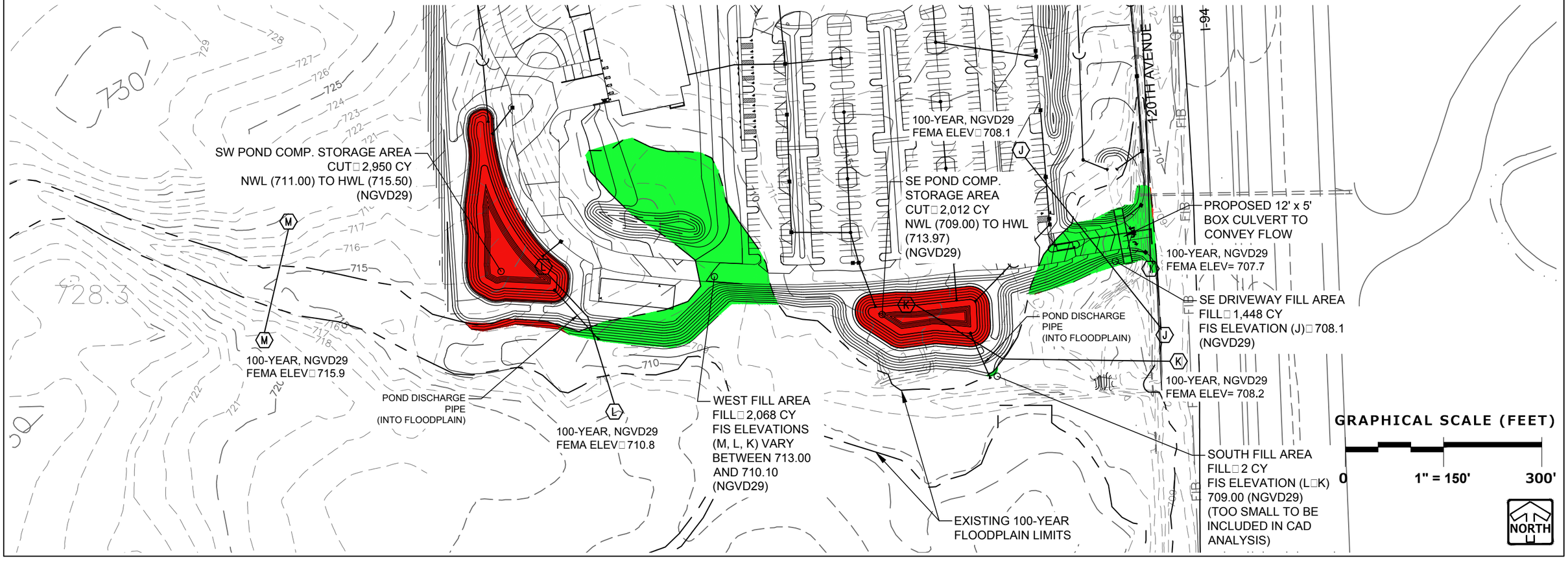
3. **PLEASE REFER TO THE ULINE H2 STORMWATER MANAGEMENT PLAN FOR ADDITIONAL INFORMATION PERTAINING TO THE PROPOSED STORMWATER PONDS.**

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SE POND COMP STORAGE- VOLUME	1.00	1.00	15643.31 Sq. Ft.	2012.34 Cu. Yd.	0.00 Cu. Yd.	2012.34 Cu. Yd.<Cut>
SW POND COMP STORAGE- VOLUME	1.00	1.00	24477.79 Sq. Ft.	2950.50 Cu. Yd.	0.00 Cu. Yd.	2950.50 Cu. Yd.<Cut>
Totals			40121.10 Sq. Ft.	4962.84 Cu. Yd.	0.00 Cu. Yd.	4962.84 Cu. Yd.<Cut>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
WEST FILL- VOLUME	1.00	1.00	45553.32 Sq. Ft.	29.57 Cu. Yd.	2097.94 Cu. Yd.	2068.37 Cu. Yd.<Fill>
SE DRIVEWAY FILL- VOLUME	1.00	1.00	15628.11 Sq. Ft.	0.24 Cu. Yd.	1448.53 Cu. Yd.	1448.29 Cu. Yd.<Fill>
Totals			61181.43 Sq. Ft.	29.81 Cu. Yd.	3546.47 Cu. Yd.	3516.66 Cu. Yd.<Fill>



ULINE H2- FLOODPLAIN COMPENSATORY MITIGATION PLAN

07/08/15

Consider the following **Zoning Map and Text Amendments (Ord. #15-32, #15-33 and #15-34)** for the requests of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive for a Zoning Map Amendment and Zoning Text Amendments: 1) to rezone the portion of the property being removed from the 100-year floodplain from the FPO, Floodplain Overlay District; 2) to rezone the portion of the property wherein 100-year floodplain was created into the FPO District; 3) to amend Section 420-131 I (1) (a) to specifically reference the change to the official floodplain maps and studies; and 4) to amend the Uline Corporate Campus Planned Unit Development in Appendix C of Chapter 420 of the Village Zoning Ordinance to allow for the construction of the Uline Conference Center with a size not to exceed 25,000 square feet in area and 45 feet in height.

Recommendation: Plan Commission recommends that the Village Board approve the Zoning Map and Text Amendments **(Ord. #15-32, #15-33 and #15-34)** f subject to the comments and conditions of the August 17, 2015 Village staff report.

VILLAGE STAFF REPORT OF AUGUST 17, 2015

Consider the following **Zoning Map and Text Amendments (Ord. #15-32, #15-33 and #15-34)** for the requests of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive for a Zoning Map Amendment and Zoning Text Amendments: 1) to rezone the portion of the property being removed from the 100-year floodplain from the FPO, Floodplain Overlay District; 2) to rezone the portion of the property wherein 100-year floodplain was created into the FPO District; 3) to amend Section 420-131 I (1) (a) to specifically reference the change to the official floodplain maps and studies; and 4) to amend the Uline Corporate Campus Planned Unit Development in Appendix C of Chapter 420 of the Village Zoning Ordinance to allow for the construction of the Uline Conference Center with a size not to exceed 25,000 square feet in area and 45 feet in height.

On June 8, 2015, the Village Plan Commission conditionally approved Preliminary Site and Operational Plans for the petitioner to begin the mass grading of a portion of the property for the construction of a conference center (12675 104th Street) between the Uline Corporate Office building located at 12575 Uline Drive and the easternmost warehouse building on the property (Tax Parcel Number 91-4-121-252-0203). In addition, as part of the mass grading on June 15, 2015 the Village Board approved Resolution #15-21 related to a floodplain boundary adjustment for this project. Specifically the floodplain boundary adjustment allowed the petitioner to remove 2,226 cubic yards from the 100-year floodplain along the northwest corner of the retention facility and to create 3,795 cubic yards of floodplain storage in the southern portion of the retention facility to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center. Permits have been issued for this mass grading work and the required Conditional Letter of Map Amendment for the floodplain boundary adjustment has been obtained from FEMA.

On August 10, 2015 the Village Plan Commission conditionally approved the Final Site and Operational Plans for the construction of a 2-level 22,500 square foot Uline conference center used to support special events on the Uline campus that cannot be held in an existing space due to specific requirements of the various gatherings. The exterior of the conference center is clad in high-quality materials that include: stone masonry, specialty colored concrete, metal roof, and features a significant amount of glazing and an attached deck that extends over the water.

Also on August 10, 2015 the Plan Commission held a public hearing related to the following Zoning Map and Text Amendments:

ZONING MAP AMENDMENT: The following Zoning Map Amendments for the conference center include:

- to rezone the portion of the property being removed from the 100-year floodplain from the FPO, Floodplain Overlay District and
- to rezone the portion of the property wherein 100-year floodplain was created into the FPO District.

These approvals are subject to final approval from FEMA (See ***attached Ord. #15-32***).

ZONING TEXT AMENDMENTS: The following Zoning Text Amendments for the conference center include:

- to amend Section 420-131 I (1) (a) to specifically reference the change to the official floodplain maps and studies. This approval is subject to final approval from FEMA (See ***attached Ord. #15-33***).

- to amend the Uline Corporate Campus Planned Unit Development in Appendix C of Chapter 420 of the Village Zoning Ordinance to allow for the construction of the Uline conference center with a size not to exceed 25,000 square feet in area and 45 feet in height (See ***attached Ord. #15-34***).

Plan Commission recommends approval of the Zoning Map and Zoning Text Amendments subject to the above comments and the following conditions/comments:

1. Upon completion of the floodplain boundary adjustment an as-built survey and floodplain calculations shall be submitted to verify the compliance with design plans. The as-built survey and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review. Upon review of the documents by the Village, the petitioner shall submit and receive a final LOMR-F from FEMA.
2. Upon completion of the work, an as-built grading plan and supporting documentation certified and stamped by a Wisconsin registered and licensed professional engineer shall be submitted to the Village to verify compliance with design plans. The as-built grading plan and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review and obtaining the required LOMR-F. A paper and pdf copy is required to be submitted.
3. Once a LOMR-F is issued and the final as-built grading plans and supporting documentation is approved by the WI DNR and the Village, **then the Zoning Map and Zoning Text Amendments (related to the floodplain boundary adjustment can become effective).**

ORD. # 15-32

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended as follows:

The Uline Conference Center property is located at 12675 104th Street in a part of U.S. Public Land Survey Section 25, Township 1 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and is further identified as Tax Parcel Number *91-4-121-252-0203* and is hereby rezoned as follows: 1) to rezone the portion of the property being removed from the 100-year floodplain from the FPO, Floodplain Overlay District; and 2) to rezone the portion of the property wherein 100-year floodplain was created into the FPO District as shown and legally described on ***Exhibit 1***.

The Village Zoning Administrator is hereby directed to record this Zoning Map Amendment on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Code of Ordinance shall be updated to include said amendment.

Adopted this 17th day of August, 2015.

VILLAGE BOARD OF TRUSTEES

ATTEST:

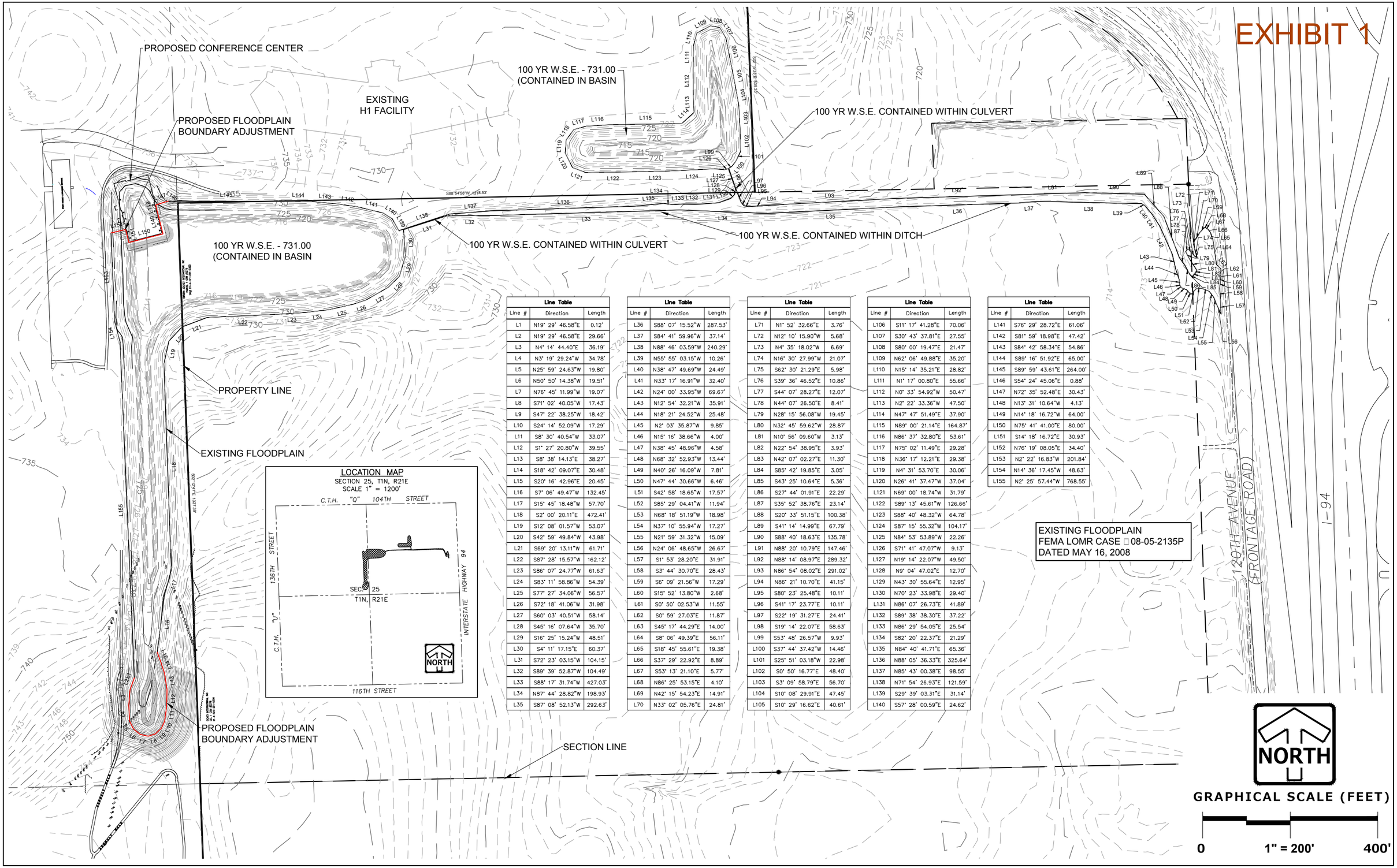
_____
John P. Steinbrink
Village President

_____
Jane M. Romanowski, CMC
Village Clerk

Posted:_____

32-Uline Conference Center FPO

EXHIBIT 1



Line Table		
Line #	Direction	Length
L1	N19° 29' 46.58"E	0.12'
L2	N19° 29' 46.58"E	29.66'
L3	N4° 14' 44.40"E	36.19'
L4	N3° 19' 29.24"W	34.78'
L5	N25° 59' 24.63"W	19.80'
L6	N50° 50' 14.38"W	19.51'
L7	N76° 45' 11.99"W	19.07'
L8	S71° 02' 40.05"W	17.43'
L9	S47° 22' 38.25"W	18.42'
L10	S24° 14' 52.09"W	17.29'
L11	S8° 30' 40.54"W	33.07'
L12	S1° 27' 20.80"W	39.55'
L13	S8° 38' 14.13"E	38.27'
L14	S18° 42' 09.07"E	30.48'
L15	S20° 16' 42.96"E	20.45'
L16	S7° 06' 49.47"W	132.45'
L17	S15° 45' 18.48"W	57.70'
L18	S2° 00' 20.11"E	472.41'
L19	S12° 08' 01.57"W	53.07'
L20	S42° 59' 49.84"W	43.98'
L21	S69° 20' 13.11"W	61.71'
L22	S87° 28' 15.57"W	162.12'
L23	S86° 07' 24.77"W	61.63'
L24	S83° 11' 58.86"W	54.39'
L25	S77° 27' 34.06"W	56.57'
L26	S72° 18' 41.06"W	31.98'
L27	S60° 03' 40.51"W	58.14'
L28	S45° 16' 07.64"W	35.70'
L29	S16° 25' 15.24"W	48.51'
L30	S4° 11' 17.15"E	60.37'
L31	S72° 23' 03.15"W	104.15'
L32	S89° 39' 52.87"W	104.49'
L33	S88° 17' 31.74"W	427.03'
L34	N87° 44' 28.82"W	198.93'
L35	S87° 08' 52.13"W	292.63'

Line Table		
Line #	Direction	Length
L36	S88° 07' 15.52"W	287.53'
L37	S84° 41' 59.96"W	37.14'
L38	N88° 46' 03.59"W	240.29'
L39	N55° 55' 03.15"W	10.26'
L40	N38° 47' 49.69"W	24.49'
L41	N33° 17' 16.91"W	32.40'
L42	N24° 00' 33.95"W	69.67'
L43	N12° 54' 32.21"W	35.91'
L44	N18° 21' 24.52"W	25.48'
L45	N2° 03' 35.87"W	9.85'
L46	N15° 16' 38.66"W	4.00'
L47	N38° 45' 48.96"W	4.58'
L48	N68° 32' 52.93"W	13.44'
L49	N40° 26' 16.09"W	7.81'
L50	N47° 44' 30.66"W	6.46'
L51	S42° 58' 18.65"W	17.57'
L52	S85° 29' 04.41"W	11.94'
L53	N68° 18' 51.19"W	18.98'
L54	N37° 10' 55.94"W	17.27'
L55	N21° 59' 31.32"W	15.09'
L56	N24° 06' 48.65"W	26.67'
L57	S1° 53' 28.20"E	31.91'
L58	S3° 44' 30.70"E	28.43'
L59	S6° 09' 21.56"W	17.29'
L60	S15° 52' 13.80"W	2.68'
L61	S0° 50' 02.53"W	11.55'
L62	S0° 59' 27.03"E	11.87'
L63	S45° 17' 44.29"E	14.00'
L64	S8° 06' 49.39"E	56.11'
L65	S18° 45' 55.61"E	19.38'
L66	S37° 29' 22.92"E	8.89'
L67	S53° 13' 21.10"E	5.77'
L68	N86° 25' 53.15"E	4.10'
L69	N42° 15' 54.23"E	14.91'
L70	N33° 02' 05.76"E	24.81'

Line Table		
Line #	Direction	Length
L71	N1° 52' 32.66"E	3.76'
L72	N12° 10' 15.90"W	5.68'
L73	N4° 35' 18.02"W	6.69'
L74	N16° 30' 27.99"W	21.07'
L75	S62° 30' 21.29"E	5.98'
L76	S39° 36' 46.52"E	10.86'
L77	S44° 07' 28.27"E	12.07'
L78	N44° 07' 26.50"E	8.41'
L79	N28° 15' 56.08"W	19.45'
L80	N32° 45' 59.62"W	28.87'
L81	N10° 56' 09.60"W	3.13'
L82	N22° 54' 38.95"E	3.93'
L83	N42° 07' 02.27"E	11.30'
L84	S85° 42' 19.85"E	3.05'
L85	S43° 25' 10.64"E	5.36'
L86	S27° 44' 01.91"E	22.29'
L87	S35° 52' 38.76"E	23.14'
L88	S20° 33' 51.15"E	100.38'
L89	S41° 14' 14.99"E	67.79'
L90	S88° 40' 18.63"E	135.78'
L91	N88° 20' 10.79"E	147.46'
L92	N88° 14' 08.97"E	289.32'
L93	N86° 54' 08.02"E	291.02'
L94	N86° 21' 10.70"E	41.15'
L95	S80° 23' 25.48"E	10.11'
L96	S41° 17' 23.77"E	10.11'
L97	S22° 19' 31.27"E	24.41'
L98	S19° 14' 22.07"E	58.63'
L99	S53° 48' 26.57"W	9.93'
L100	S37° 44' 37.42"W	14.46'
L101	S25° 51' 03.18"W	22.98'
L102	S0° 50' 16.77"E	48.40'
L103	S3° 09' 58.79"E	56.70'
L104	S10° 08' 29.91"E	47.45'
L105	S10° 29' 16.62"E	40.61'

Line Table		
Line #	Direction	Length
L106	S11° 17' 41.28"E	70.06'
L107	S30° 43' 37.81"E	27.55'
L108	S80° 00' 19.47"E	21.47'
L109	N62° 06' 49.88"E	35.20'
L110	N15° 14' 35.21"E	28.82'
L111	N1° 17' 00.80"E	55.66'
L112	N0° 33' 54.92"W	50.47'
L113	N2° 22' 33.36"W	47.50'
L114	N47° 47' 51.49"E	37.90'
L115	N89° 00' 21.14"E	164.87'
L116	N86° 37' 32.80"E	53.61'
L117	N75° 02' 11.49"E	29.28'
L118	N36° 17' 12.21"E	29.38'
L119	N4° 31' 53.70"E	30.06'
L120	N26° 41' 37.47"W	37.04'
L121	N69° 00' 18.74"W	31.79'
L122	S89° 13' 45.61"W	126.66'
L123	S88° 40' 48.32"W	64.78'
L124	S87° 15' 55.32"W	104.17'
L125	N84° 53' 53.89"W	22.26'
L126	S71° 41' 47.07"W	9.13'
L127	N19° 14' 22.07"W	49.50'
L128	N9° 04' 47.02"E	12.70'
L129	N43° 30' 55.64"E	12.95'
L130	N70° 23' 33.98"E	29.40'
L131	N86° 07' 26.73"E	41.89'
L132	S89° 38' 38.30"E	37.22'
L133	N86° 29' 54.05"E	25.54'
L134	S82° 20' 22.37"E	21.29'
L135	N84° 40' 41.71"E	65.36'
L136	N88° 05' 36.33"E	325.64'
L137	N85° 43' 00.38"E	98.55'
L138	N71° 54' 26.93"E	121.59'
L139	S29° 39' 03.31"E	31.14'
L140	S57° 28' 00.59"E	24.62'

Line Table		
Line #	Direction	Length
L141	S76° 29' 28.72"E	61.06'
L142	S81° 59' 18.98"E	47.42'
L143	S84° 42' 58.34"E	54.86'
L144	S89° 16' 51.92"E	65.00'
L145	S89° 59' 43.61"E	264.00'
L146	S54° 24' 45.06"E	0.88'
L147	N72° 35' 52.48"E	30.43'
L148	N13° 31' 10.64"W	4.13'
L149	N14° 18' 16.72"W	64.00'
L150	N75° 41' 41.00"E	80.00'
L151	S14° 18' 16.72"E	30.93'
L152	N76° 19' 08.05"E	34.40'
L153	N2° 22' 16.83"W	201.84'
L154	N14° 36' 17.45"W	48.63'
L155	N2° 25' 57.44"W	768.55'

ULINE CONFERENCE CENTER FLOODPLAIN BOUNDARY ADJUSTMENT

07/10/2015

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEG JOB# 119.80

ORDINANCE #15-33

AN ORDINANCE TO AMEND SUBSECTION 420-131 I (1) (a) [1] OF THE VILLAGE OF PLEASANT PRAIRIE ZONING ORDINANCE, RELATING TO THE FPO, FLOODPLAIN OVERLAY DISTRICT FOR THE ULINE CONFERENCE CENTER

BE IT ORDAINED AND ESTABLISHED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Subsection 420-131 I (1) (a) [1] of the Village of Zoning Ordinance, relating to official floodplain maps and studies, is hereby amended to read as follows:

[1] FIRM Map Number 55059C0189D
Amended pursuant to FEMA LOMA Case _____ dated _____, 2015.

Adopted this 17th day of August, 2015.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink,
Village President

_____
Jane M. Romanowski
Village Clerk

Posted: _____

Published: _____

33-Uline Conference Center FPO amend

ORDINANCE # 15-34

ORDINANCE TO AMEND APPENDIX C SPECIFIED DEVELOPMENT PLANS #27 of CHAPTER 420 FOR THE ULINE CORPORATE CAMPUS PLANNED UNIT DEVELOPMENT THE PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE FOR THE ULINE CORPORATE CAMPUS IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that the following PUD Ordinance is hereby amended for Uline Corporate Campus pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

27. Uline Corporate Campus Planned Unit Development

a. Purpose and intent. The Uline Corporate Campus will provide for structures, improvements and uses on the property as legally described below that are in conformity with the Village of Pleasant Prairie adopted Comprehensive Land Use Plan and with the basic underlying M-1, Limited Manufacturing District zoning with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, with the additional goal of encouraging proper maintenance of the structures, landscaping, parking areas, lighting, signage and general site development so as to promote an attractive and harmonious corporate campus, and seek to achieve a sustained desirability and economic stability and will seek to avoid unreasonable adverse effects to the property values of the surrounding properties. The development of the Uline Corporate Campus presents a specific benefit to the Village of Pleasant Prairie because it provides an catalyst for future corporate office development that will provide diverse and sustainable economic development potential for Kenosha County.

Legal Description: The property is known as Lot 1 of Certified Survey Map #2679 as recorded at the Kenosha County Register of Deeds Office on November 22, 2010 as Document #1633220 and located in U.S. Public Land Survey Section 25, Township 1 North, Range 21 East in the Village of Pleasant Prairie and herein after referred to as the "DEVELOPMENT". ~~(***Exhibit A***).~~

b. (***Exhibit A***).

c. Requirements within the DEVELOPMENT:

(i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village ordinances and regulations except as expressly modified in subsection (d) below.

(ii) The DEVELOPMENT shall be in compliance with the Dedication and Easement Provisions and Restrictive Covenants as specified on Certified Survey Map #2634. ~~(**Exhibit A**).~~

(iii) The DEVELOPMENT shall be in compliance with the PrairieWood Corporate Park Declaration of Development Standards and Protective Covenants, as may be amended from time to time, as recorded at the Kenosha County Register of Deeds Office on November 27, 2001 as Document #1244390.

(iv) The DEVELOPMENT, including but not limited to, the building(s), accessory structure(s), sign(s), landscaping, walking trail, parking lot(s), exterior site lighting, etc., and the site as a whole, shall be maintained in a neat,

presentable, aesthetically pleasing, structurally sound and non-hazardous condition.

(v) The DEVELOPMENT shall be in compliance with all Village of Pleasant Prairie conditionally approved Site and Operational Plans and Village Ordinance requirements.

(vi) All buildings/structures and all exterior additions, remodeling or alterations to the existing buildings/structures or to any future buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified development, including signage, lighting, landscaping, etc. No material alterations or modification to these colors or materials shall be made without the approval of the Village staff and/or Village Plan Commission and/or Village Board of Trustees.

(vii) The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property ownership. If the DEVELOPMENT is sold to another entity(s), the DEVELOPMENT shall continue to operate as a unified development and shall continue to comply with this PUD.

(viii) No additional land divisions shall be allowed within the DEVELOPMENT unless approved by the Village.

d. Specific Modifications to the Village Zoning Ordinance Regulations and Specific Requirements for the DEVELOPMENT:

(i) Section 420-123 F of the Village Zoning Ordinance shall be amended to as follows: Building number, height and area.

1. Number of Principal Buildings: Five principal buildings are allowed within the DEVELOPMENT including three Corporate Offices buildings and two warehouse/distribution buildings.

2. Number and Location of Accessory Buildings: One pump house **building located east of the distribution center and south of the corporate office building**, **one maintenance building located south of the distribution center, one conference center located south of the corporate office** and no more than four guard stations. A guard station is defined as a booth like building to house security staff in conjunction with guard gates and contains technology related to the controlled entry to the site.

3. Principal Building Height: The Corporate Office buildings shall be a minimum of 30 feet in height and the warehouse/distribution buildings shall not exceed 60 feet in height.

4. Maximum Accessory Building Height: **Pump house and guard stations** shall not to exceed 20 feet, the **conference center** shall not exceed 45 feet **and the maintenance building shall not exceed 24 feet.**

5. Principal Building Area: The minimum total area of the Corporate Offices within the DEVELOPMENT shall be 200,000 square feet. The

minimum total area of the distribution buildings within the DEVELOPMENT shall be 1,000,000 square feet.

6. Accessory Building Area: the pump house shall not to exceed 1,500 square feet, the maintenance building shall not exceed 12,000 square feet, the conference center shall not exceed 25,000 square feet and any guard or entrance station shall not exceed 500 square feet.

(ii) Section 420-123 G (6) related to separation distance between buildings is hereby created to read: The distance between any principal building and any detached accessory building on the site: 45 feet minimum.

(iii) Section 420-76 T of the Village Zoning Ordinance related to Primary Monument Signs is amended as follows:

1. One sign is required for said DEVELOPMENT.
2. A changeable copy sign, electronic changing message sign or electronic scrolling sign is permitted.
3. Maximum area: 450 square foot per face including the ashlar stone base and a 162 square foot per face internally illuminated sign display panel
4. Maximum height: 22 feet.
5. Minimum setback distance: 15 feet from any public street or highway right-of-way line.
6. Shall include the street address of the Corporate Office on the property (including the street number(s) and the name of the street).
7. Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
8. Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display. The base shall be constructed of materials complementary to the materials used in the corporate office building on the property where the sign is located. The height of the base area below the sign display shall not exceed 50% of the total sign height.

(iv) Section 420-76 Y of the Village Zoning Ordinance related to Secondary Monument Signs is amended as follows:

1. Maximum number: one sign permitted per entrance on the public street; however, if the Primary Monument sign is located at an entrance then a secondary monument sign is not allowed at that entrance.
2. The sign shall be located no more than 15 feet from a primary entrance driveway, as measured from the back of the curb of the driveway.
3. Maximum height: 7 feet

4. Minimum setback from any public street or highway right-of-way line: 15 feet.

5. Maximum area: 32 square feet per face

6. Landscaping: three feet in every direction from the sign base or other supporting structure.

7. May be illuminated.

8. Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display. The base shall be constructed of materials complementary to the materials used in the corporate office building on the property where the sign is located. The base may not exceed three feet in height beneath the sign display.

(v) Section 420-81 B (3) of the Village Zoning Ordinance related to the height of a Commercial fences is amended as follow: The fencing/screening wall surrounding the equipment yard shall not exceed the following requirements: the ornamental fence shall not exceed 15 feet in height and the precast panel screening wall shall not exceed 20 feet in height. The height shall include all elevations, including berms, above the overall standard grade of the property.

(vi) Section 420-57 H (2) (i) [4] of the Village Zoning Ordinance related to roofing materials that are visible to the public is amended as follows: Standing seam metal roofing on the corporate office and conference center buildings and as architectural features on all other buildings within the DEVELOPMENT.

(vii) Amendments

1. The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.

2. For an amendment related to a particular parcel within the DEVELOPMENT, then the Owner(s) of said property requesting the change shall file the required application.

Adopted this 17th day of August, 2015

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
John P. Steinbrink
Village President

_____
Jane M. Romanowski
Village Clerk
Posted: _____

34-Uline PUD amend

VILLAGE OF PLEASANT PRAIRIE

Wisconsin Award for Municipal Excellence

Filed 7/10 2015 Published 7/27 2015
Public Hearing 8/10 2015 8/3 2015
Fee Paid 7/10 2015 Approved ____ 20__
Notices Mailed 7/23 2015 Denied ____ 20__

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
ZONING MAP AND TEXT AMENDMENT APPLICATION

To: Village Plan Commission & Village Board of Trustees of the Village of ~~Pleasant~~ PLEASANT PRAIRIE:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be rezoned from the present ~~N/A~~ to correct the FPO overlay District(s) to ~~N/A~~ on the property ~~District(s)~~. The property petitioned to be rezoned is located at: Village to assign address (address) and is legally described as follows: see attached CSM and to amend to Uline PUD

Tax Parcel Number(s): 91-4-121-252-0203

The proposed use for this property is: for a proposed conference center PUD Text Amendment + floodplain boundary adjustment rezoning

Petitioner's interest in the requested rezoning: Existing Floodplain Boundary Adjustment + Conference Center

Compatibility with adjacent land uses: Acceptable. Floodplain Boundary Adjustment approved by Plan Commission on 6/8/15.

I (We) are also requesting a Zoning Text Amendment to amend Section N/A of the Village Zoning Ordinance.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine additional information that may be needed for this request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Randy Copenharve (Route 165, LLC)
Signature: [signature]
Address: 12575 Uline Drive
Pleasant Prairie, WI 53158
(City) (State) (Zip)
Phone: 262-612-4200
Fax: 262-612-4250
Email: rcopenharve@uline.com
Date 07-10-15

OWNER'S AGENT:

Print Name: Matt Carey (Pinnacle Engineering Grou
Signature: [signature]
Address: 15850 W. Bluemound Road, STE 210
Brookfield, WI 53005
(City) (State) (Zip)
Phone: 262-754-8888
Fax: 262-754-8850
Email: matt.carey@pinnacle-engr.com
Date: 07-10-15

PUD AMENDMENT

ORDINANCE # 08-45

ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE FOR ULINE CORPORATE CAMPUS IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that the following PUD Ordinance is hereby created for Uline Corporate Campus pursuant to Chapter 420- 137 of the Village Zoning Ordinance to read as folows:

Uline Corporate Campus Planned Unit Development

a. Purpose and intent. The Uline Corporate Campus will provide for structures, improvements and uses on the property as legally described below that are in conformity with the Village of Pleasant Prairie adopted Comprehensive Land Use Plan and with the basic underlying M-1, Limited Manufacturing District zoning with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, with the additional goal of encouraging proper maintenance of the structures, landscaping, parking areas, lighting, signage and general site development so as to promote an attractive and harmonious corporate campus, and seek to achieve a sustained desirability and economic stability and will seek to avoid unreasonable adverse effects to the property values of the surrounding properties. The development of the Uline Corporate Campus presents a specific benefit to the Village of Pleasant Prairie because it provides an catalyst for future corporate office development that will provide diverse and sustainable economic development potential for Kenosha County

b. Legal Description: The property is known as Lot 1 of Certified Survey Map #2634 as recorded at the Kenosha County Register of Deeds Office on July 18, 2008 as Document #1563099 and located in U.S. Public Land Survey Section 25, Township 1 North, Range 21 East in the Village of Pleasant Prairie and herein after referred to as the "DEVELOPMENT" ***(Exhibit A).***

c. Requirements within the DEVELOPMENT:

(i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village ordinances and regulations except as expressly modified in subsection (d) below.

(ii) The DEVELOPMENT shall be in compliance with the Dedication and Easement Provisions and Restrictive Covenants as specified on Certified Survey Map #2634 **(Exhibit A).**

(iii) The DEVELOPMENT shall be in compliance with the PrairieWood Corporate Park Declaration of Development Standards and Protective Covenants, as may be amended from time to time, as recorded at the Kenosha County Register of Deeds Office on November 27, 2001 as Document #1244390.

(iv) The DEVELOPMENT, including but not limited to, the building(s), accessory structure(s), sign(s), landscaping, walking trail, parking lot(s), exterior site lighting, etc., and the site as a whole; shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition.

(v) The DEVELOPMENT shall be in compliance with the Village conditionally approved Final Site and Operational Plans as conditionally approved by the Village Plan Commission on August 25, 2008.

(vi) All buildings/structures and all exterior additions, remodeling or alterations to the existing buildings/structures or to any future buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified development, including signage, lighting, landscaping, etc. No material alterations or modification to these colors or materials shall be made without the approval of the Village staff and/or Village Plan Commission and/or Village Board of Trustees.

(vii) The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property ownership. If the DEVELOPMENT is sold to another entity(s), the DEVELOPMENT shall continue to operate as a unified development and shall continue to comply with this PUD.

(viii) No additional land divisions shall be allowed within the DEVELOPMENT unless approved by the Village.

d. Specific Modifications to the Village Zoning Ordinance Regulations and Specific Requirements for the DEVELOPMENT:

(i) Section 420-123 F of the Village Zoning Ordinance shall be amended to as follows: Building number, height and area.

1. Number of Principal Buildings: Five principal buildings are allowed within the DEVELOPMENT including three Corporate Offices buildings and two warehouse/distribution buildings.

2. Number and Location of Accessory Buildings: One pump house **building located east of the distribution center and south of thecorporate office building, one maintenance building located south of the distribution center, one conference center located south of the corporate office,** and no more than four guard stations. A guard station is defined as a booth like building to house security staff in conjunction with guard gates and contains technology related to the controlled entry to the site.

3. Principal Building Height: The Corporate Office buildings shall be a minimum of 30 feet in height and the warehouse/distribution buildings shall not exceed 60 feet in height.

4. Maximum Accessory Building Height: Pump house and guard stations shall not to exceed 20 feet, the maintenance building shall not exceed 24 feet and the conference center shall not exceed 45 feet.

5. Principal Building Area: The minimum total area of the Corporate Offices within the DEVELOPMENT shall be 200,000 square feet. The minimum total area of the

distribution buildings within the DEVELOPMENT shall be 1,000,000 square feet.

6. Accessory Building Area: the pump house shall not to exceed 1,500 square feet, the maintenance building shall not exceed 12,000 square feet, any guard or entrance station shall not exceed 500 square feet, and the conference center shall not exceed 25,000 square feet.

(ii) Section 420-123 G (6) related to separation distance between buildings is hereby created to read: The distance between any principal building and any detached accessory building on the site: 45 feet minimum.

(iii) Section 420-76 T of the Village Zoning Ordinance related to Primary Monument Signs is amended as follows:

1. One sign is required for said DEVELOPMENT.
2. A changeable copy sign, electronic changing message sign or electronic scrolling sign is permitted.
3. Maximum area: 450 square foot per face including the ashlar stone base and a 162 square foot per face internally illuminated sign display panel
4. Maximum height: 22 feet.
5. Minimum setback distance: 15 feet from any public street or highway right-of-way line.
6. Shall include the street address of the Corporate Office on the property (including the street number(s) and the name of the street).
7. Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
8. Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display. The base shall be constructed of materials complementary to the materials used in the corporate office building on the property where the sign is located. The height of the base area below the sign display shall not exceed 50% of the total sign height.

(iv) Section 420-76 Y of the Village Zoning Ordinance related to Secondary Monument Signs is amended as follows:

1. Maximum number: one sign permitted per entrance on the public street; however, if the Primary Monument sign is located at an entrance then a secondary monument sign is not allowed at that entrance.
2. The sign shall be located no more than 15 feet from a primary entrance driveway, as measured from the back of the curb of the driveway.
3. Maximum height: 7 feet
4. Minimum setback from any public street or highway right-of-way line: 15 feet.
5. Maximum area: 32 square feet per face
6. Landscaping: three feet in every direction from the sign base or other supporting structure.

7. May be illuminated.

8. Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display. The base shall be constructed of materials complementary to the materials used in the corporate office building on the property where the sign is located. The base may not exceed three feet in height beneath the sign display.

(v) Section 420-81 B (3) of the Village Zoning Ordinance related to the height of a Commercial fences is amended as follow: The fencing/screening wall surrounding the equipment yard shall not exceed the following requirements: the ornamental fence shall not exceed 15 feet in height and the precast panel screening wall shall not exceed 20 feet in height. The height shall Include all elevations, including berms, above the overall standard grade of the property.

(vi) Section 420-57 H (2) (i) [4] of the Village Zoning Ordinance related to roofing materials that are visible to the public is amended as follows: Standing seam metal roofing on the corporate office buildings and as architectural features on all other buildings within the DEVELOPMENT.

(vii) Amendments

1. The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 - of the Village Zoning Ordinance.

2. For an amendment related to a particular parcel within the DEVELOPMENT, then the Owner(s) of said property requesting the change shall file the required application.

Adopted this 2nd day of September, 2008

ATTEST:

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink
Village President

_____
Jane M. Romanowski

Village Clerk

Posted: _____

45-Uline PUD.doc

ORDINANCE # 10-58

ORDINANCE TO AMEND THE ULINE CORPORATE CAMPUS PLANNED UNIT DEVELOPMENT PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 420 Attachment 3, Appendix C of the Specific Development Plans 27 related to the Uline Corporate Campus Planned Unit Development is hereby amended as follows:

1. **Section b of PUD 27 is hereby amended to read as follows:**

   Legal Description: The property is known as Lot 1of Certified Survey Map **#2679** as recorded at the Kenosha County Register of Deeds Office on **November 22, 2010** as Document **#1633220** and located in U.S. Public Land Survey Section 25, Township 1 North, Range 21 East in the Village of Pleasant Prairie and herein after referred to as the "DEVELOPMENT" (***Exhibit A***).

2. **Section c {v) of PUD 27 is hereby amended to read as follows:**

   The DEVELOPMENT shall be in compliance with **all** Village **of Pleasant Prairie** conditionally approved Site and Operational Plans **and Village Ordinance requirements**.

Adopted this 1sth day of October, 2010

VILLAGE OF PLEASANT PRAIRIE

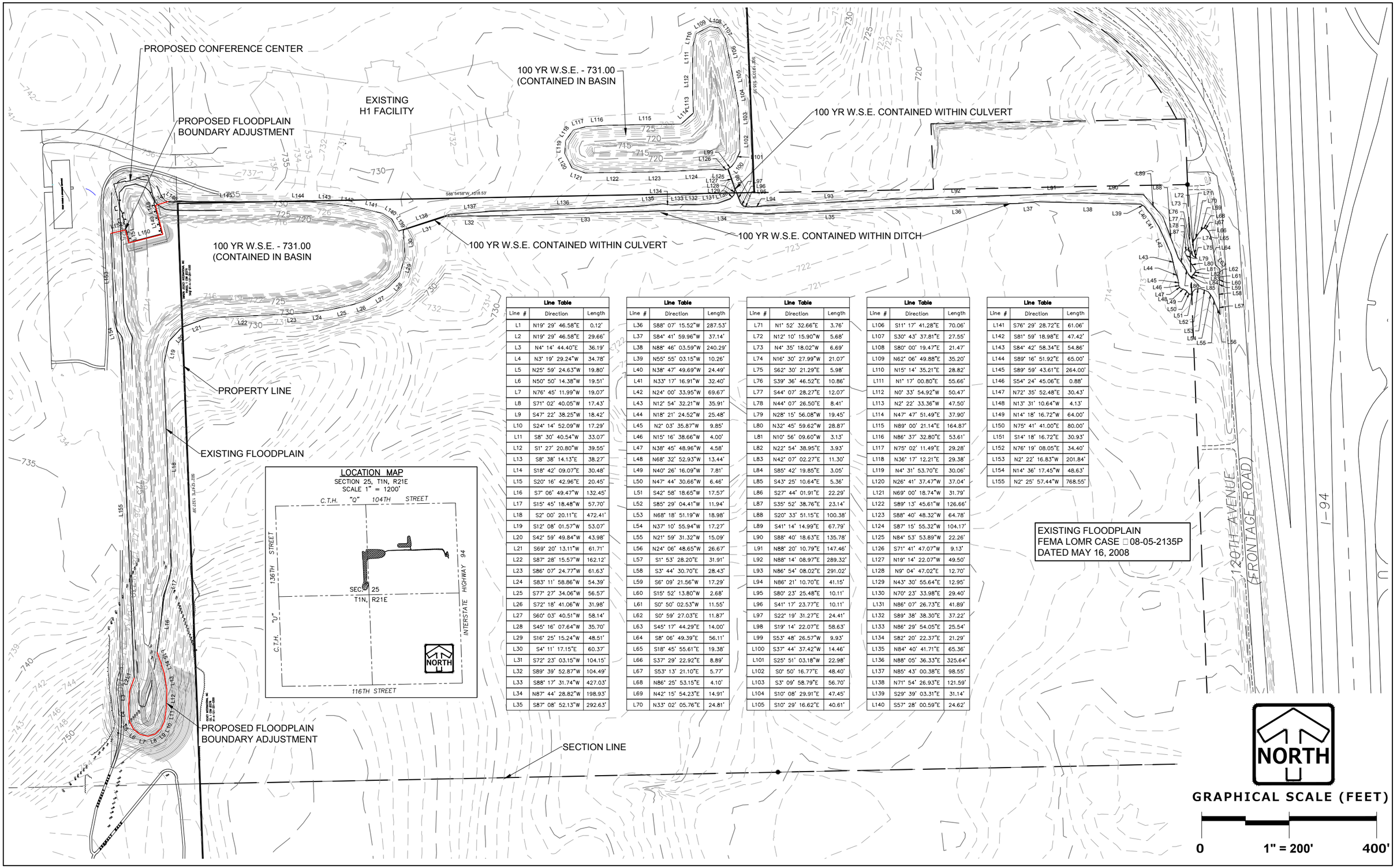
John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

Posted: 12/3/10

58-Uline PUD amend.doc



Line Table		
Line #	Direction	Length
L1	N19° 29' 46.58"E	0.12'
L2	N19° 29' 46.58"E	29.66'
L3	N4° 14' 44.40"E	36.19'
L4	N3° 19' 29.24"W	34.78'
L5	N25° 59' 24.63"W	19.80'
L6	N50° 50' 14.38"W	19.51'
L7	N76° 45' 11.99"W	19.07'
L8	S71° 02' 40.05"W	17.43'
L9	S47° 22' 38.25"W	18.42'
L10	S24° 14' 52.09"W	17.29'
L11	S8° 30' 40.54"W	33.07'
L12	S1° 27' 20.80"W	39.55'
L13	S8° 38' 14.13"E	38.27'
L14	S18° 42' 09.07"E	30.48'
L15	S20° 16' 42.96"E	20.45'
L16	S7° 06' 49.47"W	132.45'
L17	S15° 45' 18.48"W	57.70'
L18	S2° 00' 20.11"E	472.41'
L19	S12° 08' 01.57"W	53.07'
L20	S42° 59' 49.84"W	43.98'
L21	S69° 20' 13.11"W	61.71'
L22	S87° 28' 15.57"W	162.12'
L23	S86° 07' 24.77"W	61.63'
L24	S83° 11' 58.86"W	54.39'
L25	S77° 27' 34.06"W	56.57'
L26	S72° 18' 41.06"W	31.98'
L27	S60° 03' 40.51"W	58.14'
L28	S45° 16' 07.64"W	35.70'
L29	S16° 25' 15.24"W	48.51'
L30	S4° 11' 17.15"E	60.37'
L31	S72° 23' 03.15"W	104.15'
L32	S89° 39' 52.87"W	104.49'
L33	S88° 17' 31.74"W	427.03'
L34	N87° 44' 28.82"W	198.93'
L35	S87° 08' 52.13"W	292.63'

Line Table		
Line #	Direction	Length
L36	S88° 07' 15.52"W	287.53'
L37	S84° 41' 59.96"W	37.14'
L38	N88° 46' 03.59"W	240.29'
L39	N55° 55' 03.15"W	10.26'
L40	N38° 47' 49.69"W	24.49'
L41	N33° 17' 16.91"W	32.40'
L42	N24° 00' 33.95"W	69.67'
L43	N12° 54' 32.21"W	35.91'
L44	N18° 21' 24.52"W	25.48'
L45	N2° 03' 35.87"W	9.85'
L46	N15° 16' 38.66"W	4.00'
L47	N38° 45' 48.96"W	4.58'
L48	N68° 32' 52.93"W	13.44'
L49	N40° 26' 16.09"W	7.81'
L50	N47° 44' 30.66"W	6.46'
L51	S42° 58' 18.65"W	17.57'
L52	S85° 29' 04.41"W	11.94'
L53	N68° 18' 51.19"W	18.98'
L54	N37° 10' 55.94"W	17.27'
L55	N21° 59' 31.32"W	15.09'
L56	N24° 06' 48.65"W	26.67'
L57	S1° 53' 28.20"E	31.91'
L58	S3° 44' 30.70"E	28.43'
L59	S6° 09' 21.56"W	17.29'
L60	S15° 52' 13.80"W	2.68'
L61	S0° 50' 02.53"W	11.55'
L62	S0° 59' 27.03"E	11.87'
L63	S45° 17' 44.29"E	14.00'
L64	S8° 06' 49.39"E	56.11'
L65	S18° 45' 55.61"E	19.38'
L66	S37° 29' 22.92"E	8.89'
L67	S53° 13' 21.10"E	5.77'
L68	N86° 25' 53.15"E	4.10'
L69	N42° 15' 54.23"E	14.91'
L70	N33° 02' 05.76"E	24.81'

Line Table		
Line #	Direction	Length
L71	N1° 52' 32.66"E	3.76'
L72	N12° 10' 15.90"W	5.68'
L73	N4° 35' 18.02"W	6.69'
L74	N16° 30' 27.99"W	21.07'
L75	S62° 30' 21.29"E	5.98'
L76	S39° 36' 46.52"E	10.86'
L77	S44° 07' 28.27"E	12.07'
L78	N44° 07' 26.50"E	8.41'
L79	N28° 15' 56.08"W	19.45'
L80	N32° 45' 59.62"W	28.87'
L81	N10° 56' 09.60"W	3.13'
L82	N22° 54' 38.95"E	3.93'
L83	N42° 07' 02.27"E	11.30'
L84	S85° 42' 19.85"E	3.05'
L85	S43° 25' 10.64"E	5.36'
L86	S27° 44' 01.91"E	22.29'
L87	S35° 52' 38.76"E	23.14'
L88	S20° 33' 51.15"E	100.38'
L89	S41° 14' 14.99"E	67.79'
L90	S88° 40' 18.63"E	135.78'
L91	N88° 20' 10.79"E	147.46'
L92	N88° 14' 08.97"E	289.32'
L93	N86° 54' 08.02"E	291.02'
L94	N86° 21' 10.70"E	41.15'
L95	S80° 23' 25.48"E	10.11'
L96	S41° 17' 23.77"E	10.11'
L97	S22° 19' 31.27"E	24.41'
L98	S19° 14' 22.07"E	58.63'
L99	S53° 48' 26.57"W	9.93'
L100	S37° 44' 37.42"W	14.46'
L101	S25° 51' 03.18"W	22.98'
L102	S0° 50' 16.77"E	48.40'
L103	S3° 09' 58.79"E	56.70'
L104	S10° 08' 29.91"E	47.45'
L105	S10° 29' 16.62"E	40.61'

Line Table		
Line #	Direction	Length
L106	S11° 17' 41.28"E	70.06'
L107	S30° 43' 37.81"E	27.55'
L108	S80° 00' 19.47"E	21.47'
L109	N62° 06' 49.88"E	35.20'
L110	N15° 14' 35.21"E	28.82'
L111	N1° 17' 00.80"E	55.66'
L112	N0° 33' 54.92"W	50.47'
L113	N2° 22' 33.36"W	47.50'
L114	N47° 47' 51.49"E	37.90'
L115	N89° 00' 21.14"E	164.87'
L116	N86° 37' 32.80"E	53.61'
L117	N75° 02' 11.49"E	29.28'
L118	N36° 17' 12.21"E	29.38'
L119	N4° 31' 53.70"E	30.06'
L120	N26° 41' 37.47"W	37.04'
L121	N69° 00' 18.74"W	31.79'
L122	S89° 13' 45.61"W	126.66'
L123	S88° 40' 48.32"W	64.78'
L124	S87° 15' 55.32"W	104.17'
L125	N84° 53' 53.89"W	22.26'
L126	S71° 41' 47.07"W	9.13'
L127	N19° 14' 22.07"W	49.50'
L128	N9° 04' 47.02"E	12.70'
L129	N43° 30' 55.64"E	12.95'
L130	N70° 23' 33.98"E	29.40'
L131	N86° 07' 26.73"E	41.89'
L132	S89° 38' 38.30"E	37.22'
L133	N86° 29' 54.05"E	25.54'
L134	S82° 20' 22.37"E	21.29'
L135	N84° 40' 41.71"E	65.36'
L136	N88° 05' 36.33"E	325.64'
L137	N85° 43' 00.38"E	98.55'
L138	N71° 54' 26.93"E	121.59'
L139	S29° 39' 03.31"E	31.14'
L140	S57° 28' 00.59"E	24.62'

Line Table		
Line #	Direction	Length
L141	S76° 29' 28.72"E	61.06'
L142	S81° 59' 18.98"E	47.42'
L143	S84° 42' 58.34"E	54.86'
L144	S89° 16' 51.92"E	65.00'
L145	S89° 59' 43.61"E	264.00'
L146	S54° 24' 45.06"E	0.88'
L147	N72° 35' 52.48"E	30.43'
L148	N13° 31' 10.64"W	4.13'
L149	N14° 18' 16.72"W	64.00'
L150	N75° 41' 41.00"E	80.00'
L151	S14° 18' 16.72"E	30.93'
L152	N76° 19' 08.05"E	34.40'
L153	N2° 22' 16.83"W	201.84'
L154	N14° 36' 17.45"W	48.63'
L155	N2° 25' 57.44"W	768.55'

ULINE CONFERENCE CENTER FLOODPLAIN BOUNDARY ADJUSTMENT

07/10/2015

PINNACLE ENGINEERING GROUP
5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEG JOB# 119.80

Consider the request of Ralph Nudi, agent for the owner RMN Properties, Inc. for approval of a **Certified Survey Map** to subdivide the property located at 11206 8th Avenue into two (2) parcels.

Recommendation: Plan Commission recommends that the Village Board approve the **Certified Survey Map** subject to compliance with the comments and conditions of the Village Staff Report of August 17, 2014.

VILLAGE STAFF REPORT OF AUGUST 17, 2015

Consider the request of Ralph Nudi, agent for the owner RMN Properties, Inc. for approval of a **Certified Survey Map** to subdivide the property located at 11206 8th Avenue into two (2) parcels.

The petitioner is requesting approval of a Certified Survey Map to subdivide the property located at 11206 8th Avenue into two properties. This property is zoned R-6, Urban Single Family Residential District.

Lot I is proposed to be 9,961 square feet with 80 feet of frontage on 8th Avenue. This lot has an existing house and a detached garage. The existing home built in 1962 is considered a legal non-conforming structure in that the home is setback 5.9 feet from the side property line wherein the current zoning requires a 8 foot setback. Any addition to the house will be required to meet the current setback in effect.

Lot II is proposed to be 10,026 square feet with 80.02 feet for frontage on 8th Avenue. This lot has a detached garage that is intended to be razed. Razing permits have been submitted to the Village. If the building is not razed prior to the CSM being completed, then the following note shall be placed on the face of the CSM: "The detached garage on Lot II shall be removed by October 1, 2015." If the building has been razed prior to finalizing the CSM then the surveyor shall remove the structure from the face of the CSM.

A new house constructed on Lot II will be required to connect to the existing municipal sanitary sewer and municipal water within 8th Avenue and shall be required to meet the minimum requirements of the R-6 District which includes the following setbacks:

- Setback to the property line adjacent to 8th Avenue of 30 feet.
- Setback to the side property lines of 8 feet.
- Setback to the rear property line of 25 feet.

The proposed land division conforms with the minimum regulations of the R-6 Zoning District requirements related to lot area and lot frontage (6,000 square feet in area with 60 feet of frontage on a public street).

Village Plan Commission recommends that the Village Board to approve the **Certified Survey Map** subject to compliance with the above comments, the conditions below and the recording of the CSM at the Kenosha County Register of Deeds Office 30 days of Village Board approval.

1. The CSM shall be revised to include the following note, executed by the owners and submitted to the Village for the Village to execute prior to recording of the document:
    a. If the building is not razed prior to the CSM being completed, then the following note shall be placed on the face of the CSM: "The detached garage on Lot II shall be removed by October 1, 2015." If the building has been razed prior to finalizing the CSM then the surveyor shall remove the structure from the face of the CSM.
2. Any outstanding taxes or levied special assessments shall be paid prior to recording the CSM.
3. The CSM shall be finalized, executed and recorded at the Kenosha County Register of Deeds Office and a recorded copy of the CSM shall be provided to the Village within 30 days of Village Board's approval and prior to issuance of building permit.

VILLAGE OF PLEASANT PRAIRIE

W Sewer to + 225.

RECEIVED

JUL 24 2015

PLEASANT PRAIRIE

Filed 7/24 2015
Fee Paid 7/24 2015
PC Meeting Date 8/10 2015
VB Meeting Date 8/17 2015
Approved ____ 20__
Denied ____ 20__

VILLAGE OF PLEASANT PRAIRIE
CERTIFIED SURVEY MAP APPLICATION

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be subdivided with a Certified Survey Map (CSM)

The property petitioned to be subdivided is located at: 11206 8th Ave

× and is legally described as follows: LOT 32/33 Block 6 CAROL BEACH ESTATES UNIT 1

× Tax Parcel Number(s): 93-4-123-304-1536

The property abuts or adjoins a State Trunk Highway	☐ Yes	☒ No
The property abuts or adjoins a County Trunk Highway	☐ Yes	☒ No
Municipal Sanitary Sewer is available to service said properties	☒ Yes	☐ No
Municipal Water is available to service said properties	☒ Yes	☐ No

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine additional information that may be needed to consider the request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER: RALPH NUDI

Print Name: RMN Properties

Signature: [signature]

Address: 6119 Sheridan Rd

Kenosha (City) WI (State) 53143 (Zip)

Phone: 262 764 6933

Fax: ____

Date 7/24/15

OWNER'S AGENT:

Print Name: ____

Signature: ____

Address: ____

(City) (State) (Zip)

Phone: ____

Fax: ____

Date: ____

Email Special moseo@yahoo.com

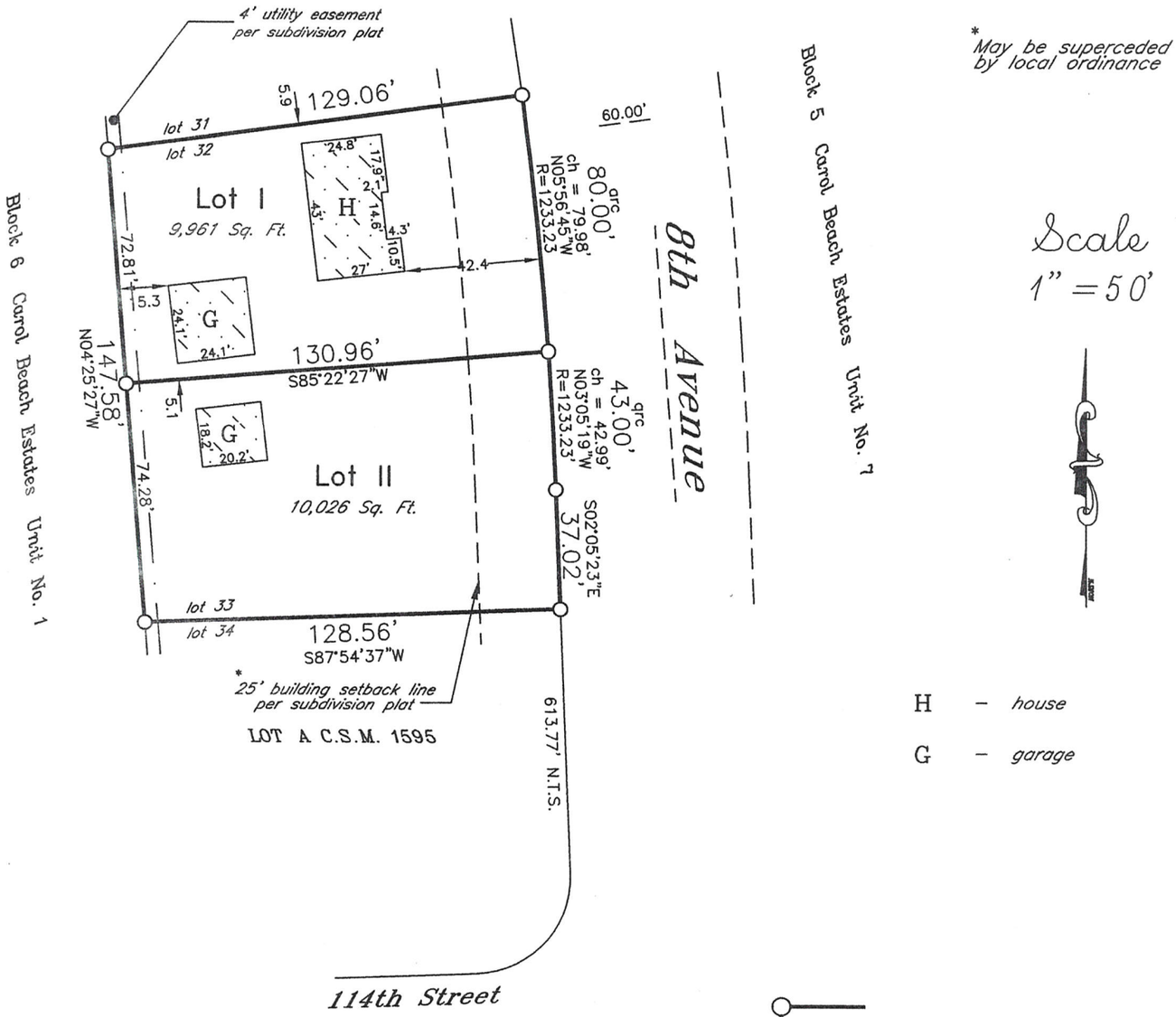
RECEIVED

JUL 24 2015

PLEASANT PRAIRIE

Lots shown hereon are served by public sanitary sewer.

Lot 31 Block 6 Carol Beach Estates Unit No. 1



*May be superceded by local ordinance

Scale 1" = 50'

H – house

G – garage

denotes 1" x 2' iron pipe (weight: 1.13 lbs per foot)

NOTE: Bearings shown hereon refer to the recorded subdivision plat, "Carol Beach Estates Unit No. 1"

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143

CERTIFIED SURVEY MAP

– for –

RMN Properties LLC

(Re-division of Lots 32 & 33 Block 6 in Carol Beach Estates Unit No. 1)

in SE1/4 Section 30-1-23

VILLAGE OF PLEASANT PRAIRIE

KENOSHA COUNTY, WIS.

WISCONSIN
JEFFREY K. RAMPART
2141
KENOSHA, WI
LAND SURVEYOR

.....

WISCONSIN REGISTERED LAND SURVEYOR

Dated..... July 24, 2015.....

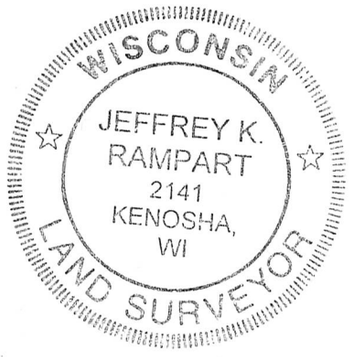
SHEET ONE OF TWO SHEETS

CERTIFIED SURVEY MAP NO.....

CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Lot 32 and Lot 33 in Block 6 in Carol Beach Estates Unit No. 1, a subdivision plat on file and of record in the Kenosha County Land Registry; lying and being in part of the Southeast Quarter of Section 30, Town 1 North, Range 23 East of the Fourth Principal Meridian and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being subject to easements and restrictions of record.



That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the Village of Pleasant Prairie Land Division and Platting Ordinance.

Dated this 24th day of July, 2015.

SURVEYOR.....

JEFFREY K. RAMPART

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

RMN PROPERTIES LLC

OWNER.....

PRINT NAME.....

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this ..... day of ....., 20__, the above named Owner, RMN Propeties, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... .....

NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Village Board of the Village of Pleasant Prairie on this ..... day of ....., 20__.

....

PLAN COMMISSION CHAIRMAN, Thomas W. Terwall

VILLAGE CLERK, CMC, Jane M. Romanowski

OWNER

RMN PROPERTIES LLC
5405 – 24th Place
Kenosha, WI 53144

APPROVED.....

VILLAGE PRESIDENT, John P. Steinbrink

CERTIFIED SURVEY MAP NO.....

Consider the request of Alan and Michelle Deloria for approval of a **Lot Line Adjustment** between their property located at 3464 93rd Street and the vacant property to the east and north.

Recommendation: Village Plan Commission recommends that the Village Board approve the **Lot Line Adjustment** subject to the comments and conditions of the August 17, 2015 Village Staff Report.

VILLAGE STAFF REPORT OF AUGUST 10, 2015

Consider the request of Alan and Michelle Deloria for approval of a **Lot Line Adjustment** between their property located at 3464 93rd Street and the vacant property to the east and north.

The petitioners, owners of the property located at 3464 93rd Street (Tax Parcel Number 91-4-122-133-0260) are proposing to adjust the lot line with the adjacent vacant property to the north and east (Tax Parcel Number 91-4-122-133-0255) owned by Denise Deloria.

Both properties are zoned R-4(UHO) Urban Single Family Residential District with a Urban Landholding Overlay District. The R-4 District requires lots to be a minimum of 15,000 square feet with a minimum of 90 feet of frontage on a public street.

Pursuant to the Isetts Neighborhood Plan for this area 34th Avenue is proposed to be extended south from the City of Kenosha and connect to 93rd Street on the east portion of the vacant property (Tax Parcel Number 91-4-122-133-0255). After the Lot Line Adjustment this vacant property will have 140 feet of frontage on 93rd Street which would allow ½ of a future right-of-way and a lot to be created in accordance with the aforementioned Neighborhood Plan.

After the adjustment, both lots will continue to meet the minimum lot area of the R-4 District and the intention of the Neighborhood Plan.

The Lot Line Adjustment will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

The Village Plan Commission recommends approval of the Lot Line Adjustment subject to the petitioners recording the proper transfer documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit at the Kenosha County Register of Deeds Office within 30 days of final Village approval.

July 28, 2015

Village of Pleasant Prairie:

We are seeking approval of a lot line adjustment from Parcel A to Parcel B at 3464 93rd Street. A Plat of Survey is provided referencing specific sq. footage adjustment.

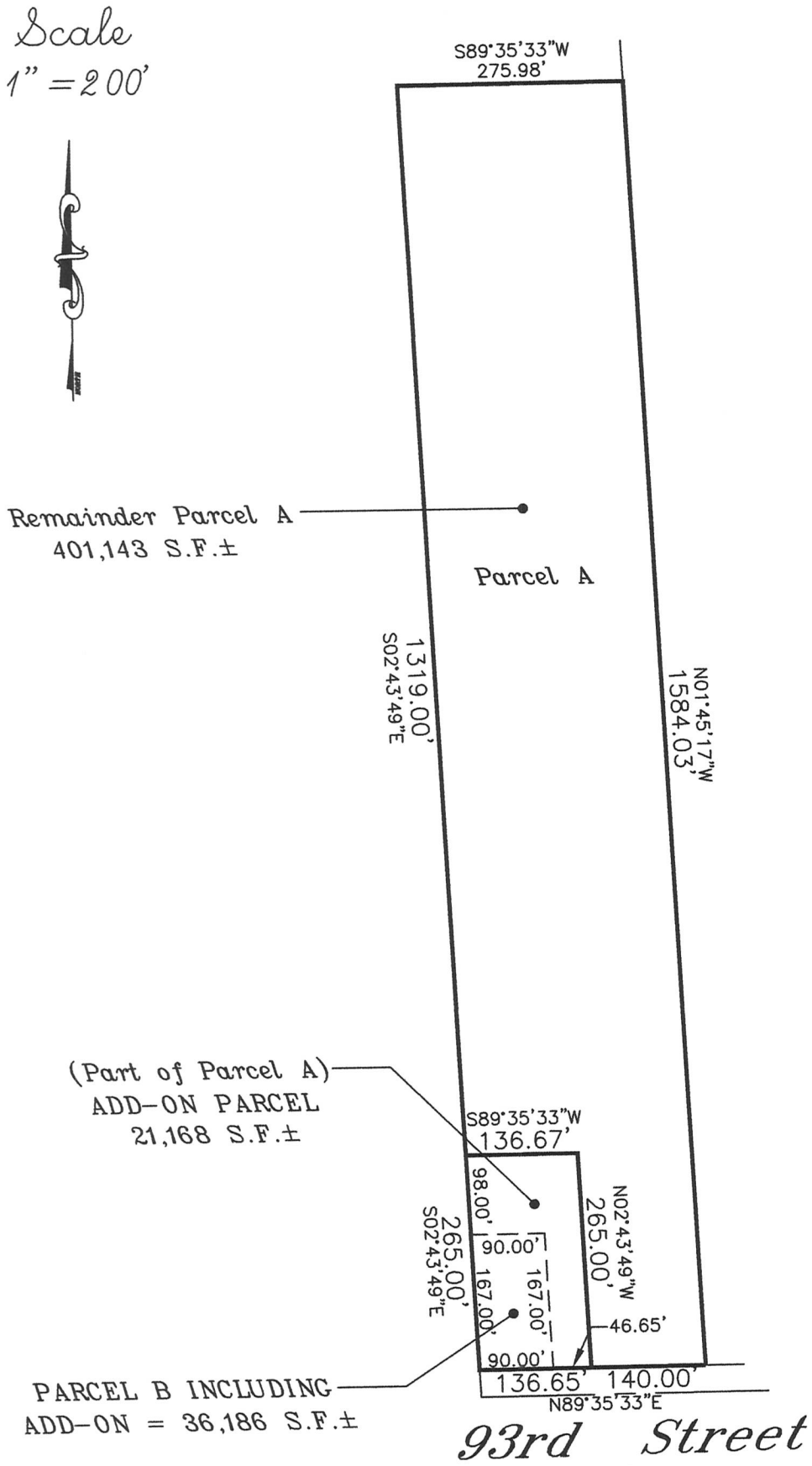
Thank you,

Michelle & Alan DeJoria
262-496-4996
mjdeloria@gmail.com

Re: 3464 93rd St.
Pleasant Prairie, WI
53158

address: 3464 – 93rd Street

Scale
1" = 200'



LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT:

PARCEL TO BE DETACHED FROM TAX KEY NO: 91-4-122-133-0255 (PARCEL A CERTIFIED SURVEY MAP NO. 1602) AND ADD-ON PARCEL TO TAX KEY NO: 91-4-122-133-0260 (PARCEL B CERTIFIED SURVEY MAP NO. 1602).

Part of Parcel A of Certified Survey Map No. 1602, a plat on file and of record in the Kenosha County Land Registry; lying and being in part of the Southwest Quarter of Section 13, Town 1 North, Range 22 East of the Fourth Principal Meridian and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as: Beginning at the southwest corner of said Parcel A; which is also the southeast corner of said Parcel B of said Certified Survey Map No. 1602; thence N89°35'33"E along the south line of said Parcel A, 46.65 feet; thence N02°43'49"W parallel to the west line of said certified survey map 265.00 feet; thence S89°35'33"W parallel to the south line of said certified survey map 136.67 feet to the west line of said Parcel A; thence S02°43'49"W along the west line thereof 98.00 feet to the northwest corner of aforesaid Parcel B; thence N89°35'33"E along the north line of said Parcel B, 90.00 feet to the northeast corner thereof; thence S02°43'49"E along the east line of said Parcel B, 167.00 feet to the southeast corner thereof and the point of beginning; containing 21,168 square feet, more or less.

The Plat of Survey for Lot Line Adjustment is hereby approved by the Village Board of The Village of Pleasant Prairie on the _____ day of _____, 2015.

.....
PLAN COMMISSION CHAIR, Thomas W. Terwall

.....
VILLAGE CLERK, Jane M. Romanowski

.....
VILLAGE PRESIDENT, John P. Steinbrink

Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded certified survey map.

denotes iron pipe

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143

WISCONSIN
JEFFREY K. RAMPART
2141
KENOSHA, WI
LAND SURVEYOR

I hereby certify that this property was surveyed under my direction and this plat is a true re-presentation thereof.

.....
Reg. Land Surveyor
July 28, 2015

Plat of Survey for Lot Line Adjustment

BETWEEN LOTS A & B OF

CERTIFIED SURVEY MAP NO. 1602

in SW1/4 Section 13-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-
Alan Deloria

VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #99-17

RESOLUTION TO ADOPT NEIGHBORHOOD PLANS FOR A PORTION OF THE ISETTS NEIGHBORHOOD LOCATED AT THE NORTHEAST CORNER OF 93RD STREET AND 39TH AVENUE (CTH EZ) IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

WHEREAS, the Village of Pleasant Prairie, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, the Village Plan Commission held a Public Informational Meeting on July 26, 1999 related to three (3) Neighborhood Plans for a portion of the Isetts Neighborhood generally located north of 93rd Street, south of 89th Street, east of 39th Avenue (CTH EZ) and west of 32nd Avenue in the Village; and

WHEREAS, the entire Isetts Neighborhood, as depicted on the Comprehensive Land Use Plan, is generally bounded by 85th Street to the north, 93rd Street to the south, 30th Avenue to the east and Cooper Road to the west--portions of this neighborhood also incorporated areas of the City of Kenosha; and

WHEREAS, Neighborhood Plans are based on geographical areas or neighborhoods as delineated in the Village's Comprehensive Land Use Plan, and are intended to provide the Village Plan Commission, the Village Board of Trustees and the Village residents with an early opportunity to review future probable patterns and densities of existing and proposed land uses within a developing or changing neighborhood; and

WHEREAS, Neighborhood Plans are presented to evaluate the compatibility of land uses, to identify how future land divisions could occur, plans how access roadways to the land divisions could be provided and examines the practicability of providing certain lot layouts, road layouts, parkways, open space, park areas, preservation areas, public community facilities, infrastructure improvements and municipal services to service the area. Neighborhood Planning is essential to the orderly growth of the community and establishes a framework as to how development should occur when it occurs; and

WHEREAS, the Village Comprehensive Land Use Plan indicates that the area located at the northeast corner of the 93rd Street and 39th Avenue (CTH EZ) is designated as Upper-Medium Density Residential -- meaning that the overall density of the neighborhood should be 6,200 to 11,999 square feet or more (per dwelling unit/lot) -- while maintaining environmental features such as wetlands, shorelands, floodplains and other environmental features; and

WHEREAS, the majority of the neighborhood is comprised primarily of large lot (one acre or greater lots), metes and bounds described, single-family residential development located along the north side of 93rd Street and along the east side of 39th Avenue with the interior portion of the neighborhood containing largely vacant and undeveloped land. There are multiple-family land uses located at the southeast corner of 89th Street and 39th Avenue and an institutional use (Lakeshore Tabernacle Church) located at the southwest corner of 89th Street and 34th Avenue; and

WHEREAS, three (3) alternative Neighborhood Plans are being considered for a portion of the Isetts Neighborhood. All three (3) of the Alternatives recommend that the area at the northeast corner of the 93rd Street and 39th Avenue (CTH EZ) be developed with single family residential lots.

Under Alternative 1 -- the average lot 24,600 square feet would provide for about 57 single family lots
Under Alternative 2 -- the average lot 18,750 square feet would provide for about 69 single family lots
Under Alternative 3 -- the average lot 22,220 square feet would provide for about 57 single family lots
(The areas used for public rights-of-way, wetlands, shoreland and the area needed for stormwater management which totals about 16-20% are excluded in these density calculations); and

WHEREAS, all three (3) Alternatives depict two (2) street connections to 93rd Street, and street connections/extensions of 33rd, 34th and 38th Avenues. None of the Alternative show any street connections to 39th Avenue (CTH EZ), the highway arterial. Alternatives 1 and 2 depict the westernmost 93rd Street connection as a through street, while Alternative 3 depicts this westernmost 93rd Street connection as a cul-de-sac.

NOW, THEREFORE, BE IT RESOLVED, that the Village Plan Commission on this 26th day of July, 1999 hereby adopts and supports the attached Neighborhood Plans **(Alternatives 1 and 3)** as presented at the Public Informational Meeting for that portion of the Isetts Neighborhood located in the Village of Pleasant Prairie for the area generally located at the northeast corner of the 93rd Street and 39th Avenue (CTH EZ) in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

BE IT FURTHER RESOLVED, that the Village of Pleasant Prairie Plan Commission shall periodically review the Neighborhood Plans and shall recommend extensions, changes or additions to the plans which the Village Plan Commission determines would be necessary. Shall the Village Plan Commission find that no changes are necessary, these finding shall be reported to the Village Board of Trustees.

PASSED AND ADOPTED this 26th day of July, 1999

VILLAGE OF PLEASANT PRAIRIE

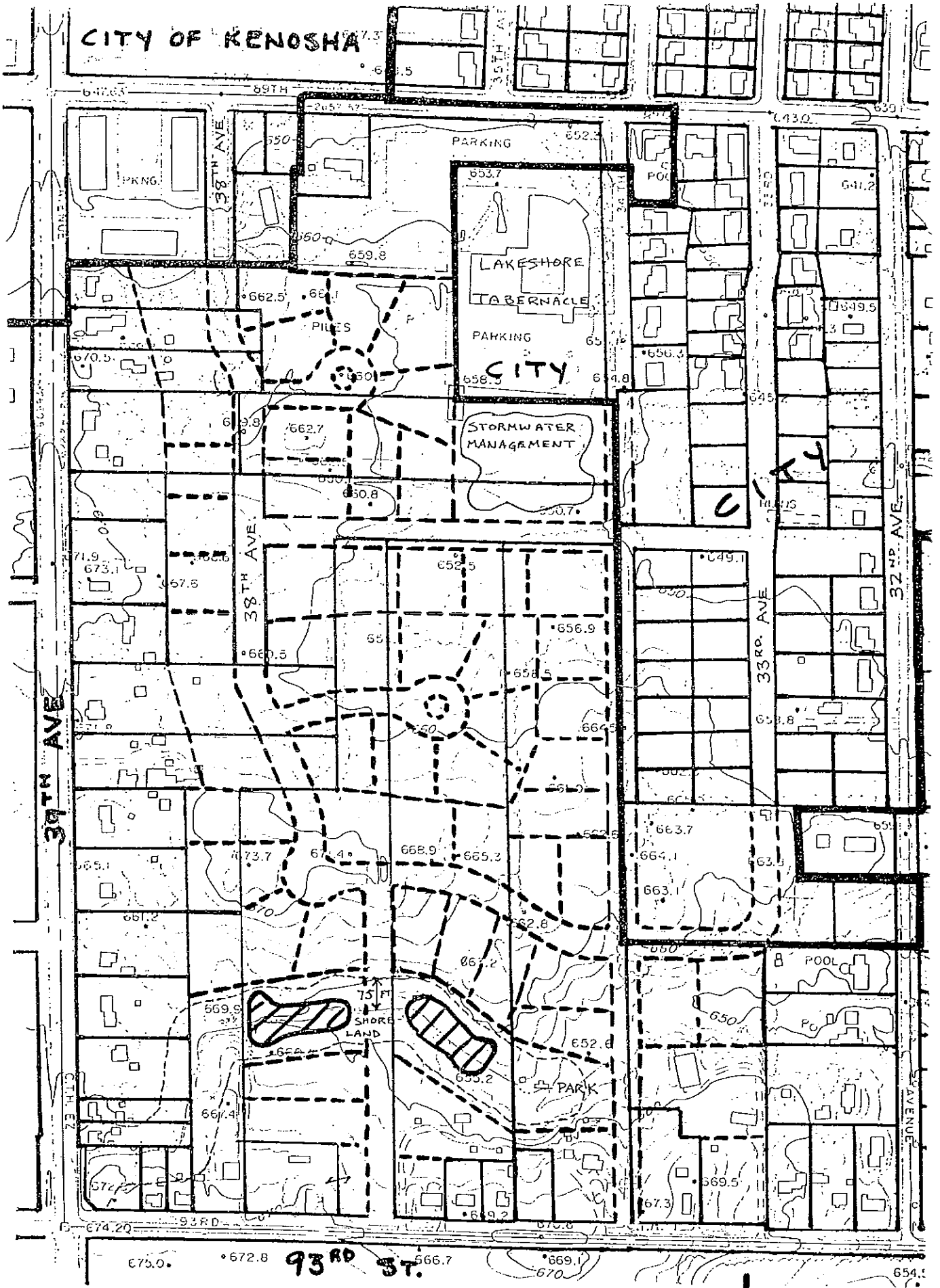
ATTEST:

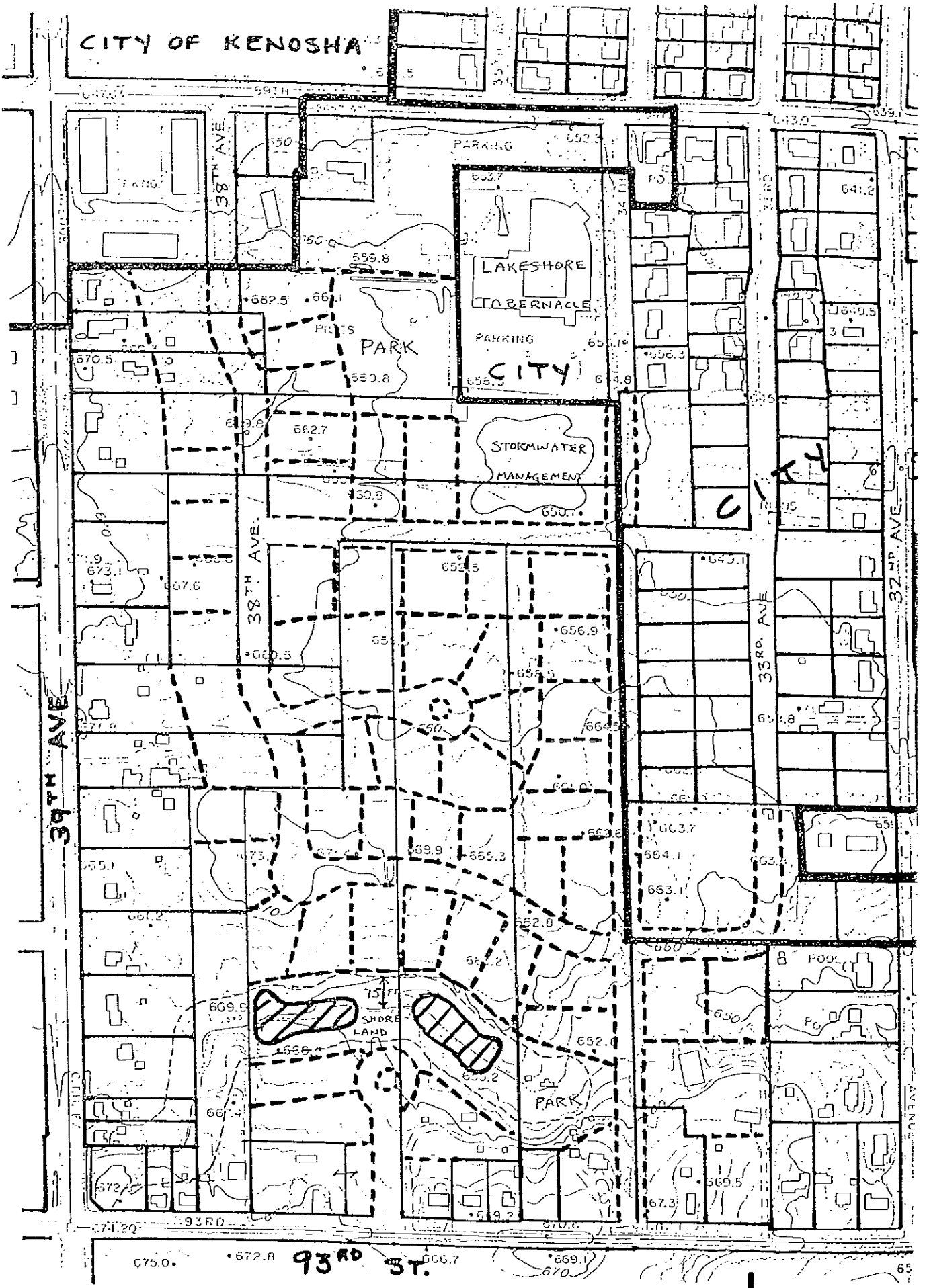
Thomas W. Terwall
Plan Commission Chairman

Donald L. Hackbarth
Plan Commission Secretary

Posted: 8/9/99

93rd St & 39th Ave.17


CITY OF KENOSHA
89TH
38TH AVE
PARKING
PKNG.
LAKESHORE TABERNACLE
PARKING
CITY
STORMWATER MANAGEMENT
PILES
38TH AVE
33RD AVE
32ND AVE
30TH AVE
75 FT SHORE LAND
PARK
POOL
93RD
93RD ST.
NEIGHBORHOOD SKETCH PLAN
ALT. 1
APPROX. 48 ACRES
57 LOTS
24,600 AVG. LOT
WETLANDS
1"=200
N



ALT 3

NEIGHBORHOOD SKETCH PLAN

Approx. 48 Acres

57 Lots

WETLANDS

N

1"=20

Office of the Director of Public Works
John Steinbrink Jr., P.E.

To: Michael Pollocoff

From: John Steinbrink, Jr.

Subject: Loyalty Day Celebration

Date: August 17, 2015

National Loyalty Day is observed annually on May 1st. This day is set aside to reaffirm loyalty to the United States and for the recognition of the heritage of American freedom.

Communities throughout the country also celebrate this patriotic day with parades and ceremonies. Loyalty Day is a holiday that promotes patriotism and recognizes and honors those who serve to protect those freedoms.

The holiday was first observed in 1921. It was originally called "Americanization Day." It was recognized by the U.S. Congress in 1955, and made an official reoccurring holiday in 1958 (Public Law 85-529). President Eisenhower proclaimed May 1, 1955, the first observance of Loyalty Day. Loyalty Day has been recognized with an official proclamation every year by every president since its inception as a legal holiday in 1958.

VFWs across the country host Loyalty Day celebrations. Pleasant Prairie VFW Post 7308 is asking that Pleasant Prairie be the location for the Wisconsin 2016 Loyalty Day Parade and Ceremony on Saturday, April 30, 2016, to be held in Prairie Springs Park. A map of the proposed parade route is attached.

Pleasant Prairie VFW Post 7308 has achieved the recognition of All State Post for the past five years as well as being recognized by the National VFW as an All American Post for the past three years.

Pleasant Prairie VFW Post 7308 will coordinate the events and team with other veterans organizations, civic and community groups to promote a day for our families and friends to enjoy. This event will not only honor veterans, EMS and police but every American who contributes to support and defend this great country.

Staff recommends that the Village Board of Trustees approve Pleasant Prairie VFW Post 7308 request to host the 2016 Wisconsin Loyalty parade and ceremony in Pleasant Prairie.

.

0 130 260 520 780 1,040 Feet

Village of Pleasant Prairie

Department of Public Works

Loyalty Day
April 30, 2016

Loyalty Day Parade Route

Drawn By: Dan Harris

Checked by:

Sheet No. 01

Date: 8/5/2015

Office of the Village Administrator
Michael R. Pollocoff

MEMORANDUM

TO: Village Board

FROM: Michael R. Pollocoff, Village Administrator

DATE: August 12, 2015

SUBJECT: Site Lease Agreement between T-Mobile Central LLC ("T-Mobile") and the Village of Pleasant Prairie ("Village")

Lease Agreement

This T-Mobile Site Lease Agreement ("Agreement") is to accommodate T-Mobile's cellular commercial communications equipment within the 10' x 16' existing equipment shelter (shelter on the north side of the monopole tower) that was vacated by Cricket on April 24, 2015. T-Mobile cellular facility is located on the Village Hall Water Booster Station property at 1105 104th Street, the southeast quadrant of the 104th Street (STH 165) and Sheridan Road (STH 32) intersection (Tax Parcel Number 93-4-123-301-0901). T-Mobile is requesting Village Board approval of the Agreement which sets forth terms, rules and regulations for the facility. The re-use of the decommissioned Cricket shelter results in a win-win scenario for both T-Mobile and the Village.

T-Mobile improvements will generally include:

- The installation of six (6) new panel antennas and a microwave antenna mounted to a new platform at the 125 foot height on the existing 180 foot tall cell tower.
- The installation of new equipment in the exisiting160 square foot equipment shelter within a 20.25' x 23' lease area.
- The installation of two (2) new cables to power the 6 new panel antennas and the microwave antenna.

Cellular carriers at the Sheridan Road/104th Street Cellular Facility:

- 2004 - Nextel Communications and Village enter into a Ground Lease Agreement to allow the construction of a 180 foot monopole cell tower with 12 antennas (at the 150 foot monopole height) and associated 12' x 20' equipment shelter located on the south side of the monopole.
- 2007 – Amendment No. 1 to the Nextel Ground Lease Agreement to allow for additional antennas and a rent increase.
- 2008 – Cricket Communications and Village enter into a Ground Lease Agreement to allow the construction of a 10' x 16' equipment shelter on the north side of the monopole and 3 antennas (at the 177 foot monopole height).
- 2009 – Nextel assigned the original tower lease to TowerCo.

- 2010 - Second Amendment to the Ground Lease allows Open Range Communications to sublease 28 square feet of land from TowerCo to accommodate Open Range's ground-mounted WIMAX Broadband Internet communication equipment. The Open Range antennas are mounted at the at the 169 foot monopole height.
- 2012 - Third Amendment to the Ground Lease allows HierComm to sublease 9 square feet of land from TowerCo to accommodate ground-mounted equipment.
- 2012 – TowerCo becomes an affiliate of SBA. SBA became owner of the monopole tower.
- 2015 – Cricket and Village enter into a Lease Termination and Transfer Equipment Agreement.

Rent & Term – The lease specifies that T-Mobile will initially pay the Village $1,200/month in rent. The initial term of the lease is five (5) years and the initial term shall automatically renew for five (5) successive renewal terms of five (5) years each. Rent for each successive renewal term shall be an amount equal to one hundred ten percent (110%) of the rent for the immediately preceding term.

RECOMMENDATION

The Village staff recommends that the Village Board approve the Site Lease Agreement between T-Mobile and the Village subject to the following:

1. Village staff approval of a Commercial Communication Structure Permit for the T-Mobile facility.

2. The inclusion of any subsequently modified exhibits in the Site Lease Agreement.

SITE LEASE TRANSMITTAL

Site Number: CH96263A
Site Name: Sba Pleasant Prairie
Market: CH / ML

Date Turned In: 12/2/14
Site Acquisition Coordinator: Michael Carriglio

Attached please find:	***Market Information***
2 Landlord-signed leases 1 Landlord-signed/notarized memorandums ☐ Owner Authorization Agreement ☐ Landlord-signed W-9 ☐ Authorization to sign lease *(if applicable)*	Market Entity Name: T-Mobile Central LLC Type of Entity: Limited Liability Company Market address: 8550 W. Bryn Mawr, Suite 100 Chicago, IL 60631 Director Name: Faisal Afridi Director Title: Area Director, Engineering and Operations

NOTE: Enter a space (" ") into any fields which do not apply

Landlord Information

Landlord Name:	Village of Pleasant Prairie	2nd Landlord Name	N/A
Landlord Entity: *(i.e. individual, corporation, LLC, etc.)*	Municipality	*Additional Mailing Address (if any)*: ⇩	
Mailing Address:	Village of Pleasant Prairie 9915 39th Avenue Pleasant Prairie, WI 53158 Attn: Michael R. Pollocoff Village Administrator	Mailing Address:	N/A
Phone Number:	262-925-6721	Phone Number:	
Fax Number:	mpollocoff@plprairiewi.com	Fax Number	

Site Information		***Option Terms***	
Site Address:	Southeast Quadrant of 104th Street (STH 165) and Sheridan Road (STH 32)	Option Amount:	$1000 = one thousand dollars
Square Footage:	Pleasant Prairie, WI 53158	Option Term:	one (1) year
		Option Renewal	

Parcel Number:	93-4-123-301-0901 500 square feet <Assessor's Tax Parcel Number>TBD upon Due Diligence	Term:	one (1) year

Lease Terms		***Site Type:***
Payee Name:	Village of Pleasant Prairie	***Lease Use***
Rent Amount:	$1,200 = one thousand five hundred dollars	*Please choose one item below:*
Rent Frequency:	Monthly	☒ Ground only ☐ Tower only ☐ Tower and Ground
Rent Increase:	110% = one hundred ten percent *(over preceding term)*	☐ Rooftop ☐ Watertank
Utilities:	$200.00 = two hundred dollars	☐ DAS (Distributed Antenna System)
Lease Term:	five (5) years	☐ In-building
Renewal Terms:	five (5) additional five-year terms	☐ Easement only ☐ Other, please specify
Cancel Terms:	ninety (90) days prior	
Insurance:	One Million ($1,000,000.00)	
Aggregate Insurance:	Two Million ($2,000,000.00)	

Instructions: *The above table form section of this document is protected so fill-in fields will populate in the lease and MOL, which are unprotected. Be sure to check fill-in fields and other sections carefully for accuracy and proper format – make corrections. BE CAREFUL!*

Comments: (see below)

Approved by:

Real Estate Manager	Date	General Manager/Director	Date
Legal Department	Date	Vice President (if applicable)	Date

SITE LEASE AGREEMENT

This **SITE LEASE AGREEMENT** (this "**Agreement**") is effective the date of the last signature on this Agreement (the "**Effective Date**") by and between Village of Pleasant Prairie, a Wisconsin Municipal Corporation, 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 ("**Landlord**") and T-Mobile Central LLC, a Delaware limited liability company ("**Tenant**"), and hereafter may be referred to singularly as a "**Party**" or collectively as the "**Parties**".

Landlord and Tenant agree to the following:

1. Property Description. Landlord is the owner of the real property located at 1105 104th Street, located in the southeast quadrant of the 104th Street (STH 165) and Sheridan Road (STH 32) intersection, Pleasant Prairie, Wisconsin 53158, as further legally described on **Exhibit A** (the "**Property**"). The Property includes the premises which is comprised of approximately 465.75 square feet (20.25 feet x 23 feet) of ground space, inclusive of 160 square feet of space in an existing shelter ("Shelter"), plus any additional portions of the Property which Tenant may require for the use and operation of its facilities, including any perimeter fence and the ice bridge, landscaping areas which shall be maintained in good condition by the Tenant, as generally described on **Exhibit B** (the "**Premises**"). Tenant reserves the right to update the description of the Premises on **Exhibit B** to reflect any modifications or changes. Updates to the description of the Premises shall be made in writing by the Tenant to the Landlord and updates shall be approved by the Landlord, such approval not to be unreasonably withheld, conditioned or delayed.

2. Landlord Cooperation. During the Option Period and Term (as defined below), Landlord shall cooperate with Tenant's due diligence activities, which shall include, but not be limited to, access to the Property for inspections, testing, permitting related to the Permitted Uses (as defined below). Landlord authorizes Tenant to file, submit and obtain all zoning, land use and other applications for permits, licenses and approvals required for the Permitted Uses from all applicable governmental and quasi-governmental entities (collectively, the "**Governmental Approvals**"). Landlord's cooperation shall include the prompt execution and delivery of any documents necessary to obtain and maintain Government Approvals or utility services.

3. Antenna Facilities and Permitted Uses. Tenant leases the Premises for its equipment, personal property and improvements associated with Tenant's wireless communications business (the **"Antenna Facilities"**). The Premises may be used for the initial set of equipment used for the construction, installation, operation, maintenance, repair, addition, upgrading, removal or replacement of any and all Antenna Facilities (the "**Permitted Uses**"). If at any time the Tenant wishes to upgrade or change-out Antenna Facilities, then Landlord has the right to: 1) request that additional Governmental Approvals are applied for and granted prior to any such upgrades or equipment change-outs, and/or 2) renegotiate the Rent (as defined below). The Antenna Facilities shall remain the exclusive property of Tenant and shall not be considered fixtures. Tenant, at its expense, may use any and all reasonable means as Tenant deems necessary to control, secure or restrict access to the Antenna Facilities. Landlord hereby waives any and all lien rights it may have concerning the Antenna Facilities**.** If necessary to maintain service, Tenant shall have the right to locate a cell-on-wheels, or other temporary antenna facility on the Property. Landlord shall cooperate with the placement of the temporary facility at a mutually acceptable location. The Tenant may be required to apply for and obtain the necessary permit(s) from the Landlord prior to locating a cell-on-wheels, or other temporary antenna facility on the Property, and Landlord shall cooperate with Tenant and Tenant shall cooperate with Landlord in the issuance of such permits.

4. Lease Term.

a) The Initial Term of the Lease shall be five (5) years commencing on the earlier to occur of: (i) the date Tenant commences construction of the Antenna Facilities, or (ii) one hundred eighty (180) days from the Effective Date (the "**Commencement Date**"), and ending at 11:59 p.m. on the day

immediately preceding the fifth (5th) anniversary of the Commencement Date (the "**Initial Term**"). Upon the Commencement Date, this Agreement shall constitute a lease of the Premises on the terms and conditions herein (the "**Lease**"). The Initial Term, together with any Renewal Terms and Extended Periods are referred to collectively as the "**Term**."

b) The Initial Term shall automatically renew for five (5) successive renewal terms of five (5) years each (each a "**Renewal Term**"), provided, however, that Tenant may elect not to renew by providing notice prior to the expiration of the then current Term.

c) Upon the expiration of the final Renewal Term, Tenant shall have the right to continue to occupy the Premises and the Term shall automatically extend for successive one (1) year periods (each, an "**Extended Period**"). Landlord may terminate the renewal of any Extended Period by delivery of notice to the Tenant at least six (6) months prior to the end of the then current Extended Period. Likewise, Tenant may terminate the renewal of any Extended Period by delivery of notice to the Landlord at least six (6) months prior to the end of the then current Extended Period.

5. Rent/Other Charges.

a) Upon the Commencement Date, Tenant shall pay Landlord rent in the amount of one thousand two hundred and no/100 dollars ($1,200.00) per month (the "**Rent**"). Tenant shall deliver Rent to Landlord at the address specified in Section 18, or by electronic payment. The first Rent payment shall be due within twenty business (20) days after the Commencement Date. Subsequent Rent shall be payable by the fifth (5th) day of each month.

b) The Rent for each successive Renewal Term shall be an amount equal to one hundred ten percent (110%) of the Rent for the immediately preceding Term (the **"Adjusted Rent"**). The Adjusted Rent shall continue to be paid on a monthly basis. The Adjusted Rent for each Extended Period shall be increased by five percent (5%) of the Rent paid over the preceding Term.

c) Rent for any partial month shall be prorated on a per day basis, based on the number of days in the month in question. Landlord, within reason, shall cooperate with Tenant regarding the use of any electronic rent payment systems or the provision of any associated documentation. Tenant may condition payment of Rent and any other sums payable under this Agreement upon Tenant's receipt of a duly completed IRS form W-9, or similar governmental form.

d) Any charges payable under this Agreement other than Rent shall be billed by Landlord to Tenant within twelve (12) months from the date the charges were incurred or due.

e) Tenant shall not be entitled to occupy the Property and commence work to construct the Improvements until Tenant makes the first payment of rent.

f) As additional consideration for Landlord entering into this Agreement, Tenant shall reimburse Landlord up to one thousand and no/100 dollars ($1,000.00) for Landlord's attorney's and consultant fees incurred in the negotiation of this Agreement. Such reimbursement shall be made by Tenant within forty-five (45) days of Tenant's receipt of an invoice and supporting documentation from Landlord.

6. Generator. If Tenant installs a temporary (back-up) generator due to a power outage impacting Tenant's ability to operate the Antenna Facilities, the generator shall be housed adjacent to the Premises in a mutually agreed upon location. If at some point in the future Tenant installs a permanent (back-up) generator, the generator shall be housed adjacent to the Premises in a mutually agreed upon location.

7. Antenna Facilities Maintenance. Antennas and other monopole-mounted equipment shall be painted to match the color of the existing monopole. Such painting shall be Tenant's responsibility and at Tenant's expense. During the Term, Tenant shall maintain the portion of the Premises over which

it has exclusive control, including the Shelter, fence and landscaping within the Premises, and shall maintain the Antenna Facilities in good condition and in good operating condition and repair. Tenant shall repair any defect in the above within ninety (90) days, after receipt of written notice from Landlord describing such defect, unless the defect constitutes an emergency, in which case Tenant shall cure the defect as quickly as possible, but not later than five (5) working days after receipt of written notice. If Tenant fails to make such repairs, Landlord may do so, and the cost thereof shall be payable by Tenant to the Landlord on demand together with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws, or, at Tenant's option, Landlord may deduct such amounts paid out of any rents or other sums that may be due or owing under this Agreement. In the event of an emergency, Tenant, at its option, may make such repairs at Tenant's expense, before giving any written notice, but Tenant shall notify Landlord in writing within three (3) business days following such emergency. Equipment upgrades shall not be made during emergency repairs unless required Governmental Approvals have been obtained.

8. Interference. Tenant agrees to install its equipment (both the initial equipment and any equipment upgrades) of the type and frequency which will not cause harmful radio frequency communication interference (or any other type of interference), which is measurable in accordance with then-existing industry standards, to any equipment of the Landlord or other lessees of the Property which existed on the Property prior to the Effective Date of this Agreement.

In the event any Tenant's equipment causes such interference, and after Landlord has notified Tenant in writing of such interference, Tenant will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at Tenant's option, powering-down such equipment and later powering-up such equipment for intermittent testing. Tenant shall make a good faith effort to remedy all interference issues. If an interference problem cannot be remedied within 90 days from the date of Landlord's written notification of the interference, then Landlord retains the right to either demand relocation of the Antenna Facilities (with proper Governmental Approvals) or terminate this Agreement. Landlord agrees that Landlord and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then-existing industry standards to the then-existing equipment of Tenant's. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

9. Utility Services.

a) Tenant, at its sole responsibility and cost, shall have the right to connect to, maintain, repair, upgrade, remove or replace existing utility related equipment and shall have the right to install new utility related equipment to service its Antenna Facilities, or cell-on-wheels on, or serving the Property (collectively, the "**Utility Facilities**").

b) Tenant shall be responsible for all utilities charges for electricity, or any other utility service used by Tenant on the Premises. Tenant shall install separate meters for Tenant's utility usage.

10. Access and Easements.

a) Landlord shall furnish, at no additional charge to Tenant, unimpeded and secure access to the Premises on a 24-hours-a-day, 7-days-a-week basis to Tenant and Tenant's employees, agents, contractors and other designees, unless weather conditions, acts of God, natural calamities, Landlord security issues related to the adjacent Water Booster Station and/or other matters outside the reasonable control of the Village occur. Tenant shall repair any damage to the access route it uses to access the Premises caused by it or its employees, contractors, agents or representatives.

b) Landlord grants Tenant, at no additional Rent or charge, easements on, over, under and across the Property for ingress, egress, communications, power and other utilities, construction,

demolition and access to the Premises and any Utility Facilities (collectively, the "Easements"). Landlord shall not modify, interrupt or interfere with any communications, electricity, or other utility equipment and easements serving the Property, except with the prior written approval of Tenant.

11. Termination. Tenant may terminate this Agreement without further liability, upon ninety (90) days prior written notice to Landlord, for any of the following reasons: (i) changes in local or state laws or regulations which adversely affect Tenant's ability to operate; (ii) a Federal Communications Commission ("**FCC**") ruling or regulation that is beyond the control of Tenant; (iii) technical or economic reasons; or (iv) if Tenant is unable to obtain any Governmental Approval required for the construction or operation of Tenant's Antenna Facilities. Upon ninety (90) days prior written notice to Landlord, Tenant may terminate this Agreement for any or no reason.

12. Removal at End of Term. Tenant shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove its equipment, above-ground and below-ground (to a minimum depth of five (5) feet) conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. Landlord agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of Tenant shall remain the personal property of Tenant and Tenant shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes Tenant to remain on the Premises after termination of this Agreement or within ninety (90) days after any earlier termination of the Agreement, Tenant shall pay rent at the then-existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the fixtures and all personal property are completed.

13. Casualty and Condemnation. If the Premises or Antenna Facilities are damaged or destroyed by wind, fire or other casualty, Tenant shall be entitled to negotiate, compromise, receive and retain all proceeds of Tenant's insurance and other claims and Tenant may terminate the Lease by written notice to Landlord. If the Premises, any Easements or Antenna Facilities are taken or condemned by power of eminent domain or other governmental taking, then: (a) Tenant shall be entitled to negotiate, compromise, receive and retain all awards attributable to (i) the Antenna Facilities, (ii) Tenant's leasehold interest in the Property, (iii) any moving or relocation benefit available to Tenant, and (iv) any other award available to Tenant that is not attributable to Landlord's title to or interest in the Property. If the Antenna Facilities are not operational due to casualty or condemnation, Tenant shall have the right to abate the Rent for that period time. In addition, Tenant may terminate the Lease by written notice to Landlord. If Tenant terminates the Lease in a case of casualty and/or condemnation, Tenant shall be required to pay to Landlord three (3) months of Rent (the equivalent of the 90 day termination).

14. Default and Right to Cure. A party shall be deemed in default under this Agreement if it fails to make any payment, or to perform any obligation required of it within any applicable time period specified and does not commence curing such breach within thirty (30) days after receipt of written notice of such breach from the non-defaulting party ("**Default**"). This Agreement, or Tenant's rights of possession shall not be terminated due to any Tenant Default unless: (a) the Default is material; (b) Landlord shall have given Tenant not less than thirty (30) days prior written notice, after the expiration of the cure period described above, and Tenant fails to cure or commence the cure of such Default within the second thirty (30) day notice period; and (c) Landlord lacks any other adequate legal or equitable right or remedy. If Tenant fails to make any payment or to perform any obligation required of it within any applicable time period specified and does not commence curing such breach within thirty (30) days after receipt of written notice of such breach from the non-defaulting party, then Landlord reserves the right to have Tenant, at its sole cost, completely remove its equipment, above-ground and below-ground (to a minimum depth of five (5) feet) conduits, fixtures and all personal property and restore the Premises to its original condition.

15. Taxes. Landlord shall pay when due all real estate taxes and assessments for the Property, including the Premises. Notwithstanding the foregoing, Tenant shall reimburse Landlord for any personal property tax paid for by Landlord which is solely and directly attributable to the presence or installation of

Tenant's Antenna Facilities during the Term. Landlord shall provide prompt and timely notice of any tax or assessment for which Tenant is liable. Tenant shall have the right to challenge any tax or assessment and Landlord shall cooperate with Tenant regarding such challenge.

16. Insurance and Subrogation and Indemnification.

a) During the Term, Tenant and Landlord each shall maintain Commercial General Liability Insurance in amounts of One Million and no/100 Dollars ($1,000,000.00) per occurrence and Two Million and no/100 Dollars ($2,000,000.00) aggregate. Each party may satisfy this requirement by obtaining the appropriate endorsement to any master insurance policy such party may maintain. Tenant and Landlord shall each maintain "all risk" or "special causes of loss" property insurance on a replacement cost basis for their respectively owned real or personal property.

b) Landlord and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of an insured loss, neither party's insurance company shall have a subrogated claim against the other party.

c) Subject to the property insurance waivers set forth in the preceding subsection (b), Landlord and Tenant each agree to indemnify and hold harmless the other party from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liabilities, including reasonable attorneys' fees, to the extent caused by or arising out of: (i) any negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, (ii) any spill or other release of any Hazardous Substances (as defined below) on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, or (iii) any breach of any obligation of the indemnifying party under this Agreement. The indemnifying party's obligations under this subsection are contingent upon its receiving prompt written notice of any event giving rise to an obligation to indemnify the other party and the indemnified party's granting it the right to control the defense and settlement of the same.

d) The provisions of subsections (b) and (c) above shall survive the expiration or termination of this Agreement.

17. Notices. All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. Landlord or Tenant may from time to time designate any other address for this purpose by providing written notice to the other party.

If to Tenant, to:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/CH96263A

If to Landlord, to:
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Michael R. Pollocoff
Village Administrator
262-925-6721
mpollocoff@plprairiewi.com

Per the W-9 Form Rent is to be paid to:
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Michael R. Pollocoff
Village Administrator
262-925-6721

18. Quiet Enjoyment, Title and Authority. Landlord covenants and warrants that: (a) Landlord has full right, power and authority to execute and perform this Agreement and to grant Tenant the leasehold interest and Easements contemplated under this Agreement; (b) Landlord has good and unencumbered title to the Property, free and clear of any liens or Mortgages (defined below) which shall interfere with Tenant's Lease or any rights to or use of the Premises; (c) the execution and performance of this Agreement shall not violate any laws, ordinances, covenants, or the provisions of any Mortgage, lease, or other agreement binding on Landlord; (d) Tenant's use and quiet enjoyment of the Premises shall not be disturbed; and (e) Landlord shall be responsible, at its sole cost and expense, for maintaining all portions of the Property (excluding the portion of the Premises over which Tenant has exclusive control) in good order and condition and in compliance with all applicable laws. Additionally, Landlord covenants that Tenant, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. Likewise, the Tenant covenants that Landlord shall be entitled to peaceably and quietly have, hold and enjoy the Property (outside of the Premises) and that Tenant shall refrain from interference in accordance with Paragraph 11 of this Agreement.

19. Environmental Laws. Landlord and Tenant shall comply with all federal, state and local laws in connection with any substances brought onto the Property that are identified by any law, ordinance or regulation as hazardous, toxic or dangerous (collectively, the "**Hazardous Substances**"). Tenant agrees to be responsible for all losses or damage caused by any Hazardous Substances that it may bring onto the Property and will indemnify Landlord for all such losses or damages. Landlord agrees to be responsible for all losses or damage caused by any Hazardous Substances on or entering the Property, except those brought onto the Property by Tenant, and will indemnify Tenant for all such losses or damages including the cost of any investigation or remediation, or other actions required to comply with applicable law. Landlord represents that it has no knowledge of any Hazardous Substances on the Property.

20. Assignment.

a) Tenant shall have the right to assign, sublease or otherwise transfer this Agreement, upon written notice to Landlord. Tenant shall be relieved of all liabilities and obligations and Landlord shall look solely to the transferee for performance under this Agreement. Upon receipt of a written request from Tenant, Landlord shall promptly execute an estoppel certificate. Tenant shall notify Landlord in writing of the name and address of any assignee or collateral assignee.

b) Landlord shall have the right to assign and transfer this Agreement only to a successor owner of the Property. Only upon Tenant's receipt of written verification of a sale, or transfer of the Property shall Landlord be relieved of all liabilities and obligations and Tenant shall look solely to the new landlord for performance under this Agreement. Landlord shall not attempt to assign, or otherwise transfer this Agreement separate from a transfer of ownership of the Property (the "**Severance Transaction**"), without the prior written consent of Tenant, which consent may be withheld or conditioned in Tenant's sole discretion. If Tenant consents to a Severance Transaction, Landlord and its successors and assigns shall remain jointly and severally responsible for the performance of all duties and obligations of the Landlord under this Agreement.

21. Relocation. Landlord must provide Tenant at least 90 days written notice of any repairs, maintenance or other work (the "**Work**") during the Term of the Lease which would require the relocation of the Antenna Facilities. Landlord agrees that the Work will not interfere with or alter the quality of the services provided by the Antenna Facilities. Tenant will be responsible for all expenses incurred by Tenant required to accommodate the Work.

22. Marking and Lighting Requirements. If any tower or other support structure for Tenant's Antenna Facilities is owned by Landlord, Landlord acknowledges that Landlord shall be responsible for compliance with all marking and lighting requirements of the Federal Aviation Administration and the FCC.

Landlord shall indemnify and hold Tenant harmless from any fines or other liabilities caused by Landlord's failure to comply with these requirements.

23. Miscellaneous.

a) The prevailing Party in any litigation or other legal proceedings arising under this Agreement (including any appeals and any insolvency actions) shall be entitled to reimbursement from the non-prevailing party for reasonable attorneys' fees and expenses.
b) This Agreement constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements with respect to the subject matter and Property. Any amendments to this Agreement must be in writing and executed by both Parties.
c) Landlord agrees to cooperate with Tenant in executing any documents which Tenant deems necessary to insure, protect Tenant's rights in, or use of, the Premises. Landlord shall execute and deliver: (i) a Memorandum of Lease in substantially the form attached as Exhibit C; and (ii) if the Property is encumbered by a deed, mortgage or other security interest (each, a "Mortgage"), a subordination, non-disturbance and attornment agreement using Tenant's form.
d) This Agreement shall be construed in accordance with the laws of the state or territory in which the Property is located, without regard to the principles of conflicts of law.
e) If any term of this Agreement is found to be void or invalid, the remaining terms of this Agreement shall continue in full force and effect. Any questions of particular interpretation shall be interpreted as to their fair meaning.
f) Each Party hereby represents and warrants to the other that this Agreement has been duly authorized, executed and delivered by it, and that no consent or approval is required by any lender or other person or entity in connection with the execution or performance of this Agreement.
g) If either Party is represented by any broker or any other leasing agent, such Party is responsible for all commission fee or other payment to such agent.
h) This Agreement and the interests granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.
i) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed facsimile and electronic copies of this Agreement shall legally bind the Parties to the same extent as original documents.

LANDLORD: Village of Pleasant Prairie

By: _____
Printed Name: John P. Steinbrink
Title: Village President
Date: _____

TENANT: T-Mobile Central LLC,
a Delaware limited liability company

By: _____
Printed Name: Faisal Afridi
Title: Area Director, Engineering and Operations
Date: _____

_____
T-Mobile Legal Approval

EXHIBIT A
Legal Description

The Property is legally described as follows:

ALL THAT PARCEL OF LAND IN VILLIAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC # 1418292, ID# 93-4-123-301-0901, BEING KNOWN AND DESIGNATED AS FOLLOWS:

T.I.N., R 23 E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN:

SECTION 30; THAT PART OF THE NW1/4 OF THE NE1/4 MORE PARTICULARLY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 2449 RECORDED IN THE OFFICE OF THE KANOSHA COUNTY REGISTER OF DEED AS DOCUMENT NO. 1411698 BY FEE SIMPLE DEED FROM THE STATE OF WISCONSIN (DEPARTMENT OF NATURAL RESOURCES), FORMERLY KNOWN AS WISCONSIN CONSERVATION COMMISSION AS SET FORTH IN DOC # 1418292 DATED 12/02/2004 AND RECORDED 01/07/2005, KENOSHA COUNTY RECORDS, STATE OF WISCONSIN.

EXHIBIT B

Subject to the terms and conditions of this Agreement, the location of the Premises is generally described and depicted as shown below or in the immediately following attachment(s).

EXHIBIT C

Memorandum
of
Lease

[CONFIRM HEADING/MARGINS/FORMAT CONFORM TO STATE AND LOCAL REQUIREMENTS]

After Recording, Mail To:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/CH96263A
APN: 93-4-123-301-0901
Loan No.

MEMORANDUM OF LEASE

A Site Lease Agreement (the "Agreement") by and between the Village of Pleasant Prairie, a Wisconsin Municipal Corporation 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 ("Landlord") and T-Mobile Central LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property (as more particularly described in the Agreement, the "Premises"):

See Attached **Exhibit A** incorporated herein for all purposes.

Without limiting the terms and conditions of the Agreement, Landlord and Tenant hereby acknowledge the following:

1. Capitalized terms used, but not otherwise defined herein, shall have the meanings ascribed to such terms in the Agreement.
2. The Agreement shall constitute a lease upon the earlier to occur of: (i) the date Tenant commences construction of the Antenna Facilities (as defined therein), or (ii) one hundred eighty (180) days from the Effective Date of the Agreement (the "Lease"), the term of which shall initially be for five (5) years and will commence on the date upon which Tenant exercises its Option (the "Commencement Date").
3. Tenant shall have the right to extend the Lease for five (5) additional and successive five-year terms.
4. This memorandum is not a complete summary of the Lease. It is being executed and recorded solely to give public record notice of the existence of the Option and the Lease with respect to the Premises. Provisions in this memorandum shall not be used in interpreting the Lease provisions and in the event of conflict between this memorandum and the said unrecorded Lease, the unrecorded Lease shall control.
5. This memorandum may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: Village of Pleasant Prairie

By: _____
Printed Name: John P. Steinbrink
Title: Village President
Date: _____

TENANT: T-Mobile Central LLC

By: _____
Printed Name: Faisal Afridi
Title: Area Director, Engineering and Operations
Date: _____

[Notary block for Landlord]

[Landlord Notary block for a Corporation, Partnership, or Limited Liability Company]

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

This instrument was acknowledged before me on _____ by _____, [title] _____ of _____ a _____ [type of entity], on behalf of said _____ [name of entity].

Dated: _____

_____
Notary Public
Print Name _____
My commission expires _____

(Use this space for notary stamp/seal)

[Landlord Notary block for an Individual]

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____ N/A .

Dated: _____

_____
Notary Public
Print Name _____
My commission expires _____

(Use this space for notary stamp/seal)

[Notary block for Tenant]

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Faisal Afridi is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Area Director, Engineering and Operations of T-Mobile Central LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

_____
Notary Public
Print Name _____
My commission expires _____

(Use this space for notary stamp/seal)

Memorandum of Lease - Exhibit A
Legal Description

The Property is legally described as follows:

ALL THAT PARCEL OF LAND IN VILLIAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC # 1418292, ID# 93-4-123-301-0901, BEING KNOWN AND DESIGNATED AS FOLLOWS:

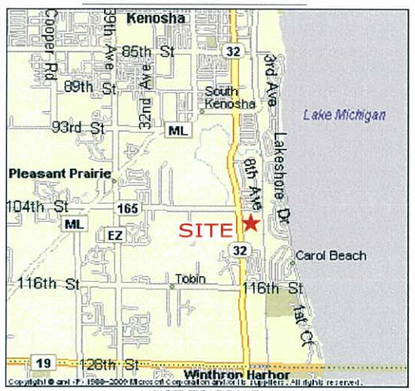
T.I.N., R 23 E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN:

SECTION 30; THAT PART OF THE NW1/4 OF THE NE1/4 MORE PARTICULARLY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 2449 RECORDED IN THE OFFICE OF THE KANOSHA COUNTY REGISTER OF DEED AS DOCUMENT NO. 1411698 BY FEE SIMPLE DEED FROM THE STATE OF WISCONSIN (DEPARTMENT OF NATURAL RESOURCES), FORMERLY KNOWN AS WISCONSIN CONSERVATION COMMISSION AS SET FORTH IN DOC # 1418292 DATED 12/02/2004 AND RECORDED 01/07/2005, KENOSHA COUNTY RECORDS, STATE OF WISCONSIN.

LEGEND

	Light Post		Found Section Corner Monument
	Power Pole	●	Found or Set Monument
○	Telephone Pedestal	+	Found or Set Cut Cross
-X-X-	Fence	59.75'	Measured
	Railroad Tracks	(60.00')	Record
	Centerline	DOC. NO.	Document Number
	Section Line	A & U	Access & Utility
	Building	PROPOSED	
	Asphalt		Access Easement
	Concrete		Utility Easement
			Lease Site Area

LOCATION MAP



NOT TO SCALE

SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

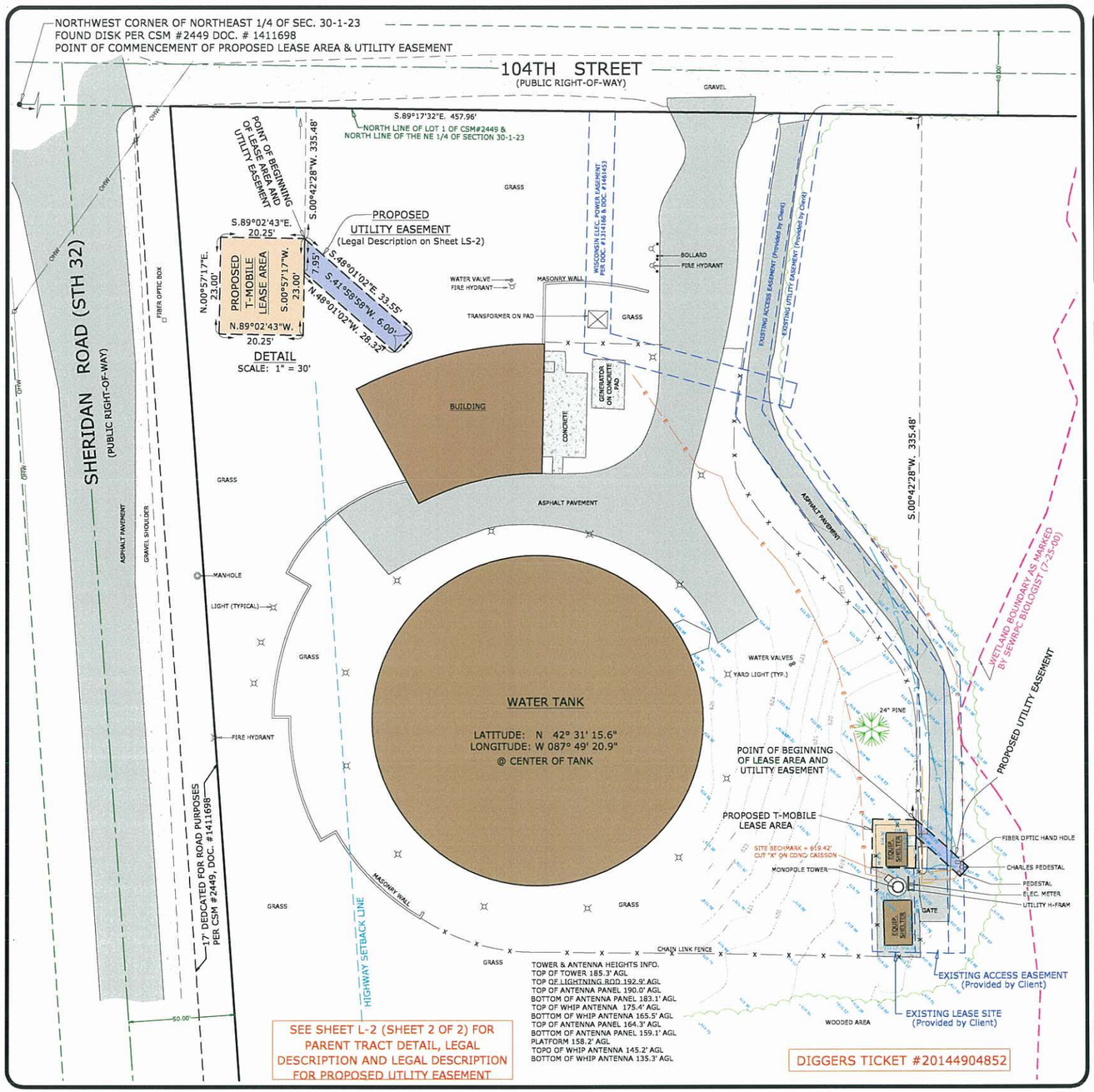
THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY ENCUMBERED BY THE LEASE SITE AND EASEMENT HEREON IS 93-4-123-301-0901.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 550613 0214 D, VILLAGE OF PLEASANT PRAIRIE, MAP NUMBER 55059C0214D, KENOSHA COUNTY, WISCONSIN AND INCORPORATED AREAS, WITH AN EFFECTIVE DATE OF JUNE 19, 2012.
ZONE "X" IS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A REPORT OF TITLE ISSUED BY US TITLE SOLUTIONS, AND IDENTIFIED AS FILE NO. 27514-WI0808-5034, REFERENCE NO. WI2013-WI0300, DATED 5/5/2009.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.



SEE SHEET L-2 (SHEET 2 OF 2) FOR PARENT TRACT DETAIL, LEGAL DESCRIPTION AND LEGAL DESCRIPTION FOR PROPOSED UTILITY EASEMENT

DIGGERS TICKET #20144904852

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON WISCONSIN STATE PLANE, SOUTH ZONE, NAD83 (2011)

MEAN MAGNETIC DECLINATION OBTAINED FROM U.S.G.S. 7 1/2 MINUTE SERIES MAP KENOSHA QUADRANGLE STATE OF ILLINOIS

LATITUDE: N 41° 31' 15.64"
LONGITUDE: W 087° 49' 20.99"
AT PROPOSED CENTERLINE OF TOWER
COMPLIES WITH F.A.A. 1/A ACCURACY REQUIREMENTS

SCALE : 1" = 60'

0' 15' 30' 60'

11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY.
ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

MN
GN
1°
18 MILS
0°33'
10 MILS

UTM GRID AND 1971 MAGNETIC NORTH DECLINATION AT CENTER OF QUAD MAP

LEGAL DESCRIPTION

PROPOSED LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LEASE AREA PURPOSES, BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2449 RECORDED IN THE OFFICE OF THE KENOSHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 1411698, IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 23 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 17 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 457.96 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 28 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 335.48 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 57 MINUTES 17 SECONDS WEST, 23.00 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 43 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.25 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 17 SECONDS EAST, 23.00 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 43 SECONDS EAST, 20.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 465.75 SQUARE FEET OR 0.010 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KENDALL }

I, CHARLES S. MARSHALL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 12/12/2014 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY SURVEYS SET FORTH BY WISCONSIN STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF APRIL, A.D. 2015.

CHARLES S. MARSHALL
STATE OF WISCONSIN
NO. 2463-8
BATAVIA, IL
LAND SURVEYOR

WISCONSIN REGISTERED LAND SURVEYOR NO. 2463-8
LICENSE EXPIRES 1/31/2016

NO.	DATE	REVISION
1.	12/12/2014	FIELD SURVEY COMPLETED
2.	1/21/2015	FINAL SURVEY COMPLETED
3.	4/29/2015	REVISED LEASE AREA & ADDED UTILITY EASEMENT PER CLIENT

ADVANCED SURVEYING & MAPPING
Putting the Pieces Together....
Since 1984

PREPARED BY:

ASM Consultants, Inc.
16 E. Wilson Street, Batavia, IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2015

PLAT OF SURVEY OF LEASE AREA AND EASEMENTS

PREPARED FOR:

T-Mobile USA, Inc.
8550 W Bryn Mawr Ave
Suite 100
Chicago, IL 60631
(773) 444-5400

Concordia Wireless
A division of Concordia Group, Ltd.
361 Randy Road, Suite 101
Carol Stream, IL 60188

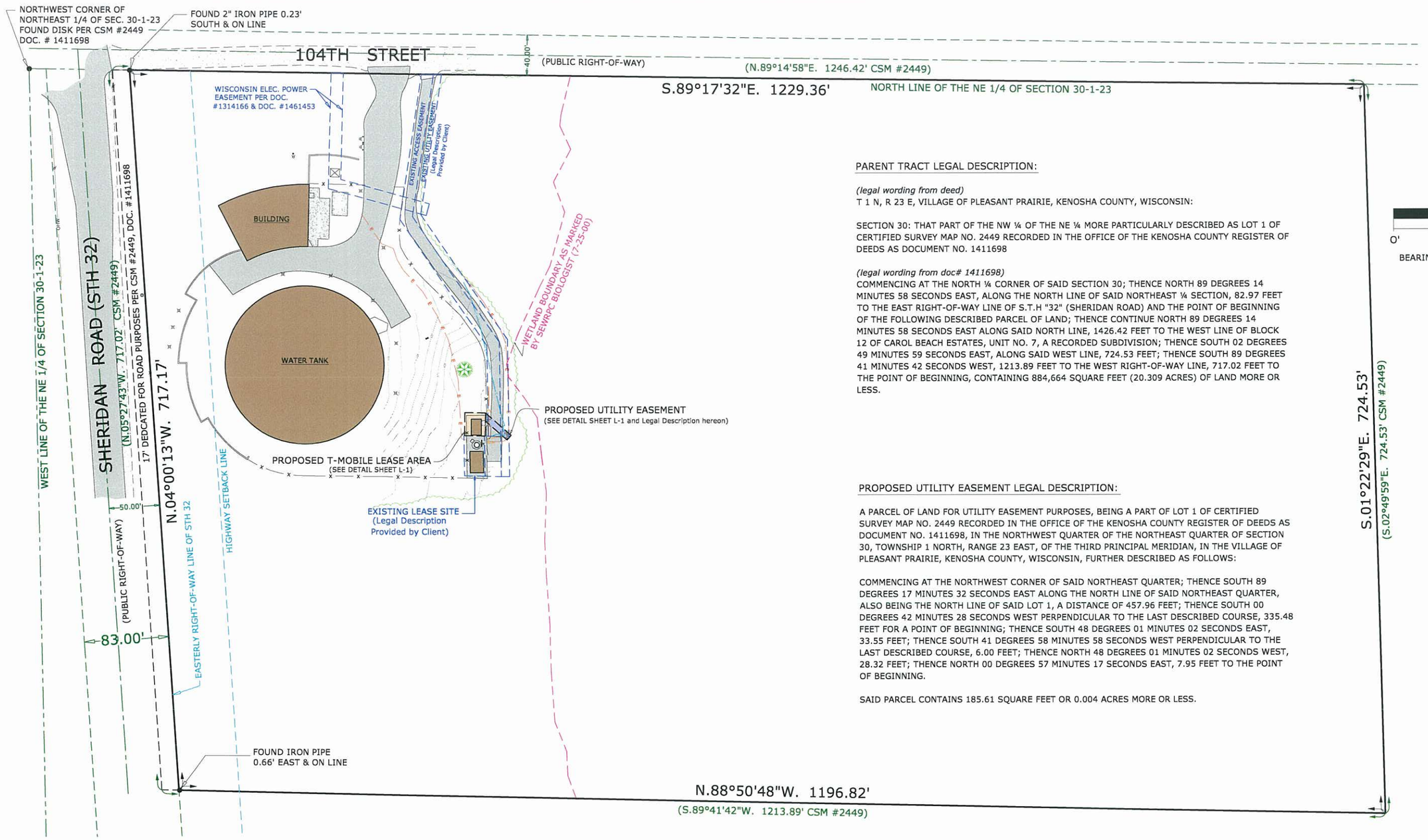
SITE DESIGNATION INFORMATION:

STH 32 & 104th Street
CH96263-A
STH 32 and 104th Street
Pleasant Prairie, WI 53158

DRAWN BY: PS
CHECKED BY: CSM

PROJECT NO. 810004A

LS-1
SHEET 1 OF 2



SCALE : 1" = 20'

0' 10' 20' 40'

BEARINGS SHOWN HEREON ARE BASED ON WISCONSIN STATE PLANE, SOUTH ZONE, NAD83 (2011)

PARENT TRACT LEGAL DESCRIPTION:

(legal wording from deed)
T 1 N, R 23 E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN:

SECTION 30: THAT PART OF THE NW ¼ OF THE NE ¼ MORE PARTICULARLY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 2449 RECORDED IN THE OFFICE OF THE KENOSHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 1411698

(legal wording from doc# 1411698)
COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 30; THENCE NORTH 89 DEGREES 14 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ¼ SECTION, 82.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.T.H "32" (SHERIDAN ROAD) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 14 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE, 1426.42 FEET TO THE WEST LINE OF BLOCK 12 OF CAROL BEACH ESTATES, UNIT NO. 7, A RECORDED SUBDIVISION; THENCE SOUTH 02 DEGREES 49 MINUTES 59 SECONDS EAST, ALONG SAID WEST LINE, 724.53 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, 1213.89 FEET TO THE WEST RIGHT-OF-WAY LINE, 717.02 FEET TO THE POINT OF BEGINNING, CONTAINING 884,664 SQUARE FEET (20.309 ACRES) OF LAND MORE OR LESS.

PROPOSED UTILITY EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2449 RECORDED IN THE OFFICE OF THE KENOSHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 1411698, IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 23 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 17 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 457.96 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 28 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 335.48 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 48 DEGREES 01 MINUTES 02 SECONDS EAST, 33.55 FEET; THENCE SOUTH 41 DEGREES 58 MINUTES 58 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 6.00 FEET; THENCE NORTH 48 DEGREES 01 MINUTES 02 SECONDS WEST, 28.32 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 17 SECONDS EAST, 7.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 185.61 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

ADVANCED SURVEYING & MAPPING — Putting the Pieces Together.... Since 1984

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advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2015

PLAT OF SURVEY OF LEASE SITE AND EASEMENT

PREPARED FOR:
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8550 W Bryn Mawr Ave
Suite 100
Chicago, IL 60631
(773) 444-5400

Concordia Wireless
A division of Concordia Group, Ltd.
361 Randy Road, Suite 101
Carol Stream, IL 60188

NO.	DATE	REVISION
1.	12/12/2014	FIELD SURVEY COMPLETED
2.	1/21/2015	FINAL SURVEY COMPLETED
3.	4/29/2015	REVISED LEASE AREA & ADDED UTILITY EASEMENT PER CLIENT

SITE DESIGNATION INFORMATION:
STH 32 & 104th Street
CH96263-A
STH 32 and 104th Street
Pleasant Prairie, WI 53158

DRAWN BY: PS
CHECKED BY: CSM

PROJECT NO. 810004A

L-2
SHEET 2 OF 2

SHEET INDEX

DRIVING DIRECTIONS

DRIVING DIRECTIONS FROM TAUBER OFFICE AT
2500 W BRYN MAWR AVE, CHICAGO, IL 60631

1. HEAD SOUTH TOWARD W BRYN MAWR AVE
2. TURN LEFT ONTO W BRYN MAWR AVE
3. TURN LEFT ONTO IL-171 N/N CUMBERLAND AVE
4. MERGE ONTO I-90 VIA THE RAMP TO ROCKFORD/I-294
5. MERGE ONTO I-90 W
6. TAKE THE EXIT ONTO I-294 N/TRI-STATE TOLLWAY
TOWARD MILWAUKEE
7. MERGE ONTO I-94 W
8. TAKE EXIT 9 FOR RUSSELL RD
9. TURN RIGHT ONTO RUSSELL RD
10. TURN LEFT ONTO GREEN BAY RD
11. TAKE THE 2ND RIGHT ONTO SPRINGBROOK RD
12. AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO 104TH ST
13. AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT STAY ON 104TH
14. TURN RIGHT ONTO SHERIDAN RD
DESTINATION WILL BE ON THE LEFT

TOTAL TRAVEL ESTIMATE: 47.1 MILES, ABOUT 50 MINUTES

REGIONAL MAP

VICINITY MAP

Scope of Work

THE SCOPE OF WORK CONSISTS OF A NEW WIRELESS INSTALLATION:

1. INSTALLATION OF (6) NEW ANTENNAS
2. INSTALLATION OF (1) SITE SUPPORT CABINET
3. INSTALLATION OF (2) COVP'S
4. INSTALLATION OF (5) RF MODULES
5. INSTALLATION OF (2) SYSTEM MODULES
6. INSTALLATION OF (1) GPS ANTENNA
7. INSTALLATION OF (1) HYBRID CABLE
8. INSTALLATION OF (1) FUTURE STEEL CUBE W/MODULES

T-Mobile

T-MOBILE Site Number

CH96263A

T-MOBILE Site Name

SBA PLEASANT PRAIRIE

SBA Site Number

WI48230A- CAROL BEACH

Site Address

STH 32 AND 104TH ST
PLEASANT PRAIRIE, WI 53158

811
Know what's below.
Call before you dig.

CALL DIGGERS HOTLINE
FOR UNDERGROUND UTILITIES PRIOR TO DIGGING
1-800-242-8511 OR 811

APPROVALS

T-MOBILE OPS _____
R.F. OPS _____
R.F. ENGINEER _____
SITE ACQUISITION _____
CONSTRUCTION _____
SITE OWNER _____

PROFESSIONAL LICENSURE

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS THE GOVERNING LOCAL BUILDING CODE.

WISCONSIN
GHAZWAN M. SADAT
49304
PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL - STATE OF WISCONSIN

EXPIRES: 07-31-16 SIGNED: 05-29-15

PROJECT INFORMATION

LATITUDE:	N 42° 31' 15.54"
LONGITUDE:	W 87° 46' 20.05"
SITE TYPE:	COLOCATION
JURISDICTION:	VILLAGE OF PLEASANT PRAIRIE
COUNTY:	KENOSHA
TOWER OWNER:	SBA TOWERS
GROUND OWNER:	VILLAGE OF PLEASANT PRAIRIE
POWER PROVIDER:	WE ENERGIES PHONE: (800) 714-7777
TELEPHONE PROVIDER:	AT&T PHONE: (800) 257-0902

LANDLORD CONTACT: SBA TOWERS
KENT MEIER
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487

APPLICANT: T- MOBILE
8550 W BRYN MAWR AVE,
SUITE 100
CHICAGO IL 60631
CONTACT: SHON SPARKS
PHONE: (773)-444-5857
PHONE: (773) 444-5400

SITE ACQUISITION: SAC WIRELESS
CONTACT: STEVE MANNING
PHONE: (630) 802-4068

ENGINEERING CONTACT: CONCORDIA WIRELESS, INC.
CONTACT: GM SADAT, PE
PHONE: (847) 961-0801
FAX: (847) 961-0803

CODES:
1. INTERNATIONAL BUILDING CODE 2012
2. NATIONAL ELECTRIC CODE (IEEE)
3. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION
5. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL TOWER AND ANTENNA SUPPORTING STRUCTURES
6. TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
7. APPLICABLE CODE IS CBC OF 2012

T-Mobile
T-MOBILE
8550 WEST BRYN MAWR AVE.
SUITE 100
CHICAGO, IL 60631
MAIN: (773) 444-5400

CONCORDIA, LTD
A PROFESSIONAL DESIGN FIRM
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CONCORDIA WIRELESS, INC.
361 RANDY ROAD
UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 961-0801

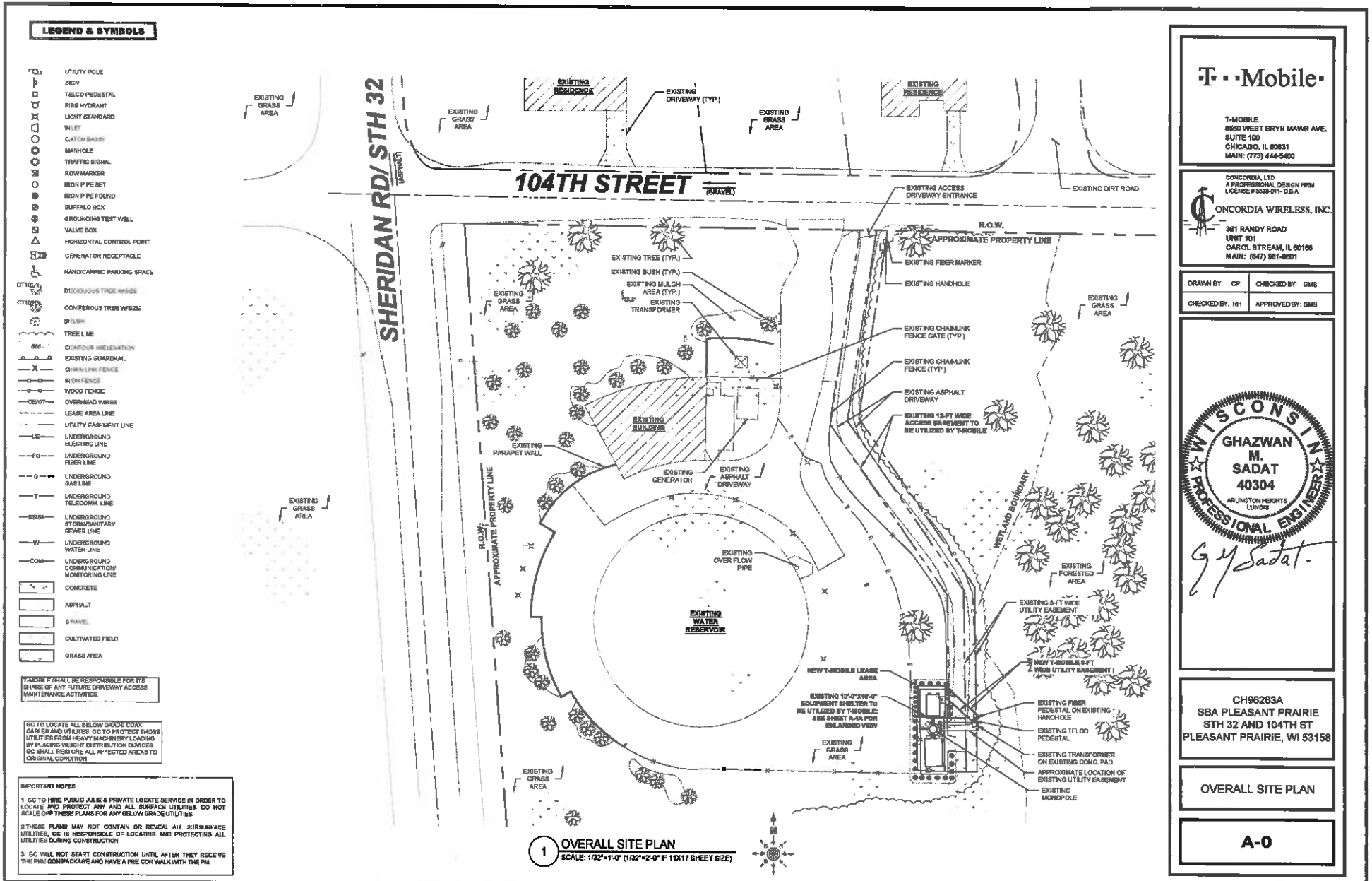
DRAWN BY:	CP	CHECKED BY:	GMS
CHECKED BY:	RH	APPROVED BY:	GMS

No.	Revision/Issue	Date	Initial
A	LEASE EXHIBIT	10/24/14	CP
B	90% REVIEW	11/19/14	AL
C	FINAL	12/15/14	HE
D	CITY COMMENTS	12/30/14	VG
E	REDESIGN	04/27/15	KC
F	FINAL	05/29/15	HE

CH96263A
SBA PLEASANT PRAIRIE
STH 32 AND 104TH ST
PLEASANT PRAIRIE, WI 53158

TITLE SHEET

T-1



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WISCONSIN
GHAZWAN M. SADAT
40304
ARLINGTON HEIGHTS ILLINOIS
PROFESSIONAL ENGINEER

CH96263A
SBA PLEASANT PRAIRIE
STH 32 AND 104TH ST
PLEASANT PRAIRIE, WI 53158

OVERALL SITE PLAN

A-0

1 EXISTING TOWER PHOTO
SCALE: N.T.S.

2 EXISTING SHELTER AND LANDSCAPING PHOTO
SCALE: N.T.S.

3 EXISTING SHELTER AND LANDSCAPING PHOTO
SCALE: N.T.S.

4 EXISTING SITE PHOTO
SCALE: N.T.S.

5 EXISTING SITE PHOTO
SCALE: N.T.S.

6 EXISTING SHELTER PHOTOS
SCALE: N.T.S.

T··Mobile·

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SUITE 100
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WISCONSIN
GHAZWAN M. SADAT
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ARLINGTON HEIGHTS ILLINOIS
PROFESSIONAL ENGINEER

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STH 32 AND 104TH ST
PLEASANT PRAIRIE, WI 53158

EXISTING SITE PHOTOS

A-0A

LEGEND & SYMBOLS

- UTILITY POLE
- SIGN
- TELCO PEDESTAL
- FIRE HYDRANT
- LIGHT STANDARD
- INLET
- CATCH BASIN
- MANHOLE
- TRAFFIC SIGNAL
- ROW MARKER
- IRON PIPE SET
- IRON PIPE FOUND
- BUFFALO BOX
- GROUNDING TEST WELL
- VALVE BOX
- HORIZONTAL CONTROL POINT
- GENERATOR RECEPTACLE
- HANDICAPPED PARKING SPACE
- DT16/24 DECIDUOUS TREE W/SIZE
- CT16/24 CONIFEROUS TREE W/SIZE
- BRUSH
- TREE LINE
- 866 CONTOUR W/ELEVATION
- EXISTING GUARDRAIL
- —X— CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- —OE/OT— OVERHEAD WIRES
- LEASE AREA LINE
- UTILITY EASEMENT LINE
- —UE— UNDERGROUND ELECTRIC LINE
- —FO— UNDERGROUND FIBER LINE
- —G— UNDERGROUND GAS LINE
- —T— UNDERGROUND TELECOMM LINE
- —SS/SA— UNDERGROUND STORM/SANITARY SEWER LINE
- —W— UNDERGROUND WATER LINE
- —CCU— UNDERGROUND COMMUNICATION/ MONITORING LINE
- CONCRETE
- ASPHALT
- GRAVEL
- CULTIVATED FIELD
- GRASS AREA

T-MOBILE SHALL BE RESPONSIBLE FOR ITS SHARE OF ANY FUTURE DRIVEWAY ACCESS MAINTENANCE ACTIVITIES

GC TO LOCATE ALL BELOW GRADE COAX CABLES AND UTILITIES. GC TO PROTECT THOSE UTILITIES FROM HEAVY MACHINERY LOADING BY PLACING WEIGHT DISTRIBUTION DEVICES. GC SHALL RESTORE ALL AFFECTED AREAS TO ORIGINAL CONDITION

THERE SHALL BE NO OUTSIDE STORAGE OF MATERIAL OR EQUIPMENT INSIDE NEW T-MOBILE LEASE AREA

EXISTING BUSHES (TYP.)
EXISTING MULCH AREA
EXISTING ASPHALT AREA
NEW FIBER DEMARCATION BOX, LOCATION TO BE CONFIRMED WITH FIBER PROVIDER
NEW T-MOBILE CIENA DELIVERY SWITCH MOUNTED ON INTERIOR SHELTER WALL W/ UNISTRUTS
EXISTING 200 AMP AC PANEL MOUNTED ON INTERIOR SHELTER WALL TO BE UTILIZED BY T-MOBILE
NEW T-MOBILE SITE SUPPORT CABINET W/ (2) SYSTEM MODULES MOUNTED ON TOP OF SSC USING UNISTRUTS
NEW T-MOBILE COVP AND ALARM BOX TO BE MOUNTED ON INTERIOR WALL W/ UNISTRUTS
FUTURE T-MOBILE STEEL CURB W/4 MODULES
(1) NEW T-MOBILE HYBRID CABLE ROUTED FROM BOTTOM COVP MOUNTED INSIDE NEW SHELTER TO COVP LOCATED ON EXISTING TOWER
EXISTING 10'-0"X15'-0" EQUIPMENT SHELTER TO BE UTILIZED BY T-MOBILE
EXISTING ICE BRIDGE TO BE UTILIZED BY T-MOBILE
NEW T-MOBILE GPS ANTENNA TO BE MOUNTED ON ICE BRIDGE POST
EXISTING OTHER CARRIER'S EQUIPMENT CABINET
EXISTING HIERCOMM INC. EQUIPMENT MOUNTED TO EXISTING POST
NEW T-MOBILE 20'-0" X 23'-0" LEASE AREA
EXISTING ASPHALT DRIVEWAY
EXISTING GENERATOR PLUG TO BE REPLACED WITH NEW Pan Loc GENERATOR PLUG MOUNTED ON EXTERIOR SHELTER WALL
EXISTING CONCRETE STOOP (TYP.)
EXISTING UTILITY H-FRAME
EXISTING MONOPOLE
EXISTING METER TO BE UTILIZED BY T-MOBILE
EXISTING OTHER CARRIER'S ICE BRIDGE (TYP.)
EXISTING CHAIN-LINK FENCE GATE (TYP.)
EXISTING 10'-2"X21'-4" SPRINT/NEXTEL EQUIPMENT SHELTER
EXISTING CHAIN-LINK FENCE (TYP.)
EXISTING MULCH AREA (TYP.)
NEW T-MOBILE 5-FT WIDE UTILITY EASEMENT
EXISTING FIBER PEDESTAL ON EXISTING HANDHOLE
EXISTING TELCO PEDESTAL
EXISTING TRANSFORMER ON EXISTING CONC. PAD
EXISTING TREE AREA
EXISTING GRASS AREA
EXISTING GRASS AREA
EXISTING TREE AREA
HVAC
HVAC
HVAC

1 NEW COMPOUND PLAN
SCALE: 1/4"=1'-0" (1/4"=2'-0" IF 11X17 SHEET SIZE)

N

T-Mobile

T-MOBILE
8550 WEST BRYN MAWR AVE.
SUITE 100
CHICAGO, IL 60631
MAIN: (773) 444-8400

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CONCORDIA WIRELESS, INC.
351 RANDY ROAD
UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 961-0601

DRAWN BY: CP	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS

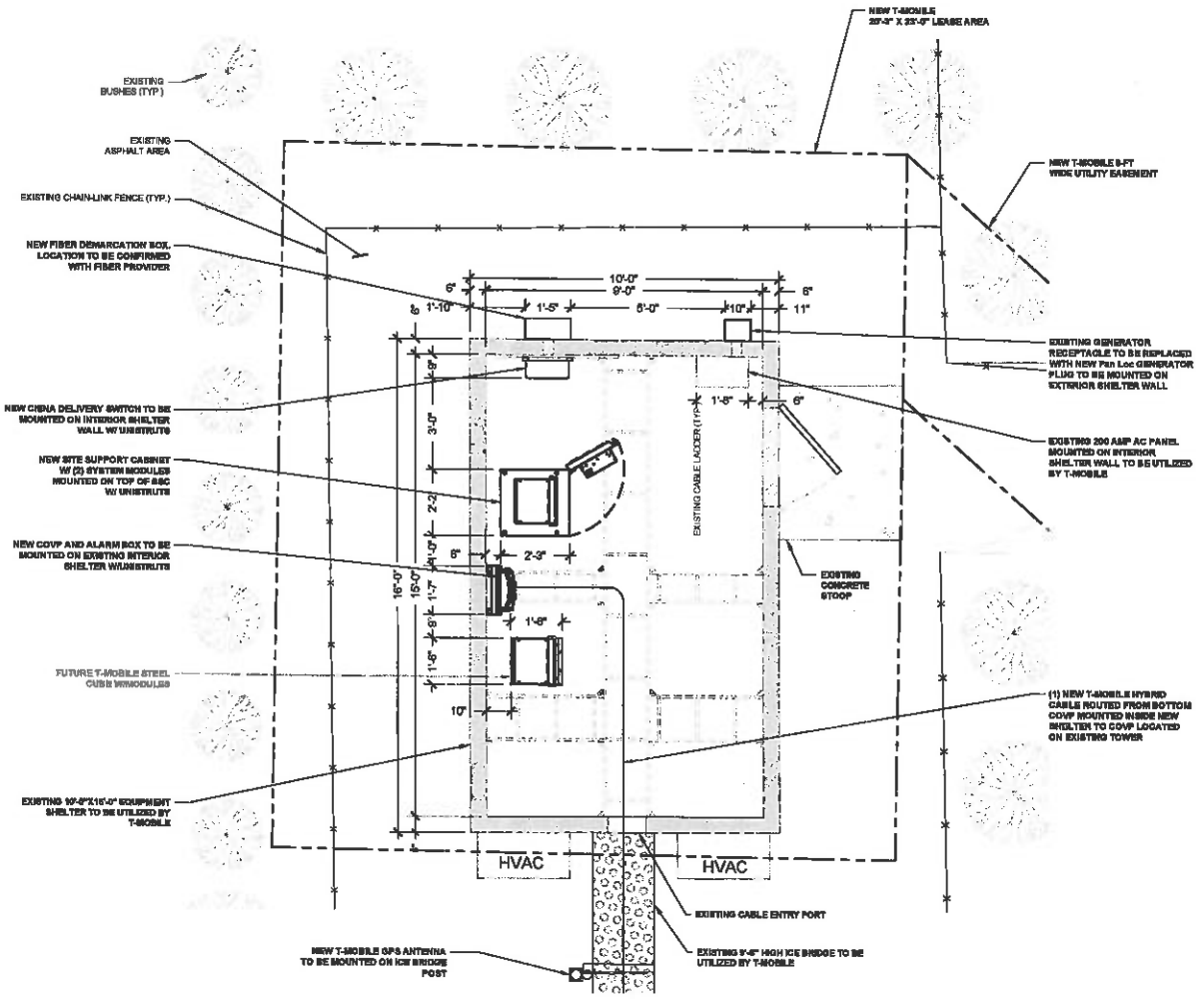
WISCONSIN
GHAZWAN M. SADAT
40304
ARLINGTON HEIGHTS ILLINOIS
PROFESSIONAL ENGINEER

G M Sadat

CH96263A
SBA PLEASANT PRAIRIE
STH 32 AND 104TH ST
PLEASANT PRAIRIE, WI 53158

COMPOUND PLAN

A-1



1 EQUIPMENT SHELTER LAYOUT
SCALE: 1/2"=1'-0" (1/2"=2'-0" IF 11X17 SHEET SIZE)

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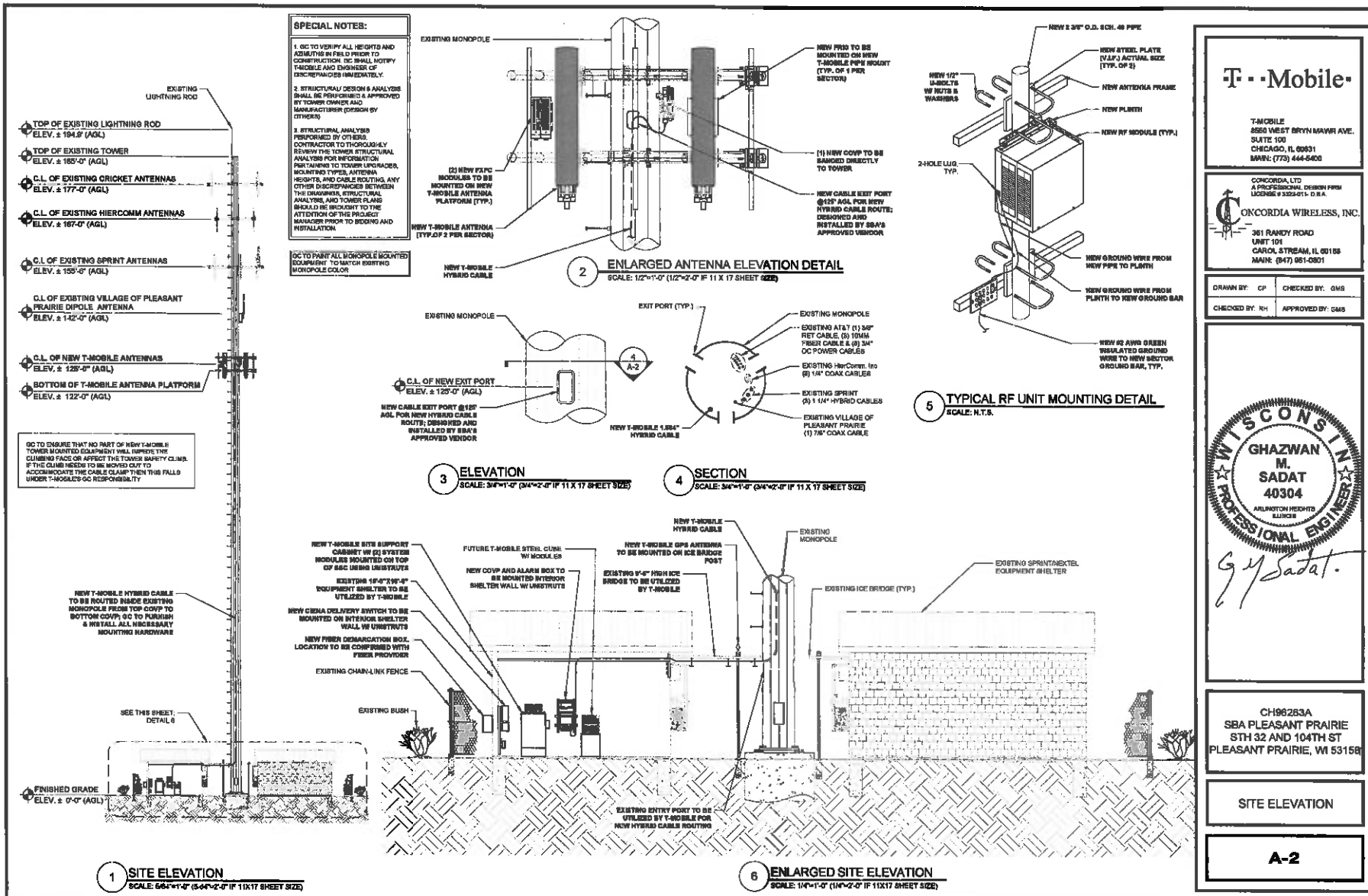
EQUIPMENT SHELTER LAYOUT

A-1A

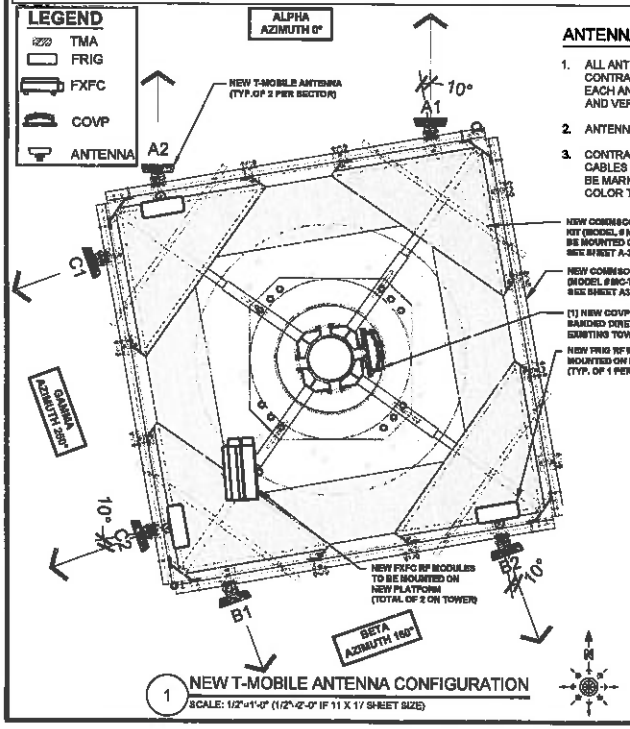

SPECIAL NOTES:
1. GC TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. GC SHALL NOTIFY T-MOBILE AND ENGINEER OF DISCREPANCIES IMMEDIATELY.
2. STRUCTURAL/ DESIGN & ANALYSIS SHALL BE PERFORMED & APPROVED BY TOWER OWNER AND MANUFACTURER (DESIGN BY OTHERS)
3. STRUCTURAL ANALYSIS PERFORMED BY OTHERS. CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION PERTAINING TO TOWER UPGRADES, MOUNTING TYPES, ANTENNA HEIGHTS, AND CABLE ROUTING. ANY OTHER DISCREPANCIES BETWEEN THE DRAWINGS, STRUCTURAL ANALYSIS, AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.
GC TO PAINT ALL MONOPOLE MOUNTED EQUIPMENT TO MATCH EXISTING MONOPOLE COLOR
EXISTING LIGHTNING ROD
TOP OF EXISTING LIGHTNING ROD ELEV. ± 194.9' (AGL)
TOP OF EXISTING TOWER ELEV. ± 185'-0" (AGL)
C.L. OF EXISTING CRICKET ANTENNAS ELEV. ± 177'-0" (AGL)
C.L. OF EXISTING HIERCOMM ANTENNAS ELEV. ± 167'-0" (AGL)
C.L OF EXISTING SPRINT ANTENNAS ELEV. ± 155'-0" (AGL)
C.L OF EXISTING VILLAGE OF PLEASANT PRAIRIE DIPOLE ANTENNA ELEV. ± 142'-0" (AGL)
C.L. OF NEW T-MOBILE ANTENNAS ELEV. ± 128'-0" (AGL)
BOTTOM OF T-MOBILE ANTENNA PLATFORM ELEV. ± 122'-0" (AGL)
GC TO ENSURE THAT NO PART OF NEW T-MOBILE TOWER MOUNTED EQUIPMENT WILL IMPEDE THE CLIMBING FACE OR AFFECT THE TOWER SAFETY CLIMB. IF THE CLIMB NEEDS TO BE MOVED OUT TO ACCOMMODATE THE CABLE CLAMP THEN THIS FALLS UNDER T-MOBILES GC RESPONSIBILITY
NEW T-MOBILE HYBRID CABLE TO BE ROUTED INSIDE EXISTING MONOPOLE FROM TOP COVP TO BOTTOM COVP; GC TO FURNISH & INSTALL ALL NECESSARY MOUNTING HARDWARE
SEE THIS SHEET, DETAIL 6
FINISHED GRADE ELEV. ± 0'-0" (AGL)
1 SITE ELEVATION
SCALE: 5/64"=1'-0" (5-64"=2'-0" IF 11X17 SHEET SIZE)
EXISTING MONOPOLE
(2) NEW FXPC MODULES TO BE MOUNTED ON NEW T-MOBILE ANTENNA PLATFORM (TYP.)
NEW T-MOBILE ANTENNA (TYP.OF 2 PER SECTOR)
NEW T-MOBILE HYBRID CABLE
NEW PR30 TO BE MOUNTED ON NEW T-MOBILE PIPE MOUNT (TYP. OF 1 PER SECTOR)
(1) NEW COVP TO BE BANDED DIRECTLY TO TOWER
NEW CABLE EXIT PORT @125' AGL FOR NEW HYBRID CABLE ROUTE; DESIGNED AND INSTALLED BY SBA'S APPROVED VENDOR
2 ENLARGED ANTENNA ELEVATION DETAIL
SCALE: 1/2"=1'-0" (1/2"=2'-0" IF 11 X 17 SHEET SIZE)
EXISTING MONOPOLE
C.L. OF NEW EXIT PORT ELEV. ± 125'-0" (AGL)
NEW CABLE EXIT PORT @125' AGL FOR NEW HYBRID CABLE ROUTE; DESIGNED AND INSTALLED BY SBA'S APPROVED VENDOR
4 A-2
3 ELEVATION
SCALE: 3/4"=1'-0" (3/4"=2'-0" IF 11 X 17 SHEET SIZE)
EXIT PORT (TYP.)
EXISTING MONOPOLE
EXISTING AT&T (1) 3/8" RET CABLE, (3) 10AWG FIBER CABLE & (9) 3/4" DC POWER CABLES
EXISTING HerComm, f/o (9) 1/4" COAX CABLES
EXISTING SPRINT (3) 1 1/4" HYBRID CABLES
EXISTING VILLAGE OF PLEASANT PRAIRIE (1) 7/8" COAX CABLE
NEW T-MOBILE 1.5/8" HYBRID CABLE
4 SECTION
SCALE: 3/4"=1'-0" (3/4"=2'-0" IF 11 X 17 SHEET SIZE)
NEW 2 3/8" O.D. SCH. 40 PIPE
NEW STEEL PLATE (V.I.F.) ACTUAL SIZE (TYP. OF 2)
NEW 1/2" U-BOLTS W/ NUTS & WASHERS
NEW ANTENNA FRAME
NEW PLINTH
NEW RF MODULE (TYP.)
2-HOLE LUG TYP.
NEW GROUND WIRE FROM NEW PIPE TO PLINTH
NEW GROUND WIRE FROM PLINTH TO NEW GROUND BAR
NEW #2 AWG GREEN INSULATED GROUND WIRE TO NEW SECTOR GROUND BAR, TYP.
5 TYPICAL RF UNIT MOUNTING DETAIL
SCALE: N.T.S.
NEW T-MOBILE SITE SUPPORT CABINET W/ (2) SYSTEM MODULES MOUNTED ON TOP OF S&C USING UNISTRUTS
EXISTING 15'-0"X30'-0" EQUIPMENT SHELTER TO BE UTILIZED BY T-MOBILE
NEW CIENA DELIVERY SWITCH TO BE MOUNTED ON INTERIOR SHELTER WALL W/ UNISTRUTS
NEW FIBER DEMARCATION BOX. LOCATION TO BE CONFIRMED WITH FIBER PROVIDER
EXISTING CHAIN-LINK FENCE
EXISTING BUSH
FUTURE T-MOBILE STEEL CUBE W/ MODULES
NEW COVP AND ALARM BOX TO BE MOUNTED INTERIOR SHELTER WALL W/ UNISTRUTS
NEW T-MOBILE HYBRID CABLE
NEW T-MOBILE GPS ANTENNA TO BE MOUNTED ON ICE BRIDGE POST
EXISTING 8'-0" HIGH ICE BRIDGE TO BE UTILIZED BY T-MOBILE
EXISTING MONOPOLE
EXISTING SPRINT/NEXTEL EQUIPMENT SHELTER
EXISTING ICE BRIDGE (TYP.)
EXISTING ENTRY PORT TO BE UTILIZED BY T-MOBILE FOR NEW HYBRID CABLE ROUTING
6 ENLARGED SITE ELEVATION
SCALE: 1/4"=1'-0" (1/4"=2'-0" IF 11X17 SHEET SIZE)
T-Mobile
T-MOBILE
8550 WEST BRYN MAWR AVE.
SUITE 100
CHICAGO, IL 60631
MAIN: (773) 444-5400
CONCORDIA, LTD
A PROFESSIONAL DESIGN FIRM
LICENSE # 3323-011- D.B.A.
CONCORDIA WIRELESS, INC.
361 RANDY ROAD
UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 681-0801
DRAWN BY: CP
CHECKED BY: GMS
CHECKED BY: RH
APPROVED BY: GMS
WISCONSIN
GHAZWAN M. SADAT
40304
ARLINGTON HEIGHTS ILLINOIS
PROFESSIONAL ENGINEER
CH96283A
SBA PLEASANT PRAIRIE
STH 32 AND 104TH ST
PLEASANT PRAIRIE, WI 53158
SITE ELEVATION
A-2

ANTENNA AND CABLE SCHEDULE

SECTOR	ALPHA				BETA				GAMMA			
LOCATION	A-2	-	-	A-1	B-2	-	-	B-1	C-2	-	-	C-1
TECHNOLOGY	LTE	-	-	UMTS/PCS	LTE	-	-	UMTS/PCS	LTE	-	-	UMTS/PCS
AZIMUTH	0				160°				250°			
SKEW DEGREE	10				10°				10°			
RAD CENTER	±125'-0"				±125'-0"				±125'-0"			
COLOR CODING	RED (5-8)	-	-	RED (1-4)	GREEN (5-8)	-	-	GREEN (1-4)	BLUE (5-8)	-	-	BLUE (1-4)
MODEL #	ANDREW TMBXX-6516-A2M	-	-	ANDREW TMBXX-6516-A2M	ANDREW TMBXX-6516-A2M	-	-	ANDREW TMBXX-6516-A2M	ANDREW TMBXX-6516-A2M	-	-	ANDREW TMBXX-6516-A2M
MECHANICAL DOWNTILT	0	-	-	0	0	-	-	0	0	-	-	0
ELECTRICAL DOWNTILT	2	-	-	2	2	-	-	2	2	-	-	2
RRU TYPE	FRIG	-	-	(**)	FRIG	-	-	(2) FXFC	FRIG	-	-	(**)
HCS DIA. & TYPE	1.554" HIGH CAPACITY	-	-	-	-	-	-	-	-	-	-	-
HCS ACTUAL LENGTH	±165'	-	-	-	-	-	-	-	-	-	-	-
HCS FACTORY LENGTH	178'	-	-	-	-	-	-	-	-	-	-	-
BUNDLE DIA. & TYPE	-	-	-	-	-	-	-	-	-	-	-	-
BUNDLE FACTORY LENGTH	-	-	-	-	-	-	-	-	-	-	-	-
JUMPER TYPE FROM COVP TO RRU	HYBRID JUMPER	-	-	HYBRID JUMPER	HYBRID JUMPER	-	-	HYBRID JUMPER	HYBRID JUMPER	-	-	HYBRID JUMPER
JUMPER LENGTH	18'	-	-	(**)	12'	-	-	16'	18'	-	-	(**)
JUMPER TYPE FROM RRU TO ANTENNA	RF JUMPER	-	-	RF JUMPER	RF JUMPER	-	-	RF JUMPER	RF JUMPER	-	-	RF JUMPER
JUMPER LENGTH	9'	-	-	19'	6'	-	-	10'	9'	-	-	15'

RET JUMPER DAISY-CHAIN FROM ALPHA SECTOR TO BETA & GAMMA SECTORS
(**) - UTILIZE FXFC FROM BETA SECTOR

LEGEND
- TMA
- FRIG
- FXFC
- COVP
- ANTENNA



1 NEW T-MOBILE ANTENNA CONFIGURATION
SCALE: 1/2"=1'-0" (1/2"=2'-0" IF 11 X 17 SHEET SIZE)

ANTENNA AND COAXIAL CABLE SCHEDULE

1. ALL ANTENNAS SHALL BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR SHALL COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER. ANTENNA DOWNTILT SHALL BE SET AND VERIFIED BY A SMART LEVEL.
2. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0'-0"
3. CONTRACTOR SHALL INSTALL COLOR CODE RINGS ON EACH OF THE HYBRID CABLES AND JUMPER CABLES WITH UV RESISTANT TAPE. ALL CABLE SHALL BE MARKED AT TOP AND BOTTOM WITH 2" COLOR TAPE OR STENCIL TAG. COLOR TAPE MAY BE OBTAINED FROM GRAYBAR ELECTRONICS.

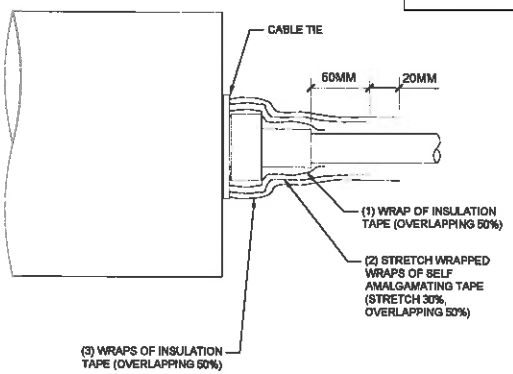
GC TO ENSURE THAT NO PART OF NEW T-MOBILE TOWER MOUNTED EQUIPMENT WILL IMPEDE THE CLIMBING FACE OR AFFECT THE TOWER SAFETY CLIMB. IF THE CLIMB NEEDS TO BE MOVED OUT TO ACCOMMODATE THE CABLE CLAMP THEN THIS FALLS UNDER T-MOBILE'S GC RESPONSIBILITY

NOTES :

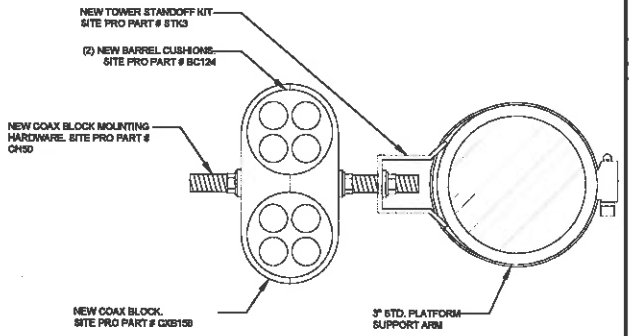
1. GC TO VERIFY FINAL RF CONFIGURATION w/T-MOBILE RF ENGINEER PRIOR TO INSTALLATION.

2. GC TO VERIFY W/ T-MOBILE RF ENGINEER WHICH PORTS SHALL REMAIN UNUSED; GC TO INSTALL A CAP ON ALL UNUSED PORTS

JUMPERS TO BE TORQUED TO 221.27 INLBS



2 RF JUMPER CONNECTION DETAIL
SCALE: N.T.S.



3 RF JUMPER MOUNTING DETAIL
SCALE: N.T.S.

T-Mobile
T-MOBILE
6550 WEST BRYN MAWR AVE.
SUITE 100
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CONCORDIA, LTD
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LICENSE # 5328-011- D.B.A
CONCORDIA WIRELESS, INC.
381 RANDY ROAD
UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 961-0801

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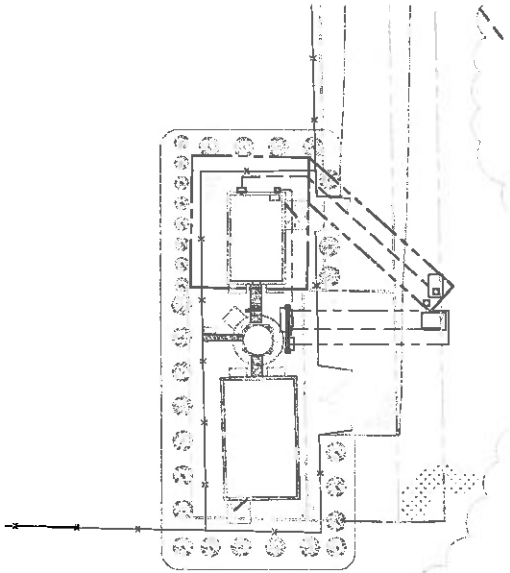
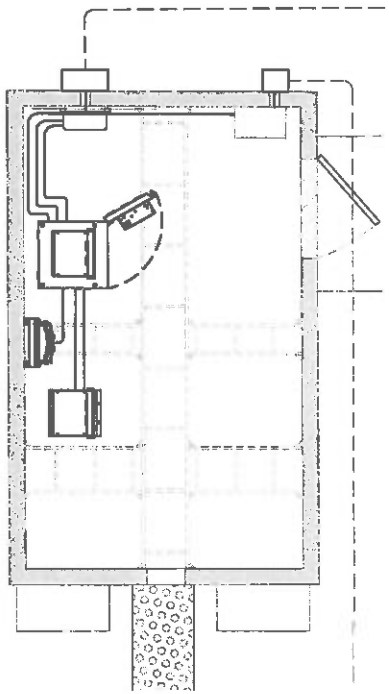
CABLE SCHEDULE & ANTENNA DETAILS

A-3





SERVICE CONDUIT LENGTH (TO PPC CABINET ONLY- EXCLUDING LENGTH FOR CONDUITS TO SSC CABINET)		NOTE: * THE CONDUIT LENGTH GIVEN IS BASED ON THE DRAWING +15%. THE EXACT LENGTH TO BE VERIFIED IN FIELD. GC TO VERIFY LENGTHS AFTER COORDINATING W/ SERVICE UTILITY COMPANIES.
FIBER	±62'	
ELECTRIC	EXISTING	

BIDDING

T-Mobile

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8550 WEST BRYN MAWR AVE.
SUITE 100
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PLEASANT PRAIRIE, WI 53158

ELECTRICAL SITE PLAN AND DETAILS

E-1

MEMORANDUM

TO: VILLAGE BOARD OF TRUSTEES

FROM: JOHN P. STEINBRINK SR.
VILLAGE PRESIDENT

DATE: AUGUST 11, 2015

RE: COMMISSION APPOINTMENTS

I recommend the following appointments to the committees for the terms listed below:

Zoning Board of Appeals

Angelina Kielar	Term – May 1, 2017
Duane Pinon	Term – May 1, 2016
Jeff Olson	Term – May 1, 2018
Sammie Lancia (Alternate #2)	Term – May 1, 2018