



# Village of



# Germantown

Willkommen

Fee must accompany application

\$1460 Paid \_\_\_\_\_ Date \_\_\_\_\_

## CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

### 1 APPLICANT OR AGENT

Ryan Fritsch - Neumann Developments, Inc.  
N27 W24025 Paul Ct. Ste 100  
Pewaukee, WI 53072

Phone (262) 542-9200

Fax ( ) \_\_\_\_\_

E-Mail rfritsch@neumanndevelopments.com

### PROPERTY OWNER

Wrenwood, LLC  
N27 W24025 Paul Ct. Ste 100  
Pewaukee, WI 53072

Phone (262) 542-9200

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

Wrenwood, LLC

### 3 PROPERTY ADDRESS

Wrenwood Ct.

### TAX KEY NUMBER

234050

### 4 DESCRIPTION OF EXISTING OPERATION

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

Undisturbed former farmland between development and wetland area.

### 5 DESCRIPTION OF PROPOSED OPERATION

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

24.04(3)(c) 5 - Development within the minimum required wetland and navigable water setback areas.

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

Place excess topsoil within setbacks and restore with prairie mix. Approx. 8,000 CY of material to be strategically placed and graded to minimize disturbance while continuing to ensure proper drainage. Compensation plan will restore more than 11% the minimum requirement by code.

**6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

*See attachment.*

**7 SUPPORTING DOCUMENTATION:**

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- Legal description.
- \_\_\_\_\_

**8 READ AND INITIAL THE FOLLOWING:**

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

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

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

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

**9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

*[Signature]* 8/28/2020  
Applicant Date

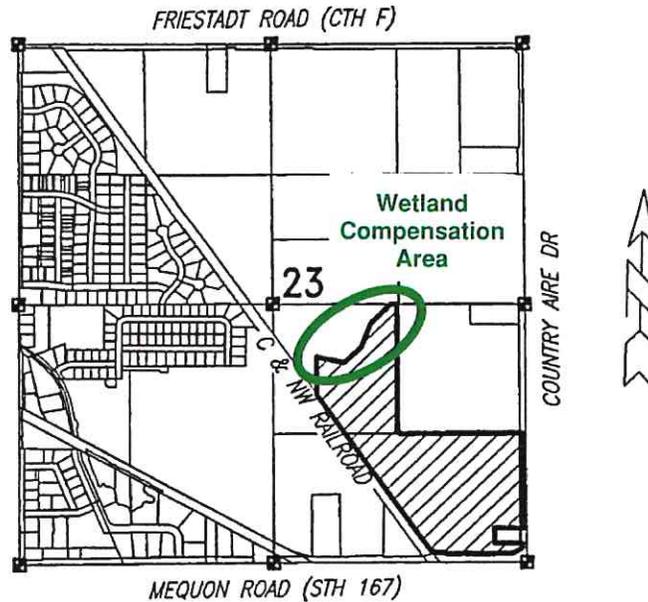
*[Signature]* 8/28/2020  
Owner Date

# Wetland Setback Compensation Plan

## Outlot 2

### Wrenwood Subdivision

Village of Germantown, Washington County, Wisconsin



LOCALITY MAP.  
SECTION 23,  
T 9 N, R 20 E



**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS

5707 6th Avenue  
Kenosha, WI 53140  
(414) 688-1641 garlandalliance@gmail.com



4100 N Calhoun Road  
Brookfield, WI 53005  
262.790.1480  
info@trioeng.com

**CONSULTING ENGINEERING**

**LAND SURVEYING**

**LAND PLANNING**

## Project Information

**Project Summary:** Grading, filling & restoration of former farmland area within the 25' wetland setback and 75' navigable water buffer in Outlot 2 of the Wrenwood Subdivision.

**Prepared for:** Wrenwood, LLC  
N27 W24025 Paul Court, Ste 100  
Pewaukee, WI 53072  
262.542.9200

<b>Prepared by:</b>	Garland Alliance	Trio Engineering
	5707 6 <sup>th</sup> Avenue	4100 N Calhoun Road
	Kenosha, WI 53140	Brookfield, WI 53005
	141.688.1641	262.790.1480
	<a href="mailto:garlandalliance@gmail.com">garlandalliance@gmail.com</a>	<a href="mailto:info@trioeng.com">info@trioeng.com</a>

## Description

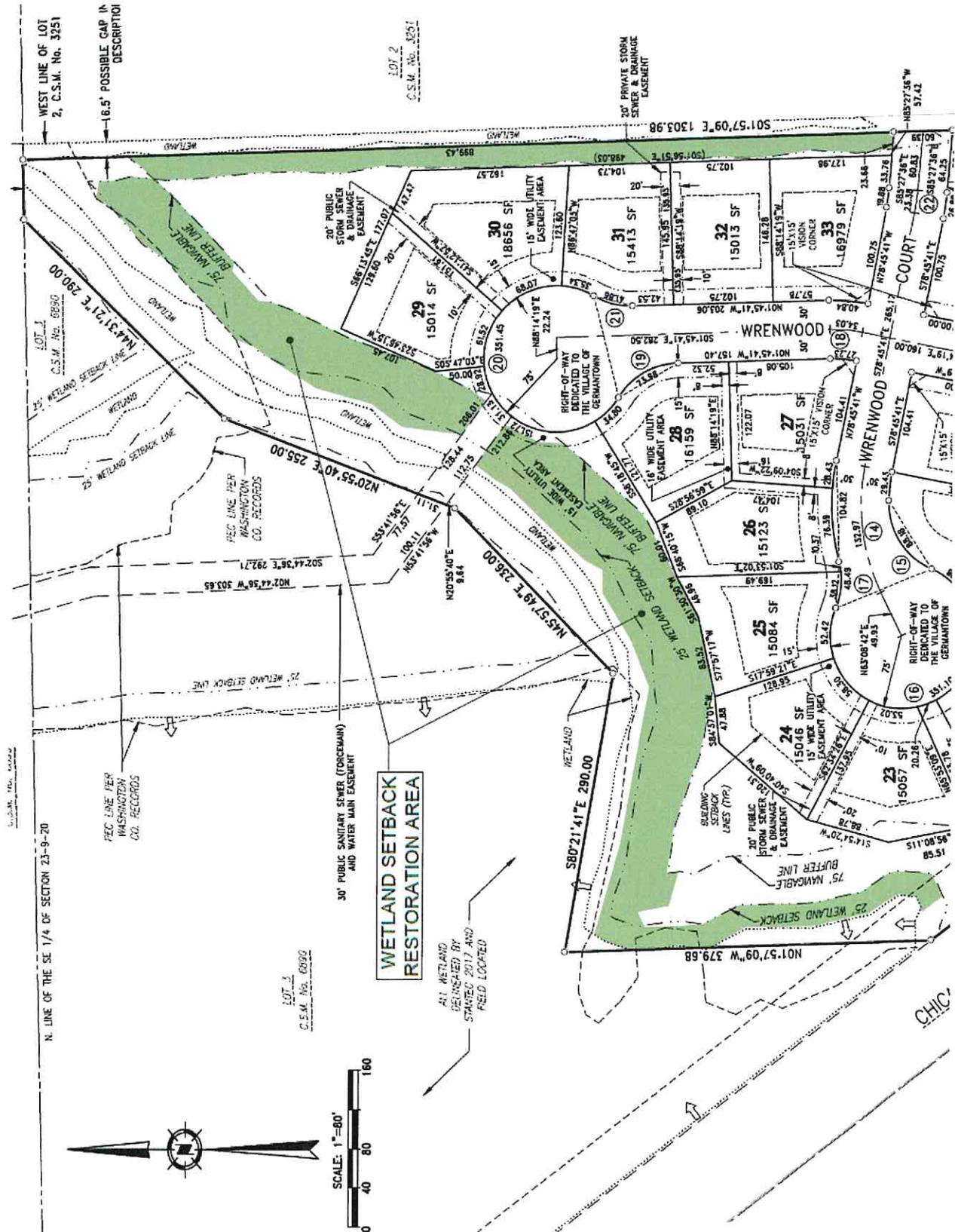
The Wrenwood Subdivision was designed and developed in conformance with the Village of Germantown Municipal Code. Residential lots and development respected the 25' wetland setback and 75' navigable water buffer around the northern perimeter of the subdivision. This created a 50' – 75' wide area of undisturbed former farmland between the development and wetland area. This plan proposes to use surplus topsoil generated during construction of the subdivision to artfully fill and grade within this setback area. The disturbed areas will be restored with a shortgrass prairie mix containing many Asters and Coneflowers that provide summer and fall wildflower blooms above the shorter grasses.

Compensation is required when filling and grading occurs within the 25' wetland setback and 75' navigable setback (buffer) per Ordinance No. 23-07 and Section 24.04 of the Village of Germantown Municipal Code. The applicable compensation ratios are 1:1 for grading less than 3' in height (horizontal development) and 2:1 where grading and filling exceeds 3' (vertical development). A majority of the proposed project involves fill grading less than 3' in height (0' – 2.9'), compensated at a 1:1 ratio. Two small undulating berms located behind lots 24 – 28 require >3' of fill and will be compensated at a 2:1 ratio.

This proposed work will provide benefits to the subdivision and Village, including:

- Utilizing all excess topsoil within the project area. This avoids having to truck off the topsoil stockpiled within the subdivision.
- Converting fallow farmland area into native prairie.
- Improved slopes along the yards of Lots 24 – 26, 28 & 29.

Excerpt from Sheet 3 of the Wrenwood Subdivision Final Plat  
(green indicates prairie restoration area)



**25' Wetland Setback & 75' Navigable Water (Shoreland) Setback Disturbance**

Exhibit 1 identifies the areas of disturbance within both the 25' wetland setback and/or 75' navigable water (shoreland) setback around the northern extents of the Wrenwood Subdivision. This work consists of placing topsoil within a 25' to 75' wide area (50' average width) between the wetland and development construction limits. The setback area is currently fallow farmland; all work will be protected by silt fence installed between the wetland and filling limits.

The following four (4) areas describe the proposed work. *Red areas on the exhibit illustrate fill placed at a thickness of 0' – <3' from existing grade. Orange areas illustrate berm filling with a thickness of >3' from existing grade.*

**Proposed Setback Disturbance Area 1 (4,986 sf)**

- ~500 cy of fill placed outside of the storm water pond berm slopes in the northwest corner of the site at a height of 0 – 2.8' above existing grade.
- Benefit: Results in an additional ~15' of width and provides a more gradual slope to the berm.

**Proposed Setback Disturbance Area 2 (20,505 sf (1:1) + 16,202 sf (2:1) = 36,707 sf)**

- ~5,300 cy of fill placed within an approximately 50' wide area north of Lots 24, 25, 26 and 28. Red areas illustrate <3' of fill thickness; orange highlights the two undulating berm areas with fill thickness of 3' – 7'. Grading will match to the 4:1 slopes that exist along the residential lot lines.
- Benefit: Provides more gradual slopes along the residential lot lines and visual interest to the outlot area.

**Proposed Setback Disturbance Area 3 (13,905 sf)**

- ~1,500 cy of fill placed within an approximately 50' – 60' wide area east of Lot 29 and the northeast pond at a height of 0 – 2.8' above existing grade.
- Benefit: Provides more level area along the lot 29 side lot line and increases the width of the berm of the northeast pond.

**Proposed Setback Disturbance Area 4 (6,567 sf)**

- ~700 cy of fill placed within an approximately 50' wide area west of the northeast pond at a height of 0 – 2.8' above existing grade.
- Benefit: Increases the width of the berm of the northeast pond.

**Total Wetland Setback Disturbance Area (to be compensated)**

<u>Description</u>	<u>Ratio</u>	<u>Area</u>
Area 1	1:1	4,986 sf
Area 2 Fill	1:1	20,505 sf
Area 2 Berm	2:1	16,202 x 2 = 32,404 sf
Area 3	1:1	13,905 sf
Area 4	1:1	6,567 sf
<b>TOTAL</b>		<b>78,367 sf (1.8 ac)</b>



## Wetland Setback Compensation Plan

Exhibit 2 highlights in green the areas within the 25' wetland setback and/or 75' navigable water (shoreland) setback that will be permanently stabilized and restored with a native prairie seed mix comprised of shorter grasses and wildflowers to provide summer and fall color. The total area of compensation equals 87,191 sf, which is 11% more than the minimum required. All fill grading areas will be restored with this native prairie mix. In addition, the undisturbed areas behind lots 30 – 33 on the east side of the development, plus the areas downslope of the pond outlet pipes, will be seeded and planted as native prairie to achieve the total compensation area.

The following describes the three (3) compensation areas:

### **Wetland Setback Compensation Area 1 (46,424 sf)**

- Includes disturbance areas 1 and 2 plus the fallow farmland northwest of the pond.

### **Wetland Setback Compensation Area 2 (24,274 sf)**

- Includes disturbance areas 3 and 4 plus the fallow farmland downslope of the pond outlet pipe.

### **Wetland Setback Compensation Area 3 (16,493 sf)**

- Fallow farmland within Outlot 2 between Lots 30 – 33 and a narrow wetland to the east that will be restored as native prairie.

### **Total Wetland Compensation Area**

<b><u>Description</u></b>	<b><u>Area</u></b>
Area 1	46,424 sf
Area 2	24,274 sf
<u>Area 3</u>	<u>16,493 sf</u>
TOTAL	87,191 sf (2.0 ac)

Total Compensation = 87,191 sf / 78,367 sf\* = 1.11:1

\* Accounts for 2:1 compensation ratio required for fill >3' in thickness.

## Planting & Maintenance Plan

### Proposed Seed Mix (Agrecol Native Seed & Plant Nursery):

#### Shortgrass Prairie for Medium Soils

This favorite shortgrass mix contains many Asters and Coneflowers that provide showy summer and fall color! Enjoy the unobstructed view as the wildflowers bloom above the shorter grasses.

#SPM Wet Mesic to Dry Mesic Full Sun 13.50 PLS LBS/Acre 83.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Allium cernuum	Nodding Onion	6.00
Amorpha canescens	Leadplant	2.50
Asclepias tuberosa	Butterfly Weed	1.50
Aster azureus	Sky Blue Aster	1.50
Aster laevis	Smooth Blue Aster	2.00
Aster novae-angliae	New England Aster	0.50
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis palmata	Prairie Coreopsis	6.00
Dalea candida	White Prairie Clover	4.00
Dalea purpurea	Purple Prairie Clover	3.00
Echinacea pallida	Pale Purple Coneflower	2.50
Echinacea purpurea	Purple Coneflower	6.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Heliopsis helianthoides	Early Sunflower	10.00
Liatris pycnostachya	Prairie Blazing Star	2.50
Monarda fistulosa	Wild Bergamot	1.50
Penstemon digitalis	Foxglove Beard Tongue	0.50
Potentilla arguta	Prairie Cinquefoil	0.20
Pycnanthemum virginianum	Mountain Mint	0.20
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	2.50
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Silphium laciniatum	Compass Plant	0.50
Solidago speciosa	Showy Goldenrod	1.00
Tradescantia ohiensis	Ohio Spiderwort	1.50
Veronicastrum virginicum	Culver's Root	0.10
Grasses, Sedges, & Rushes		Oz/Acre
Bouteloua curtipendula	Side Oats Grama	42.00
Carex bicknellii	Copper-Shouldered Oval Sedge	1.00
Elymus canadensis	Canada Wild Rye	32.00
Elymus virginicus	Virginia Wild Rye	32.00
Koeleria cristata (macrantha)	June Grass	2.00
Schizachyrium scoparium	Little Bluestem	32.00

**Planting the seeds:**

Plant the seed mix after October 15<sup>th</sup> (and before June 15<sup>th</sup>) for the best results. Soil seed contact is necessary for seeds to germinate; do not roller compact the topsoil fill. For best results incorporate soil amendments (lime, fertilizer, organic matter) before planting. After planting, mulch and install erosion matting on steep slope areas. If watering, do it consistently until germination is complete (usually less than 3 weeks). Soil-seed contact is critical however; do not plant the seed any deeper than ¼ inch or it will not survive.

**Maintaining the native prairie areas:**

**Years 1 & 2: Controlling Weeds by Mowing Back the Site**

Mowing the site for the first two years is required to control weeds. Mow at a 6-12" height just as the weeds flower or when they exceed three feet in height. Mowing too often or too short can be hard on the prairie plants. Mowing too often also trains the weeds to grow short and busy – even worst for the native plants.

**Long Term Maintenance (Year 3 & Beyond): Mow/Cut Back and Remove or Burn Dead Vegetation**

After two growing seasons, consider burning the planted area to help control weeds. Burn as late in the spring as possible for maximum destruction of weeds (late April). An alternate technique can include mowing, trimming or clipping weeds and seed heads and raking them away from the native prairie area. In the fall or spring, it is good to either cut back or burn the dead vegetation. Most times this is best done in the spring to preserve winter nesting. This will help the perennials come back faster and stronger in the spring.

Spot-mowing only the areas with invasive or noxious plants can be used to slow some aggressive and fast growing invasive plants will allowing the native species to become established. Mow height should be 6" to avoid target the invasives without damaging the native plants. Care should be taken to avoid mowing too short or too frequently.

Spot-spraying can be considered to target only noxious/invasive weed species. A licensed applicator should be hired to apply the appropriate selective herbicide to avoid damage to the prairie plants.

Haying/Mowing by cutting the prairie area to a 6" – 12" height (best in spring). Remove the cut vegetation to avoid smothering new growth. Haying or mowing of an area may be done every two years.

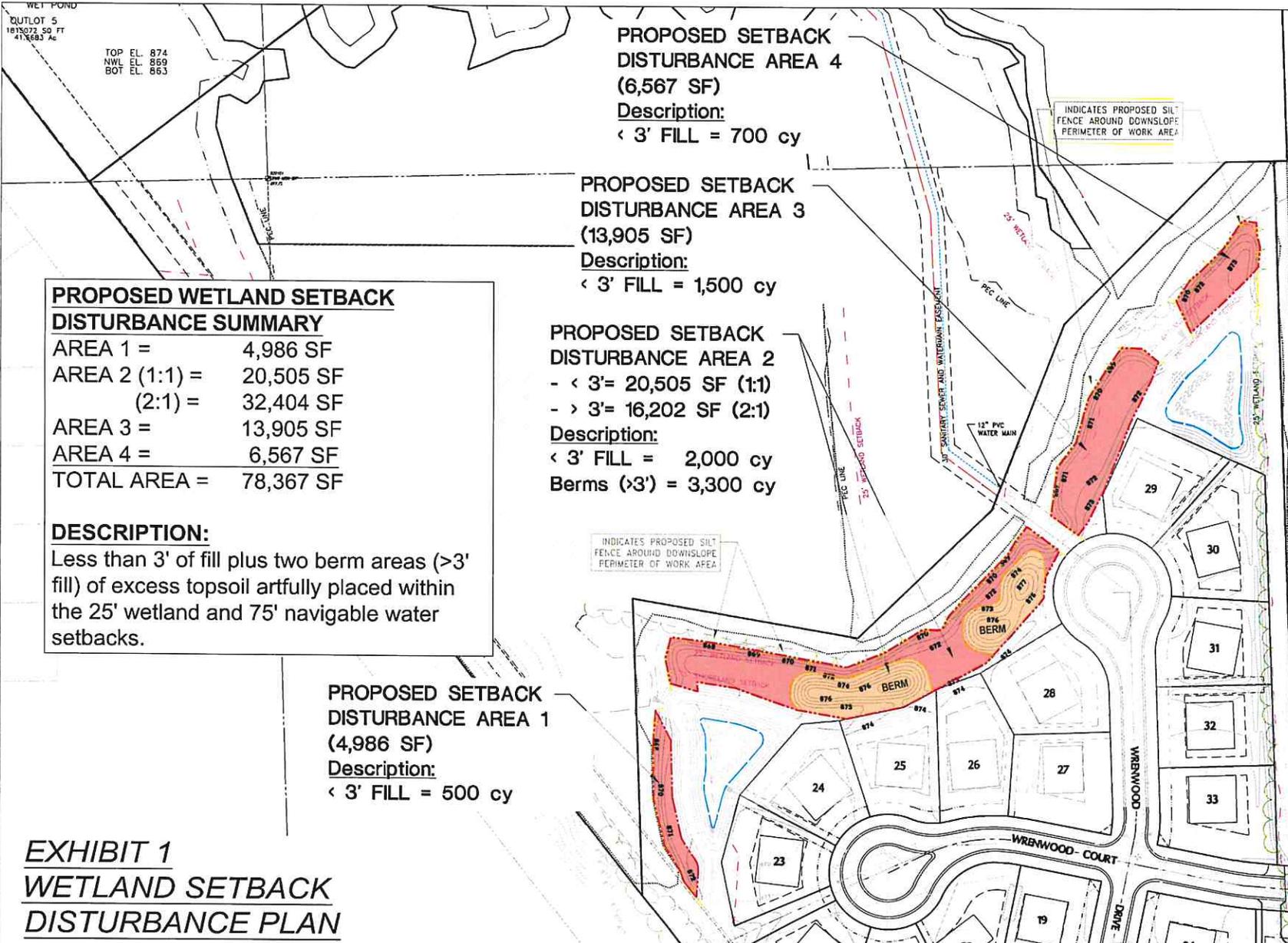
Sincerely,



Josh Pudelko, M.S., P.E.  
President  
Trio Engineering

Attachments: Exhibit 1 Wetland Setback Disturbance Plan  
Exhibit 2 Wetland Compensation Plan

wetland setback compensation-wrenwood\_2020-08-31.doc



WET POND  
 OUTLOT 5  
 18'x372' 50' FT  
 41'x683' Ac

TOP EL. 874  
 NWL EL. 869  
 BOT EL. 863

**PROPOSED SETBACK  
 DISTURBANCE AREA 4  
 (6,567 SF)**  
 Description:  
 < 3' FILL = 700 cy

**PROPOSED SETBACK  
 DISTURBANCE AREA 3  
 (13,905 SF)**  
 Description:  
 < 3' FILL = 1,500 cy

**PROPOSED SETBACK  
 DISTURBANCE AREA 2**  
 - < 3' = 20,505 SF (1:1)  
 - > 3' = 16,202 SF (2:1)  
 Description:  
 < 3' FILL = 2,000 cy  
 Berms (>3') = 3,300 cy

**PROPOSED WETLAND SETBACK  
 DISTURBANCE SUMMARY**

AREA 1 =	4,986 SF
AREA 2 (1:1) =	20,505 SF
(2:1) =	32,404 SF
AREA 3 =	13,905 SF
AREA 4 =	6,567 SF
<b>TOTAL AREA =</b>	<b>78,367 SF</b>

**DESCRIPTION:**  
 Less than 3' of fill plus two berm areas (>3' fill) of excess topsoil artfully placed within the 25' wetland and 75' navigable water setbacks.

**PROPOSED SETBACK  
 DISTURBANCE AREA 1  
 (4,986 SF)**  
 Description:  
 < 3' FILL = 500 cy



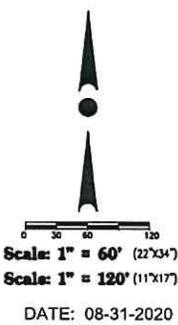
12660 W. North Avenue, Brookfield, Wisconsin

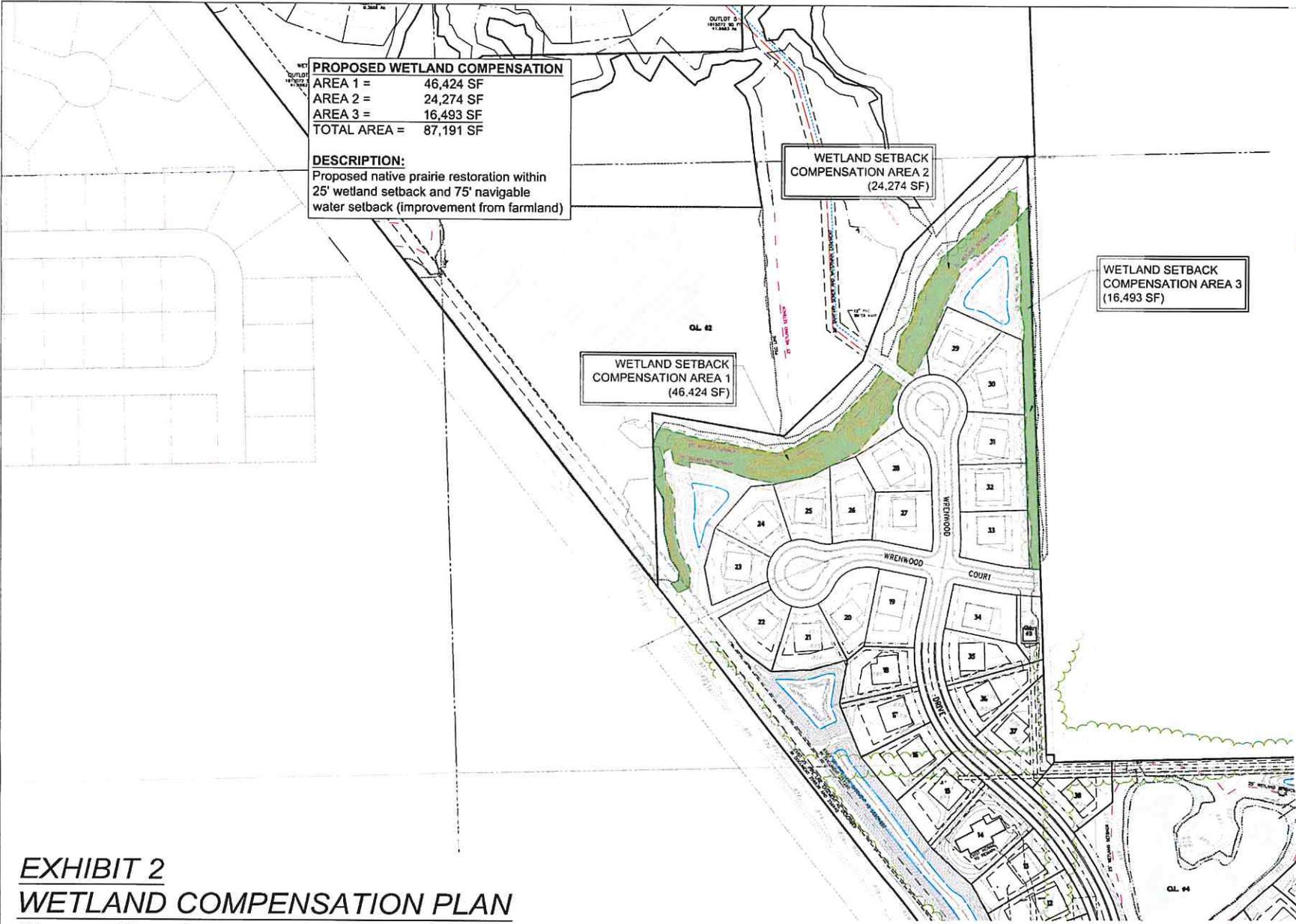


Developed By:  
 N27 W24025 Paul Court  
 Pewaukee, WI 53072

**EXHIBIT 1  
 WETLAND SETBACK  
 DISTURBANCE PLAN**

Wrenwood Phase 1  
 Village of Germantown, Wisconsin





12610 W. North Avenue, Brookfield, Wisconsin



Developed By:

N27 W24025 Paul Court  
Pewaukee, WI 53072

**EXHIBIT 2**  
**WETLAND COMPENSATION PLAN**

Wrenwood Phase 1  
Village of Germantown, Wisconsin



Scale: 1" = 100' (22"x34")  
Scale: 1" = 200' (11"x17")

DATE: 08-31-2020

## Photos of Existing Use



Existing navigable water buffer/wetland setback, facing northeast. Vegetative growth seen on undisturbed former farmland within setback limits; extent of current development and recent grading work visible.



Existing navigable water buffer/wetland setback, facing southwest.

**EXHIBIT A**

Legal Description of the Subdivision

1. The Subdivision, being located in a part of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of section 11, in Town 7 North, Range 17 East, in the Village of Germantown, Washington County, Wisconsin.
2. Consisting of the following portions of the Subdivision:  
Lots 2 thru 48 and Outlots 1 ,2, 3 and 4  
Specifically excluding: Lot 1