



**Fee must accompany application**

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

PAID OR DATE 2/3/25  
 chk# 2672

## SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

**1 APPLICANT OR AGENT**

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

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

**PROPERTY OWNER**

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

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

**2 PROPERTY ADDRESS**

W210 N10738 Appleton Ave

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

North A-1, Idleman Land A-2, Ahmad and Saeed land	South RS-2, Schnickel RS-2, Sell RS-5, Steinbach	East A-1, Pfaff Land Trust	West RS-2, Powell RS-6, Vidal B-3, Aeron LLC
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**4 READ AND INITIAL THE FOLLOWING:**

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

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

\_\_\_\_\_ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

**5 SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

Evan P. Naulala 01/29/2025  
 Applicant Date

Matt Seban 2/3/25  
 Owner Date





**Village of**  
  
**Germantown**  
 ...Willkommen

Fee must accompany application

✗ \$1460 Paid Q Date 2/3/25  
 CHK # 2672

## CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

**1 APPLICANT OR AGENT**

Evan Nickodem  
 \_\_\_\_\_  
 Parish Survey & Engineering  
 \_\_\_\_\_  
 122 Wisconsin Street  
 \_\_\_\_\_  
 West Bend, WI 53095  
 \_\_\_\_\_  
 Phone (262) 333-2167  
 \_\_\_\_\_  
 Fax ( )  
 \_\_\_\_\_  
 E-Mail enickodem@parishse.com  
 \_\_\_\_\_

**PROPERTY OWNER**

Matt Seban  
 \_\_\_\_\_  
 TLC Acres  
 \_\_\_\_\_  
 W210 N10738 Appleton Ave  
 \_\_\_\_\_  
 Germantown, WI 53022  
 \_\_\_\_\_  
 Phone (414) 403-8956  
 \_\_\_\_\_  
 matt@tlcwisconsin.com  
 \_\_\_\_\_

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

Matt Seban  
 TLC Acres

**3 PROPERTY ADDRESS**

W210 N10738 Appleton Ave

**TAX KEY NUMBER**

304959

**4 DESCRIPTION OF EXISTING OPERATION**

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

landscaping materials and supply, agricultural uses

**5 DESCRIPTION OF PROPOSED OPERATION**

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

no change in use or operation

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



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

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

**7 SUPPORTING DOCUMENTATION:**

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

**8 READ AND INITIAL THE FOLLOWING:**

- \_\_\_\_\_ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- \_\_\_\_\_ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- \_\_\_\_\_ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- \_\_\_\_\_ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

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

Erin P. Naulala 01/30/2025  
Applicant Date

Matthew [Signature] 2/3/25  
Owner Date

# Village of



# Germantown

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

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

### MISCELLANEOUS

PLAN COMMISSION REVIEW  
FEES (GENPLN)

2025 Item: GENPLN

1 @ \$3,555.0000

PLAN COMMISSION REVIEW  
FEES (GENPLN)

\$3,555.00

-----  
\$3,555.00

Subtotal

\$3,555.00

Total

\$3,555.00

CHECK

\$3,555.00

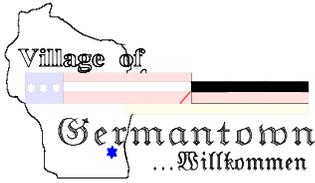
Check Number 2672

Change due

-----  
\$0.00

Thank you for your payment

CUSTOMER COPY



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

Permit #:

## STORMWATER MANAGEMENT PERMIT APPLICATION

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

Property Address: **W210 N10738 Appleton Ave**

Base SWM Permit Application Fee (Non-Refundable):

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

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

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

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

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

Certification:

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

Applicant/Agent Signature & Date:

*Evan P. Nickodem* 01/29/2025

Property Owner Signature & Date:

## **REPORT CHECKLIST**

The storm water management plan for a site shall include:

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

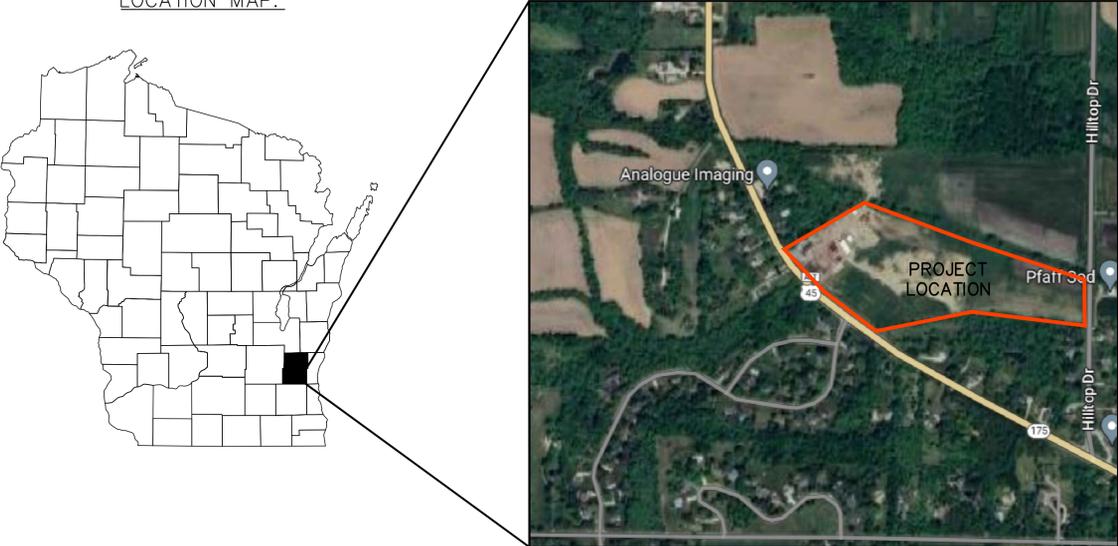
The report describing the site conditions and detention design shall include the following:

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

# TLC ACRES

## W210 N10738 APPLETON AVENUE

LOCATION MAP:



Professional Engineer's Seal



Signature \_\_\_\_\_  
Date \_\_\_\_\_

**PROJECT CONTACTS:**

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

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

**BENCHMARK:**

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

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

CIVIL SHEET INDEX:

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

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

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:  
**TITLE SHEET**

DRAWN BY:  
**WWS**

DESIGNED BY:  
**EPN**

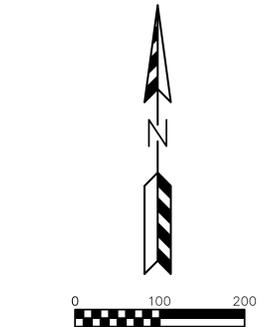
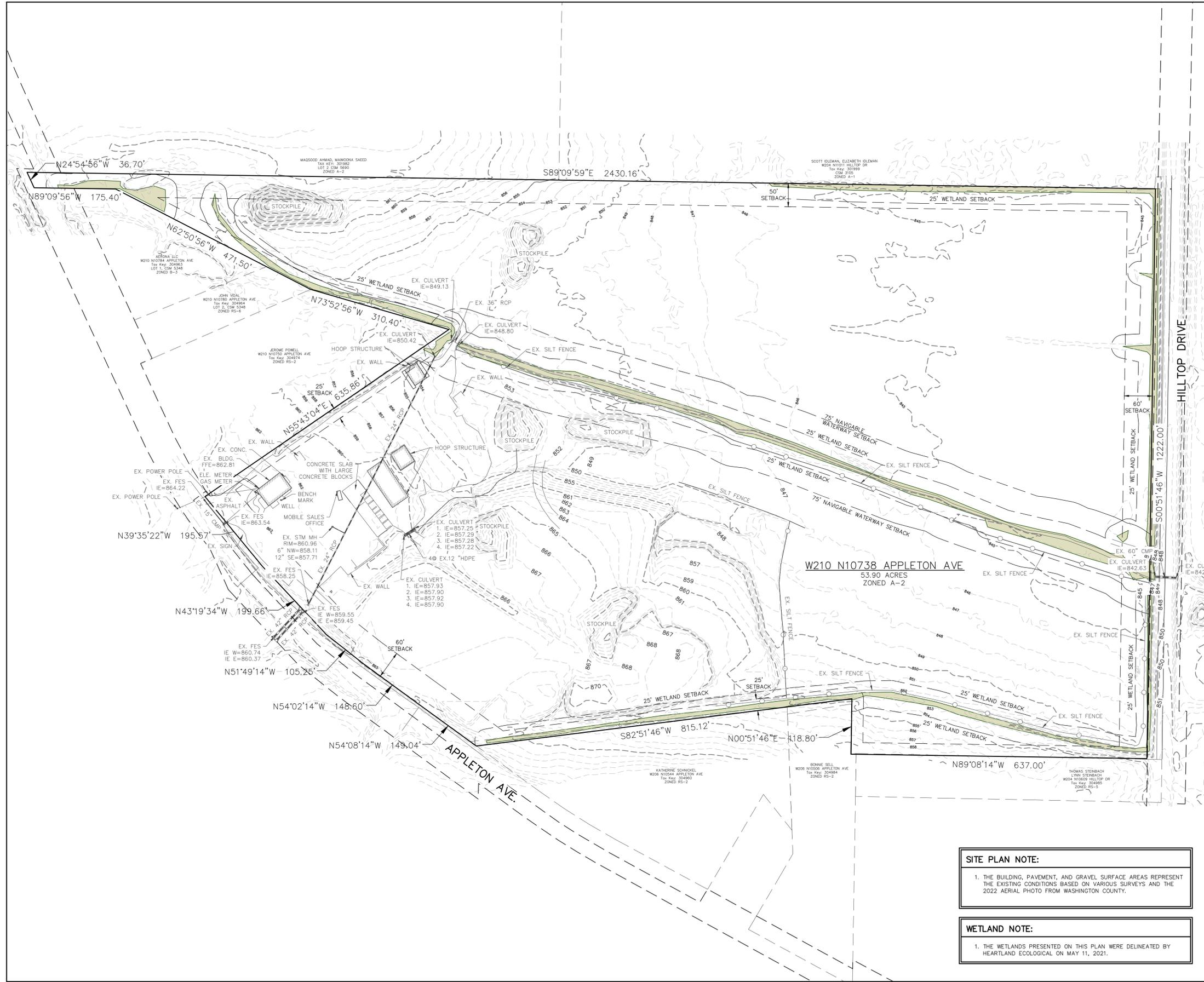
CHECKED BY:  
**KJP**

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

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

**BID SET**

SHEET NO:  
**C1.00**



**LEGEND:**

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

**SITE PLAN NOTE:**

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

**WETLAND NOTE:**

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

REVISIONS:	
NO.	DESCRIPTION



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

PLAN TITLE:  
**EXISTING  
 CONDITIONS  
 PLAN**

DRAWN BY:  
**WWS**

DESIGNED BY:  
**EPN**

CHECKED BY:  
**KJP**

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

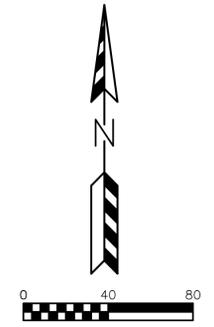
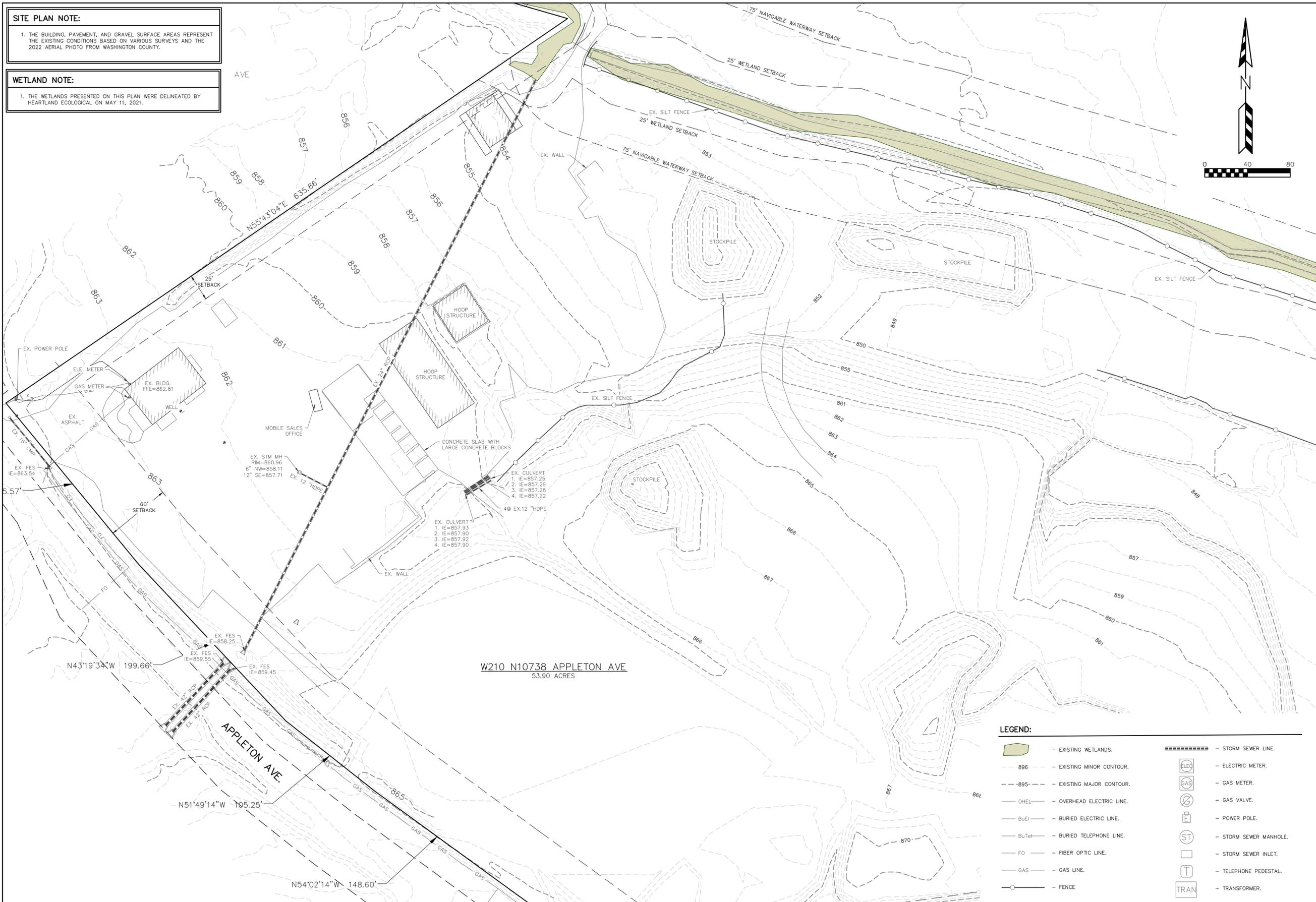
PROJECT NO:  
**ITL-05-21\**

**BID SET**

SHEET NO:  
**C1.01**

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

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



**LEGEND:**

	- EXISTING WETLANDS.		- STORM SEWER LINE.
	- EXISTING MINOR CONTOUR.		- ELECTRIC METER.
	- EXISTING MAJOR CONTOUR.		- GAS METER.
	- OVERHEAD ELECTRIC LINE.		- GAS VALVE.
	- BURIED ELECTRIC LINE.		- POWER POLE.
	- BURIED TELEPHONE LINE.		- STORM SEWER MANHOLE.
	- FIBER OPTIC LINE.		- STORM SEWER INLET.
	- GAS LINE.		- TELEPHONE PEDESTAL.
	- FENCE.		- TRANSFORMER.

REVISIONS:	
NO.	DATE DESCRIPTION

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

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

PLAN TITLE:  
**EXISTING  
 CONDITIONS  
 WEST**

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

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

PROJECT NO:  
**(TLC-05-21)**

**BID SET**

SHEET NO:  
**C1.02**

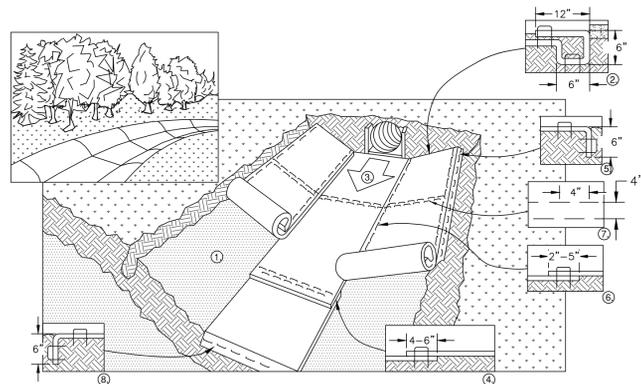








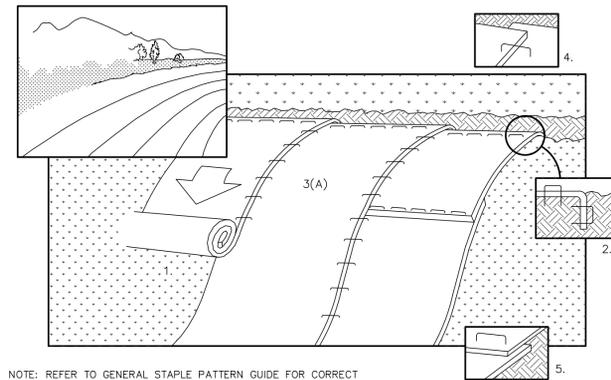
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS) LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



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

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

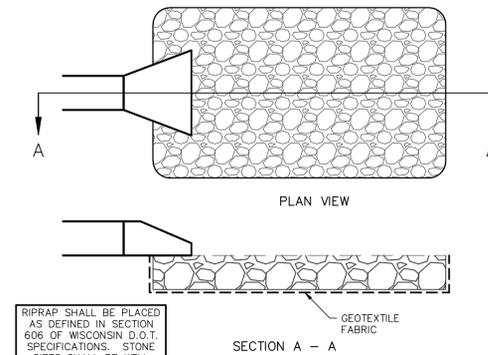
**EROSION CONTROL MAT -- CHANNEL INSTALLATION**



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

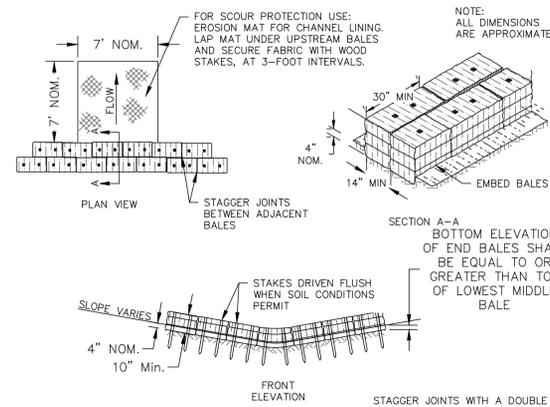
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT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

**EROSION CONTROL MAT -- SLOPE INSTALLATION**

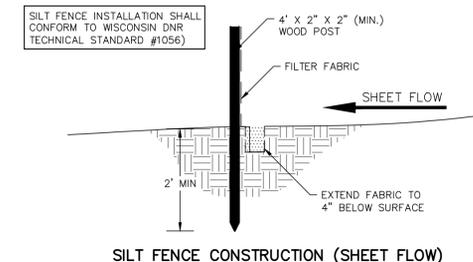


RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE SIZES SHALL BE WELL GRADED WITH A MINIMUM OF 6 INCH DIAMETER.

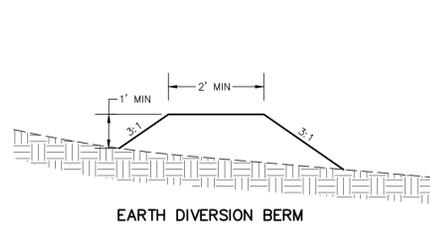
**RIPRAP OUTLET DETAIL**



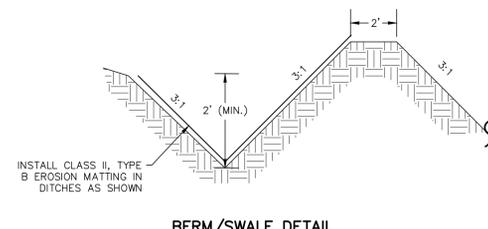
**DITCH CHECK DETAIL**



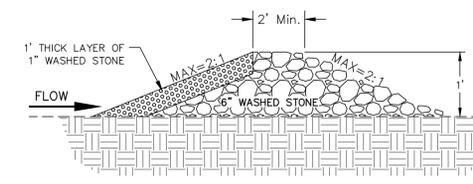
**SILT FENCE CONSTRUCTION (SHEET FLOW)**



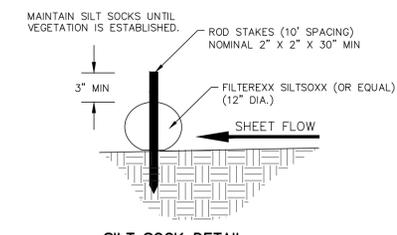
**EARTH DIVERSION BERM**



**BERM/SWALE DETAIL**



**STONE DITCH CHECK DETAIL**



**SILT SOCK DETAIL**

REVISIONS:	
NO.	DATE DESCRIPTION

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

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

PLAN TITLE:  
**EROSION CONTROL DETAILS**

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

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

PROJECT NO:  
**ITL-05-21**

**BID SET**

SHEET NO:  
**C2.01**



Project Name: TLC Acres

*Village staff only:*

*Permit #:* \_\_\_\_\_

*Initial submittal date:* \_\_\_\_\_

*Response date:* \_\_\_\_\_

*Subsequent response date(s):* \_\_\_\_\_

*Approval date:* \_\_\_\_\_

*Date sent to MMSD (If applicable)* \_\_\_\_\_

*MMSD approval date:* \_\_\_\_\_

*Date financial guarantee provided and amount:* \_\_\_\_\_

*Facility Certification-date approved:* \_\_\_\_\_

*Final maintenance declaration recorded:* \_\_\_\_\_

*Financial guarantee released:* \_\_\_\_\_



PARISH SURVEY & ENGINEERING

January 30, 2025

**Village of Germantown**

W210 N10738 Appleton Avenue  
Germantown, WI 53022

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

Project Description

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

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

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

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

Setback Mitigation Plan

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

Summary

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

Mitigation Area

Native Seed Restoration                      21,895 sf = 0.503 acres

Vegetative Buffer                              41,335 sf = 0.949 acres

Total Mitigation Area                      63,230 sf = 1.452 acres

Mitigation Ratio:                              1: 1.097 greater than the minimum 1:1 ratio





STORMWATER  
MANAGEMENT REPORT

**TLC Acres**  
**W210 N10738 Appleton Avenue**  
**Village of Germantown, Wisconsin**

January 23, 2025

PROJECT OWNER:

TLC Acres  
W210 N10738 Appleton Avenue  
Germantown, WI 53022

PREPARED FOR:

TLC Acres  
W210 N10738 Appleton Avenue  
Germantown, WI 53022

PREPARED BY:

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

TL-05-21

PSE

PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095  
[www.parishse.com](http://www.parishse.com)

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Subsurface Soil Conditions.....	5
Proposed Site Conditions.....	5
Summary of Results .....	7
Maintenance of Stormwater Systems .....	8
Conclusion.....	8

## APPENDICES

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

## PROJECT OVERVIEW

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### ***Executive Summary***

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

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

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

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

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

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

## DESIGN STANDARDS

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### **Method of Analysis**

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

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

Table 1 – NOAA Rainfall Depths

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

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

### **Infiltration**

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

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

### **Peak Discharge (Water Quantity)**

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

**Stormwater Quality**

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

**EXISTING SITE CONDITIONS**

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

Figure 1 – 2017 Aerial Photo - Entire Site



**Watersheds**

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

Figure 2 – 2017 Aerial Photo – SW Portion of Site



**Soils Analysis**

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

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

**Offsite**

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

**SUBSURFACE SOIL CONDITIONS**

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

**East Drainage Area**

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

Table 2 – Southeast Soils Information

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

**PROPOSED SITE CONDITIONS**

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

**Proposed Building and Pavement Additions**

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

**Future Building and Pavement Additions**

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

**Undeveloped Areas with Detention**

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

**Undeveloped Areas Without Detention**

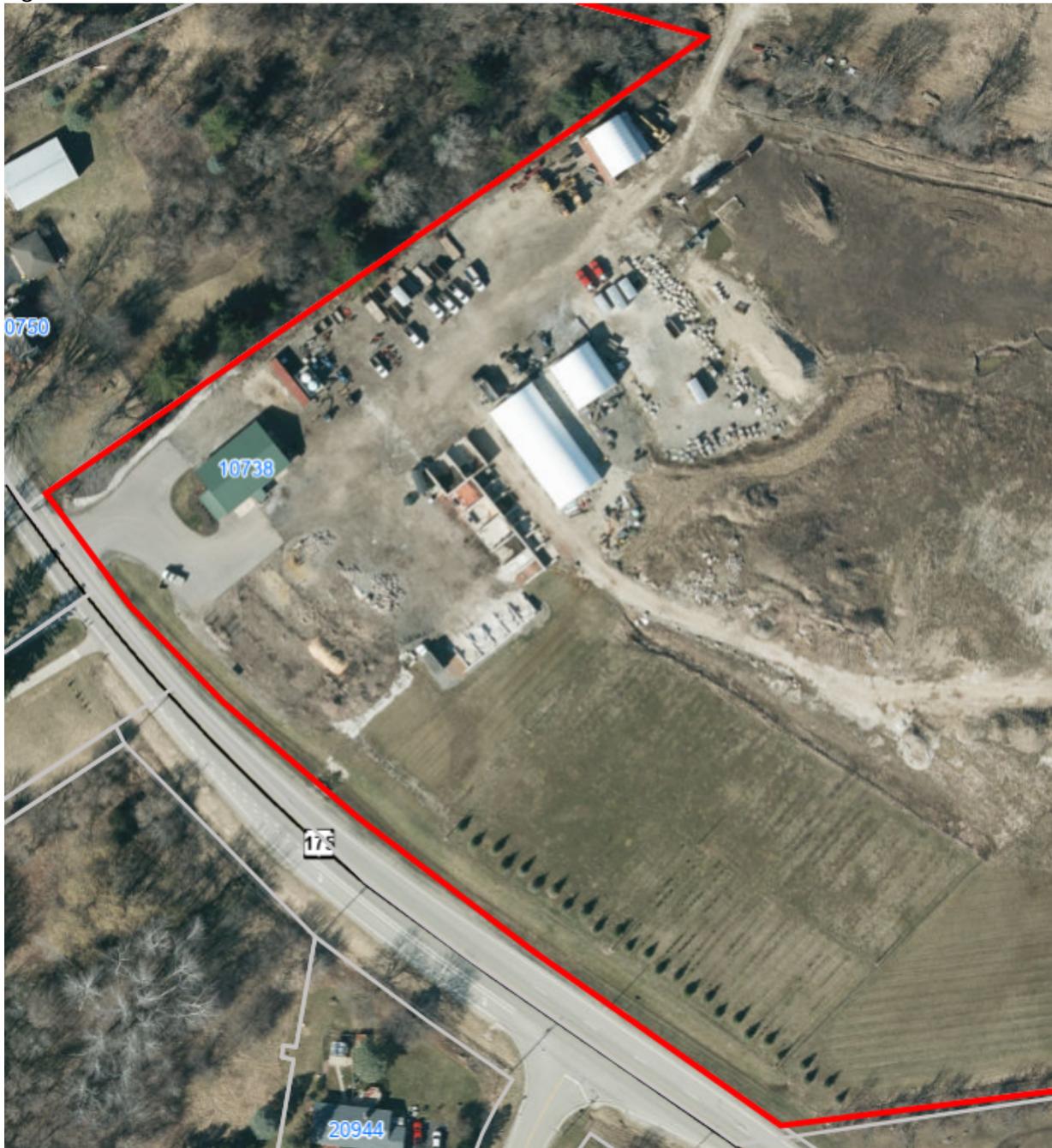
The remaining undeveloped property both east of the proposed basin and north of the west-east drainage swale will need to have a stormwater basin designed and installed to account for future development in these areas. All these areas drain east and will not be impacted by the development proposed in this plan.

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

Figure 3 – 2024 Aerial Photo - Entire Site



Figure 4 – 2024 Aerial Photo – SW Portion of Site



## SUMMARY OF RESULTS

### ***Stormwater Quantity***

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

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

Table 3 – Total Site Discharge Results

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

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

**Stormwater Quality**

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

Table 4 – Total Suspended Solids Discharge Results

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

**MAINTENANCE OF STORMWATER SYSTEMS**

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

**CONCLUSION**

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

# Appendix A

## Location Map



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# Appendix B

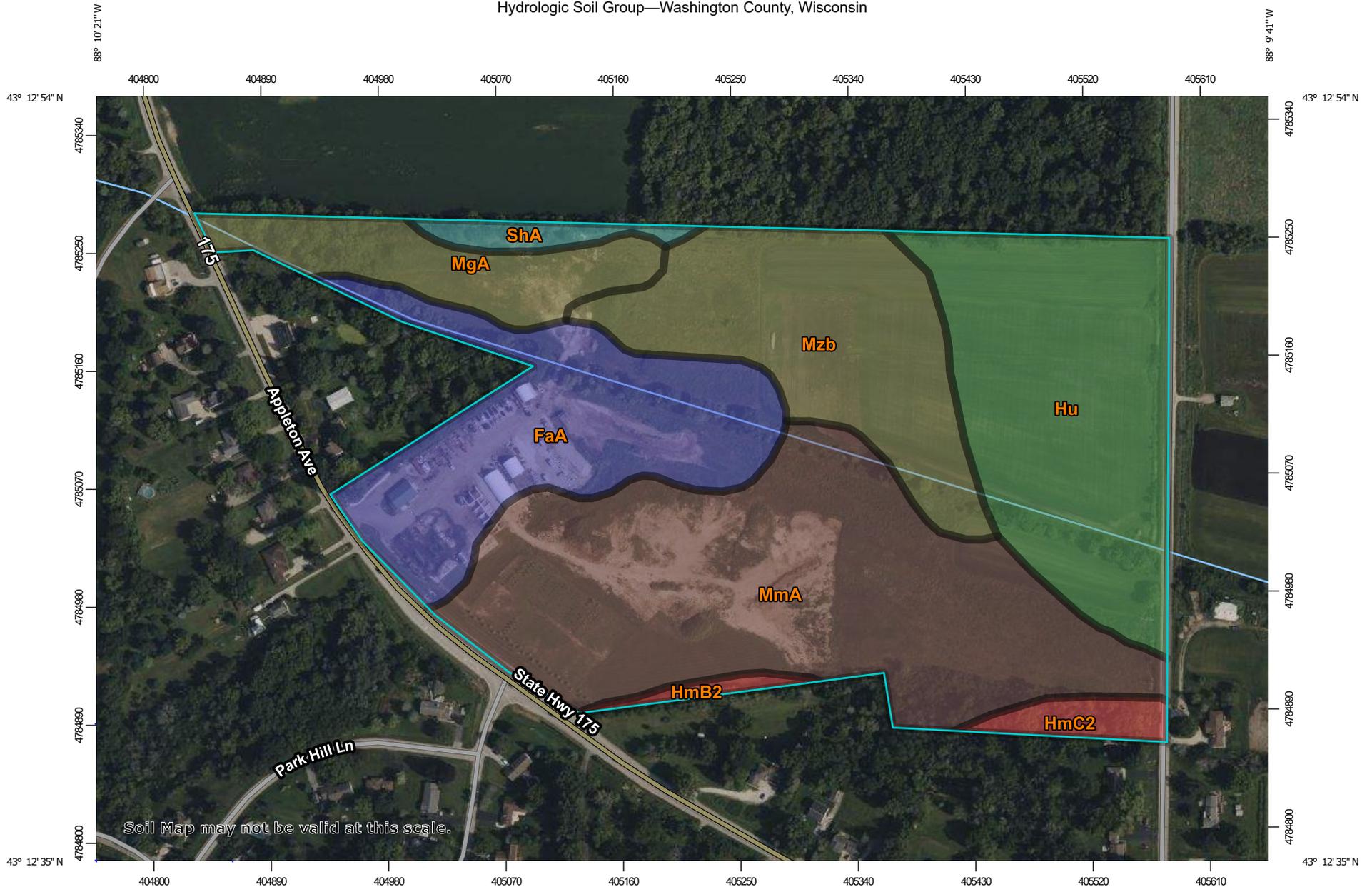
## Soils Information

PSE

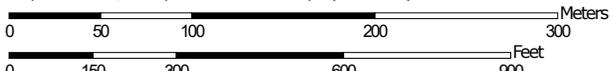
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Hydrologic Soil Group—Washington County, Wisconsin



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



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



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

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

#### Soil Rating Lines

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

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

## Hydrologic Soil Group

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

## Description

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

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

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

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

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

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

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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



Department of Commerce  
Division of Safety and Buildings

## SOIL EVALUATION - STORM

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

#5182

Page 1 of 2  
Eric Schmitz Corporation

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

**Please print all information.**

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

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

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

Drainage area _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> acres Optional: Test Site Suitable for (check all that apply) <input type="checkbox"/> Irrigation <input type="checkbox"/> Bioretention trench <input type="checkbox"/> Trench(es) <input type="checkbox"/> Rain garden <input type="checkbox"/> Grassed swale <input type="checkbox"/> Reuse <input type="checkbox"/> Infiltration trench <input type="checkbox"/> SDS (> 15' wide) <input type="checkbox"/> Other _____	Hydraulic Application Test Method: <input checked="" type="checkbox"/> Morphological Evaluation <input type="checkbox"/> Double-Ring Infiltrometer <input type="checkbox"/> Other (specify) _____ SITE ADDRESS: W210 N10738 APPLETON AVE. GERMANTOWN, WI 53022
--	---

**1** Obs. #  Boring     Pit    Ground surface elev. 845± ft.    Depth to limiting factor 0 in.    Hydraulic App. Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr
A p	0-8	7.5YR2/1	f-1-d 7.5YR5/8	sil	2fgr	mvfr	as	0	0.8
A-2	8-16	7.5YR2.5/1	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
A-2	16-32	7.5YR2.5/2	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
BC	32-72	5YR4/1	m-2-p 5YR5/6	sicl	1fabk	mfr	cw	0	0.3
		56Y5/1 GLEYED	mixturing of: OBSERVED HIGH GROUND WATER AT 32"	lfs & gr	1fsbk	mvfr	-	10	1.0
C	72-120	5YR5/1	m-2-p 5YR5/6	sicl	0 m	mfr	-	0	0.0
			mixturing of: 56Y7/1 GLEYED	vfsl	2fpl	mfr	-	0	0.2

**2** Obs. #  Boring     Pit    Ground surface elev. 845± ft.    Depth to limiting factor 0 in.    Hydraulic App. Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr
A p	0-8	7.5YR2/1	f-1-d 7.5YR5/8	sil	2fgr	mvfr	as	0	0.8
A-2	8-16	7.5YR2.5/1	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
A-2	16-36	7.5YR2.5/2	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
BC	32-72	5YR4/1	m-2-p 5YR5/6	sicl	1fabk	mfr	cw	0	0.3
		56Y5/1 GLEYED	mixturing of: OBSERVED HIGH GROUND WATER AT 36"	lfs & gr	1fsbk	mvfr	-	10	1.0
C	72-120	5YR5/1	m-2-p 5YR5/6	sicl	0 m	mfr	-	0	0.0
			mixturing of: 56Y7/1 GLEYED	vfsl	2fpl	mfr	-	0	0.2

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



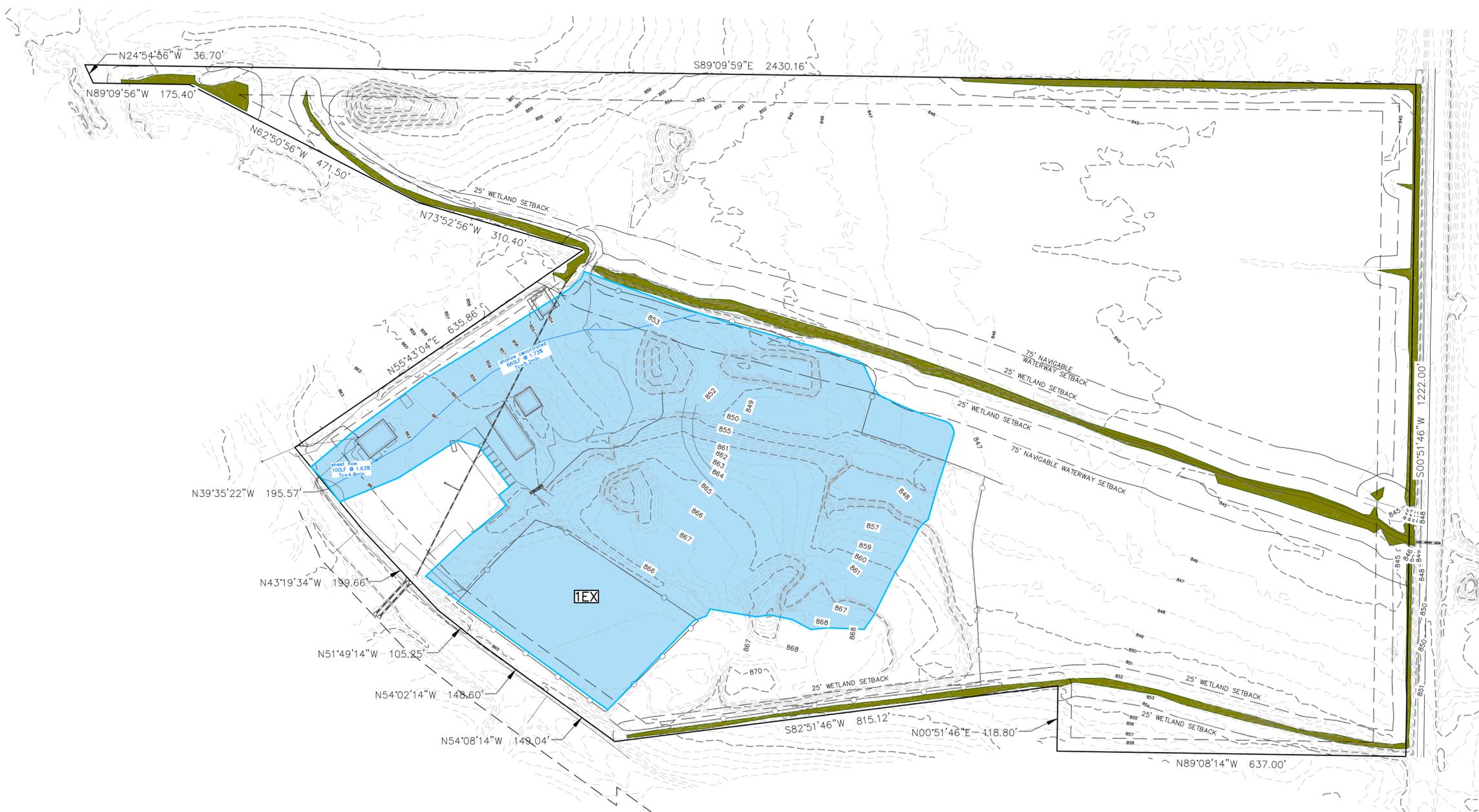
# Appendix C

## Calculations: Water Quantity Existing Site Conditions



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**WATERSHEDS**

<b>1EX</b>	WATERSHED TO DITCH TOTAL AREA=11.513 ACRES CN=78
------------	--

**LEGEND:**

	- EXISTING WETLANDS.
	- EXISTING MINOR CONTOUR.
	- EXISTING MAJOR CONTOUR.

REVISIONS:	
NO.	DESCRIPTION

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

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

PLAN TITLE:  
**EXISTING  
 DRAINAGE  
 PLAN**

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

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

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

**BID SET**

SHEET NO:  
**EX-1**

## Site Pond

Prepared by {enter your company name here}

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TL-05 Site Pond

MSE 24-hr 3 2 Year Rainfall=2.68"

Printed 1/27/2025

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

### Subcatchment1Ex: 2017 West

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

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

**Site Pond**

Prepared by {enter your company name here}

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TL-05 Site Pond  
 MSE 24-hr 3 2 Year Rainfall=2.68"  
 Printed 1/27/2025

**Summary for Subcatchment 1Ex: 2017 West**

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

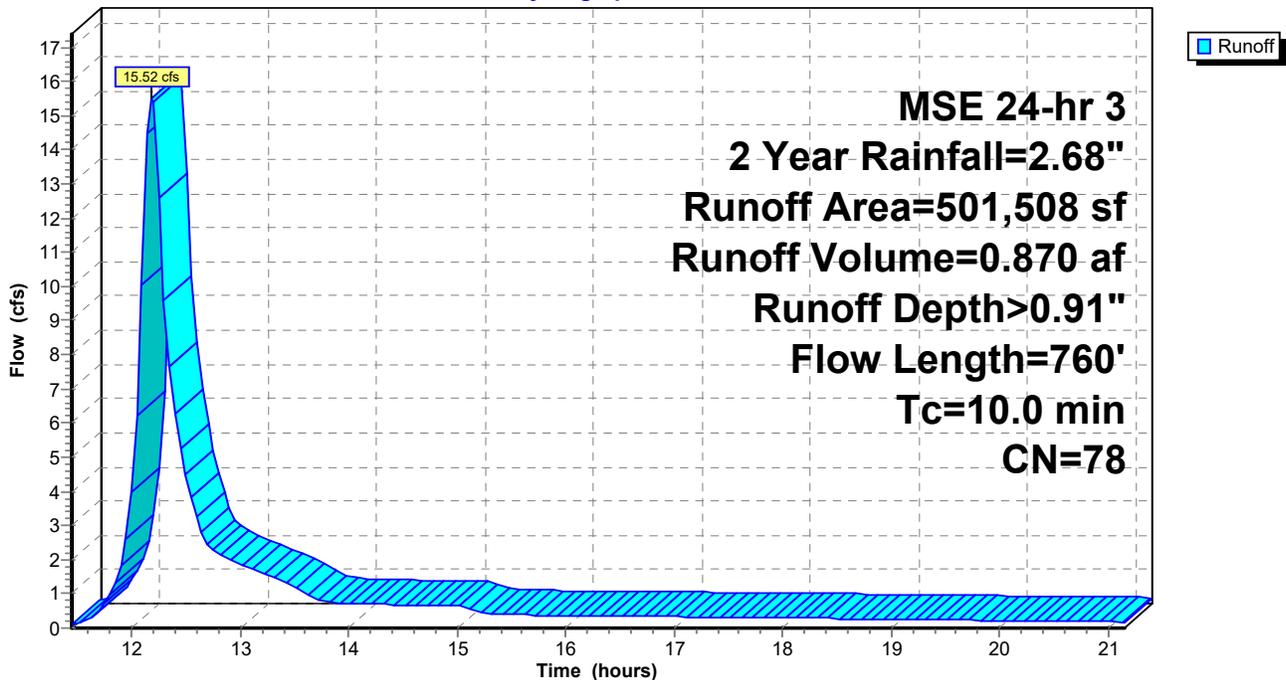
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 3 2 Year Rainfall=2.68"

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

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

**Subcatchment 1Ex: 2017 West**

Hydrograph



**Site Pond**

MSE 24-hr 3 2 Year Rainfall=2.68"

Prepared by {enter your company name here}

Printed 1/27/2025

HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

**Hydrograph for Subcatchment 1Ex: 2017 West**

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

## Site Pond

Prepared by {enter your company name here}

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TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

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

### Subcatchment1Ex: 2017 West

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

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

**Site Pond**

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TL-05 Site Pond  
MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

**Summary for Subcatchment 1Ex: 2017 West**

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

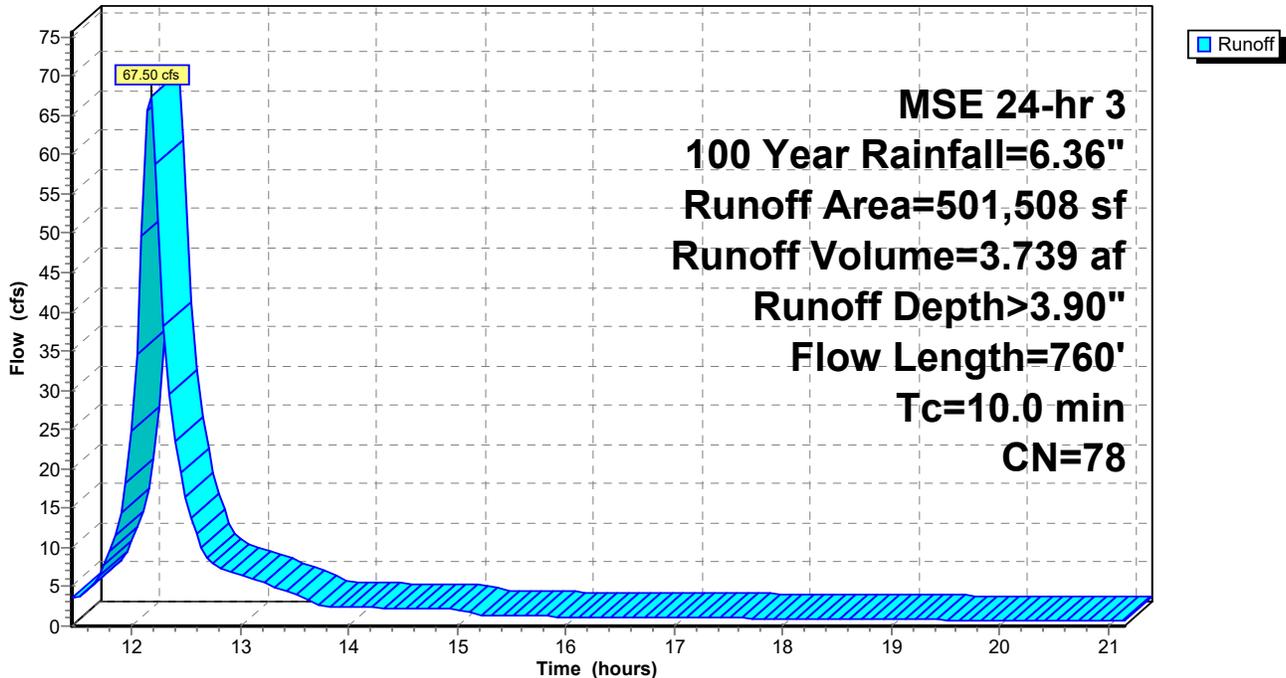
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 100 Year Rainfall=6.36"

Area (sf)	CN	Description
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501,508	78	Weighted Average
498,774		99.45% Pervious Area
2,734		0.55% Impervious Area

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

**Subcatchment 1Ex: 2017 West**

Hydrograph



**Site Pond**

MSE 24-hr 3 100 Year Rainfall=6.36"

Prepared by {enter your company name here}

Printed 1/27/2025

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**Hydrograph for Subcatchment 1Ex: 2017 West**

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

# Appendix D

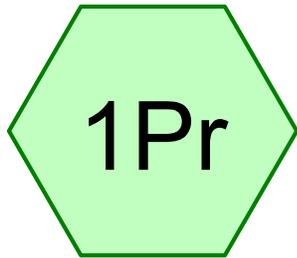
## Calculations: Water Quantity Proposed Site Conditions



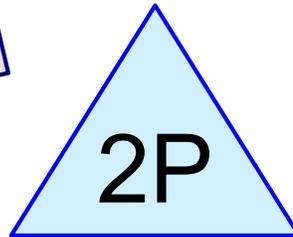
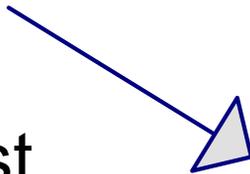
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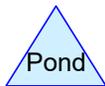
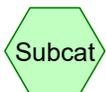




2024 West



Main area pond



**Routing Diagram for Site Pond**

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## Site Pond

Prepared by {enter your company name here}

HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

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TL-05 Site Pond  
MSE 24-hr 3 2 Year Rainfall=2.68"

Printed 1/27/2025

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

### Subcatchment 1Pr: 2024 West

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

### Pond 2P: Main area pond

Peak Elev=851.34' Storage=24,289 cf Inflow=22.16 cfs 1.029 af  
Outflow=1.71 cfs 0.854 af

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

**Site Pond**

Prepared by {enter your company name here}

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TL-05 Site Pond  
MSE 24-hr 3 2 Year Rainfall=2.68"  
Printed 1/27/2025

**Summary for Subcatchment 1Pr: 2024 West**

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

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

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

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

**Site Pond**

Prepared by {enter your company name here}

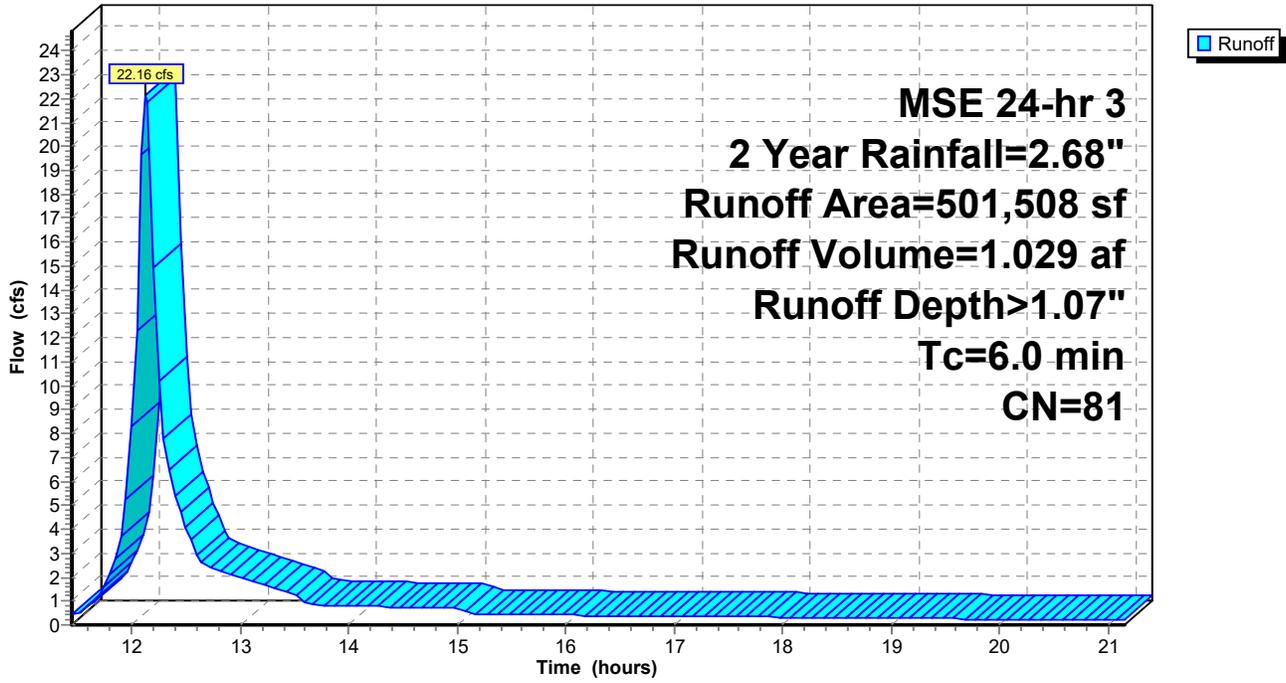
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TL-05 Site Pond  
MSE 24-hr 3 2 Year Rainfall=2.68"

Printed 1/27/2025

**Subcatchment 1Pr: 2024 West**

Hydrograph



# Site Pond

Prepared by {enter your company name here}

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TL-05 Site Pond  
MSE 24-hr 3 2 Year Rainfall=2.68"  
Printed 1/27/2025

## Summary for Pond 2P: Main area pond

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

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

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

Volume	Invert	Avail.Storage	Storage Description
#1	850.50'	76,760 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.50	28,025	0	0
851.00	29,125	14,288	14,288
852.00	31,215	30,170	44,458
853.00	33,390	32,303	76,760

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

**Primary OutFlow** Max=1.71 cfs @ 13.22 hrs HW=851.34' (Free Discharge)

- 1=Culvert (Passes 1.71 cfs of 17.51 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.71 cfs @ 3.13 fps)
- 3=Orifice/Grate ( Controls 0.00 cfs)
- 4=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

# Site Pond

Prepared by {enter your company name here}

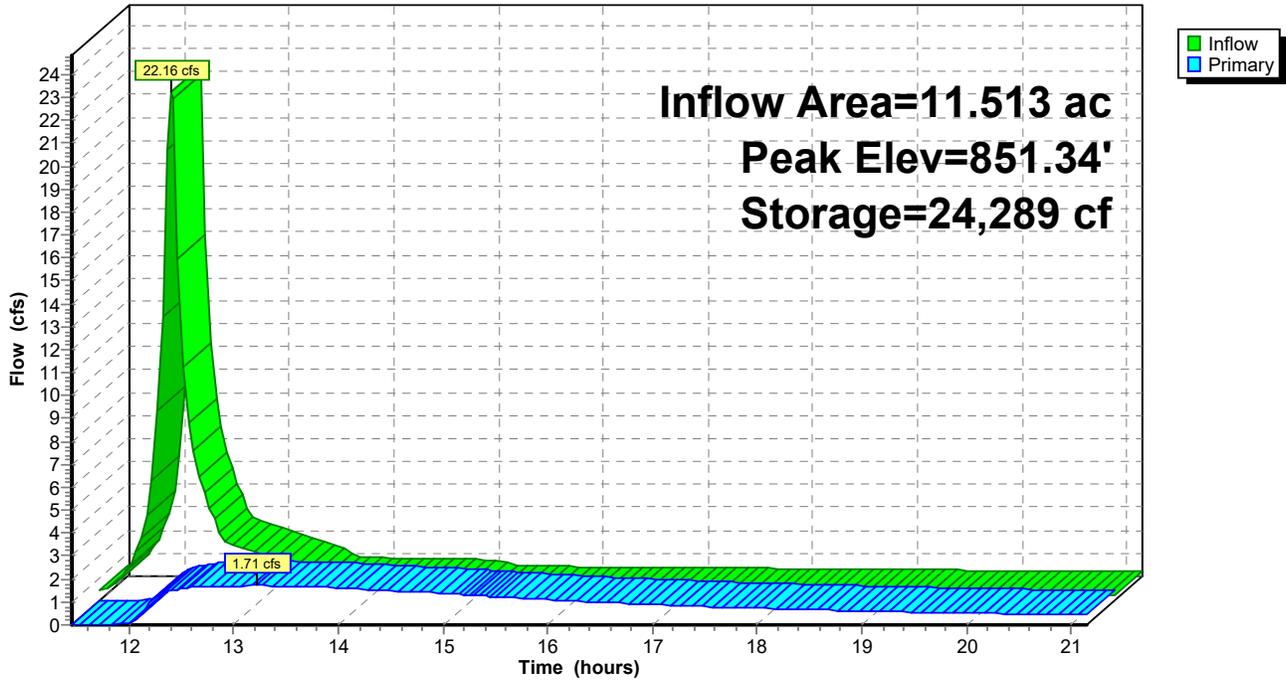
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TL-05 Site Pond  
MSE 24-hr 3 2 Year Rainfall=2.68"

Printed 1/27/2025

## Pond 2P: Main area pond

Hydrograph



**Site Pond**

MSE 24-hr 3 2 Year Rainfall=2.68"

Prepared by {enter your company name here}

Printed 1/27/2025

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**Hydrograph for Pond 2P: Main area pond**

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

**Site Pond**

MSE 24-hr 3 2 Year Rainfall=2.68"

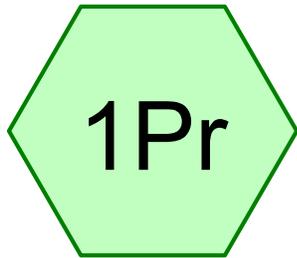
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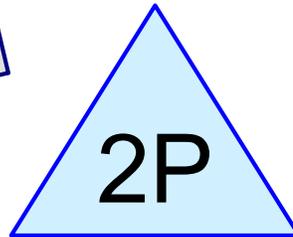
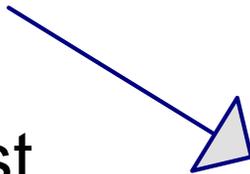
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**Hydrograph for Pond 2P: Main area pond (continued)**

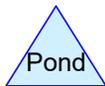
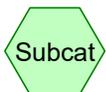
Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
16.65	0.38	15,684	851.05	0.96	0.534
16.75	0.38	15,479	851.04	0.94	0.542
16.85	0.37	15,280	851.03	0.92	0.549
16.95	0.37	15,086	851.03	0.90	0.557
17.05	0.36	14,898	851.02	0.88	0.564
17.15	0.36	14,714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



2024 West



Main area pond



**Routing Diagram for Site Pond**

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**Site Pond**

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TL-05 Site Pond  
MSE 24-hr 3 100 Year Rainfall=6.36"  
Printed 1/27/2025

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

**Subcatchment 1Pr: 2024 West**

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

**Pond 2P: Main area pond**

Peak Elev=852.94' Storage=74,914 cf Inflow=84.51 cfs 4.041 af  
Outflow=40.12 cfs 3.723 af

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

**Site Pond**

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TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

**Summary for Subcatchment 1Pr: 2024 West**

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

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

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

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

**Site Pond**

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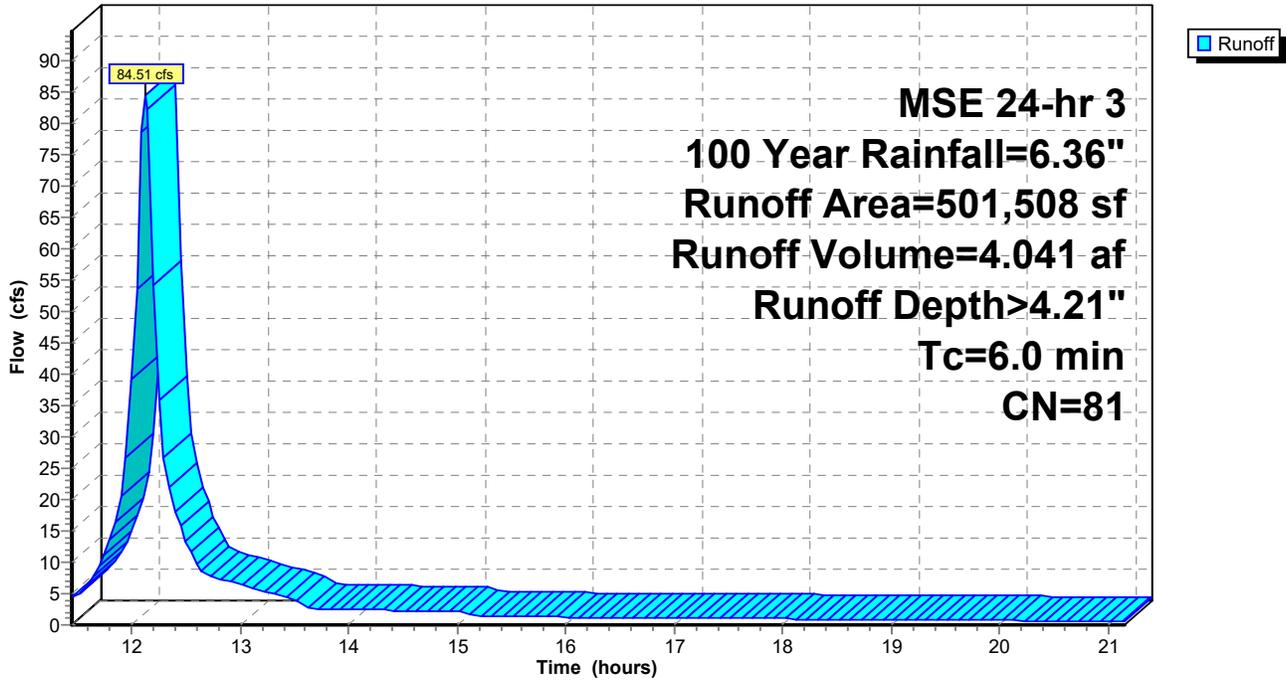
TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

**Subcatchment 1Pr: 2024 West**

Hydrograph



# Site Pond

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TL-05 Site Pond  
MSE 24-hr 3 100 Year Rainfall=6.36"  
Printed 1/27/2025

## Summary for Pond 2P: Main area pond

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

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

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

Volume	Invert	Avail.Storage	Storage Description
#1	850.50'	76,760 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.50	28,025	0	0
851.00	29,125	14,288	14,288
852.00	31,215	30,170	44,458
853.00	33,390	32,303	76,760

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

**Primary OutFlow** Max=40.06 cfs @ 12.25 hrs HW=852.94' (Free Discharge)

- 1=Culvert (Passes 24.73 cfs of 25.95 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 3.74 cfs @ 6.86 fps)
- 3=Orifice/Grate (Weir Controls 20.99 cfs @ 2.82 fps)
- 4=Broad-Crested Rectangular Weir (Weir Controls 15.33 cfs @ 1.73 fps)

# Site Pond

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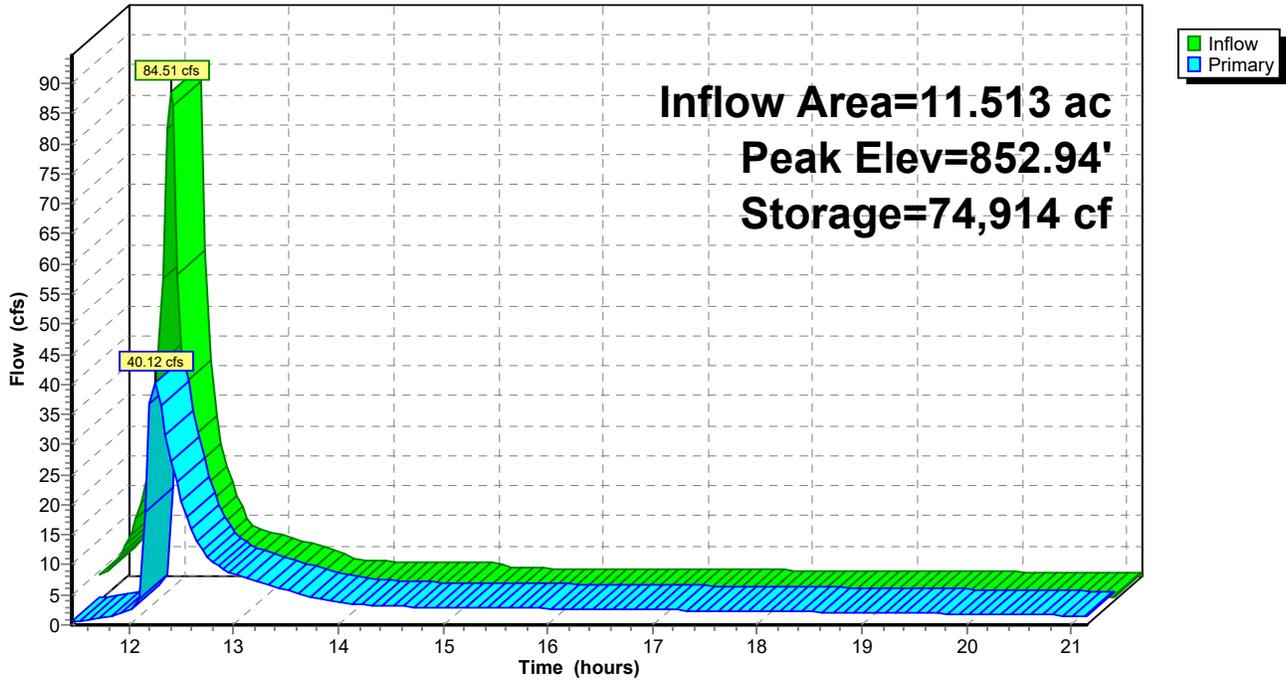
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TL-05 Site Pond  
MSE 24-hr 3 100 Year Rainfall=6.36"

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## Pond 2P: Main area pond

Hydrograph



**Site Pond**

MSE 24-hr 3 100 Year Rainfall=6.36"

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**Hydrograph for Pond 2P: Main area pond**

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

**Site Pond**

MSE 24-hr 3 100 Year Rainfall=6.36"

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

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

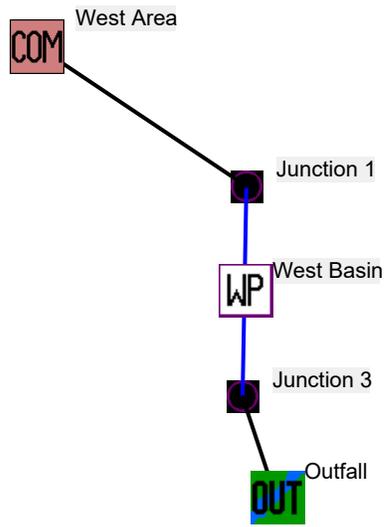
# Appendix E

## Calculations: Water Quality TSS Reduction



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Data file name: W:\Projects\TL-05-21\SWMP\TLAcres.mdb  
 WinSLAMM Version 10.4.1  
 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN  
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI\_AVG01.pscx  
 Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
 Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std  
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False  
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GEO03.ppdx  
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv  
 Cost Data file name:  
 Seed for random number generator: -42  
 Study period starting date: 01/05/69      Study period ending date: 12/31/69  
 Start of Winter Season: 12/06              End of Winter Season: 03/28  
 Date: 01-27-2025                              Time: 16:26:34  
 Site information:

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

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

Pond stage and surface area

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

Data file name: W:\Projects\TL-05-21\SWMP\TLAcres.mdb  
WinSLAMM Version 10.4.1  
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN  
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI\_AVG01.pscx  
Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GEO03.ppdx  
Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
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Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std  
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False  
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv  
Cost Data file name:  
Seed for random number generator: -42  
Study period starting date: 01/05/69 Study period ending date: 12/31/69  
Start of Winter Season: 12/06 End of Winter Season: 03/28  
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69  
Date of run: 01-27-2025 Time of run: 16:24:35  
Total Area Modeled (acres): 11.513  
Years in Model Run: 0.99

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

# Appendix F

## Civil Design Plans

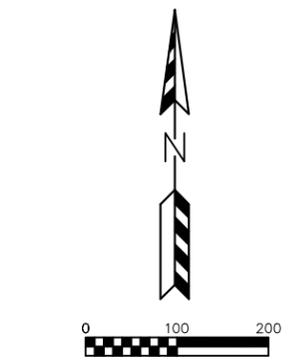
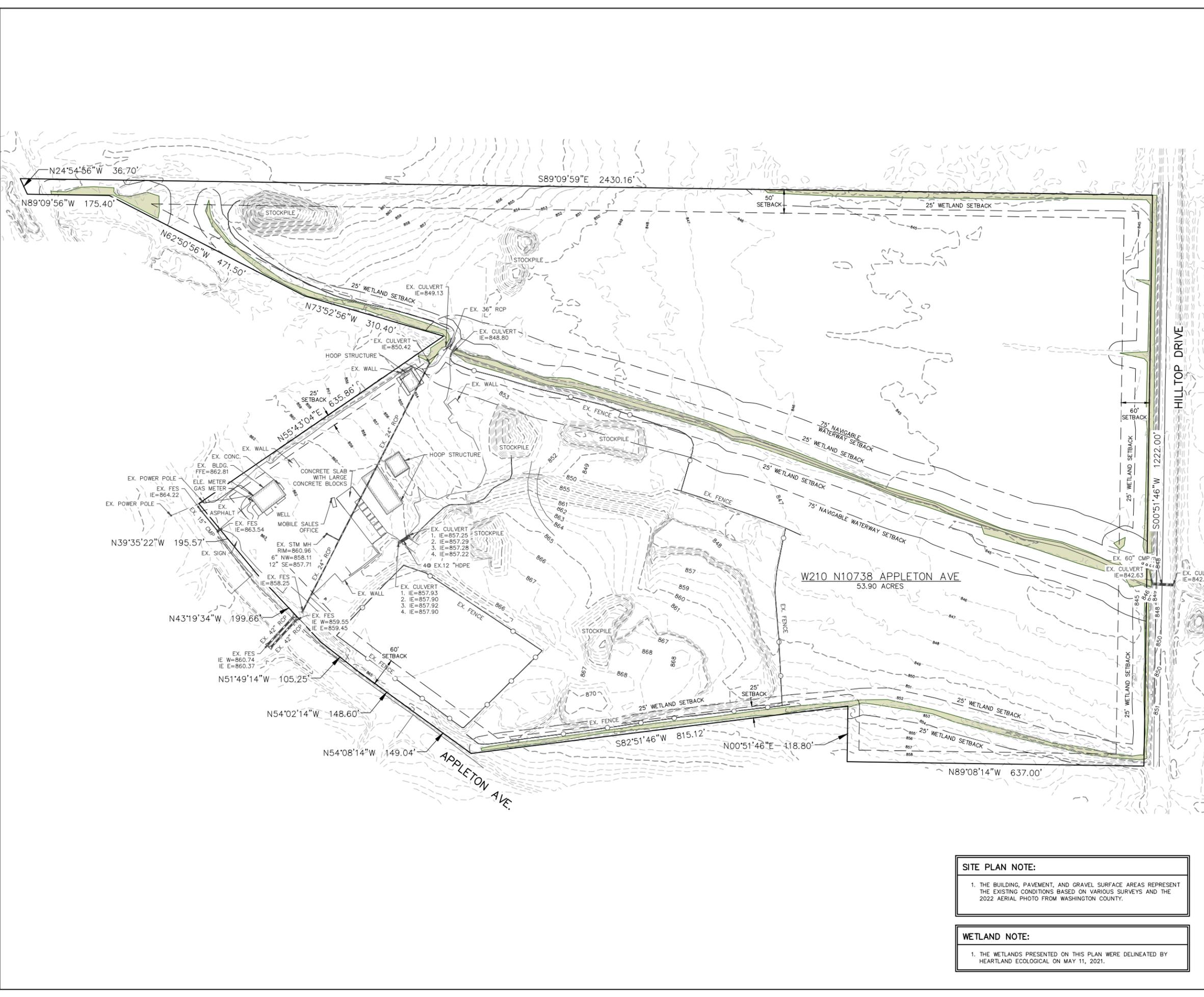
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**LEGEND:**

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

**SITE PLAN NOTE:**

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

**WETLAND NOTE:**

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

NO.	DATE	DESCRIPTION



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

PLAN TITLE:  
**EXISTING  
 CONDITIONS  
 PLAN**

DRAWN BY:  
**WWS**

DESIGNED BY:  
**EPN**

CHECKED BY:  
**KJP**

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

PROJECT NO:  
**(TL-05-21)**

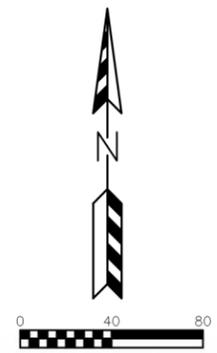
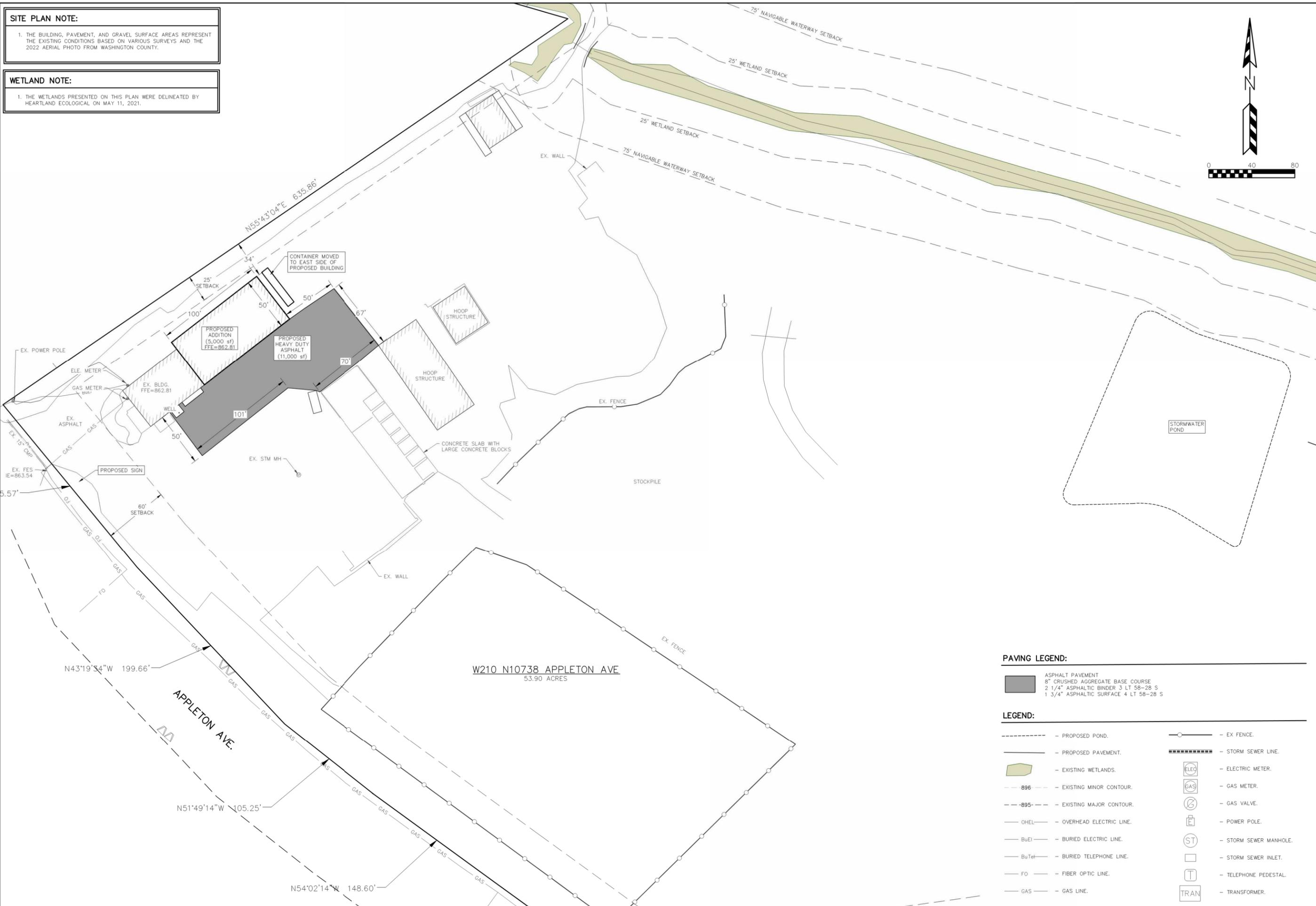
**BID SET**

SHEET NO:  
**C1.01**



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

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



REVISIONS:	
NO.	DESCRIPTION

**PSE**  
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 262.346.7800  
 www.parishse.com

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

PLAN TITLE:  
**SITE PLAN  
 WEST**

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

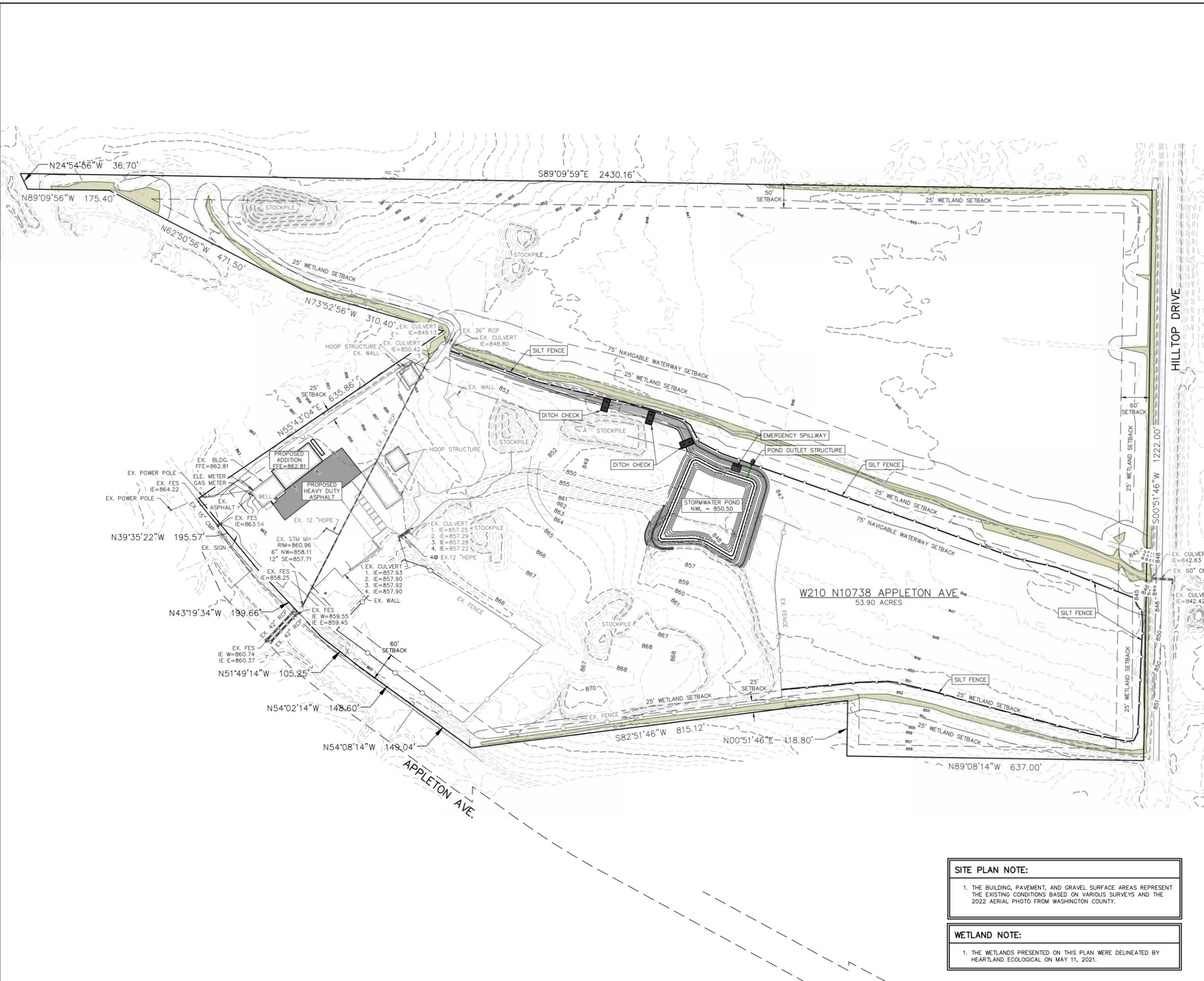
PLAN DATE:  
**1/28/2025**

PROJECT NO:  
**(TL-05-21)**

**BID SET**

SHEET NO:  
**C1.03**

- PAVING LEGEND:**
- ASPHALT PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE
  - 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
  - 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- LEGEND:**
- |                           |                        |
|---------------------------|------------------------|
| - PROPOSED POND.          | - EX. FENCE.           |
| - PROPOSED PAVEMENT.      | - STORM SEWER LINE.    |
| - EXISTING WETLANDS.      | - ELECTRIC METER.      |
| - EXISTING MINOR CONTOUR. | - GAS METER.           |
| - EXISTING MAJOR CONTOUR. | - GAS VALVE.           |
| - OVERHEAD ELECTRIC LINE. | - POWER POLE.          |
| - BURIED ELECTRIC LINE.   | - STORM SEWER MANHOLE. |
| - BURIED TELEPHONE LINE.  | - STORM SEWER INLET.   |
| - FIBER OPTIC LINE.       | - TELEPHONE PEDESTAL.  |
| - GAS LINE.               | - TRANSFORMER.         |



**LEGEND:**

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

**STAGES OF CONSTRUCTION TIME SCHEDULE:**

- APRIL 15, 2025**
- INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.
- APRIL 16, 2025 - SEPTEMBER 1, 2025**
- STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEED AND SILT FENCE PLACED AROUND THE PERIMETER.
  - CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
  - STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
  - BEGUN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
  - START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
  - CONSTRUCT BUILDING PADS AND BUILDINGS.
  - CONTINUE SITE GRADING.
  - INSTALL BASE COURSES, PROPOSED PAVEMENTS
  - INSTALL LANDSCAPING.
  - APPLY FINAL STABILIZATION TO ENTIRE SITE.
- SEPTEMBER 2 - 15, 2025**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

**SITE PLAN NOTE:**

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

**WETLAND NOTE:**

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

NO.	DATE	DESCRIPTION

**PSE**  
**PARISH SURVEY & ENGINEERING**  
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 262.346.7800  
 www.parishse.com

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

**PLAN TITLE:**  
**OVERALL**  
**EROSION**  
**CONTROL**  
**PLAN**

**DRAWN BY:**  
**WWS**

**DESIGNED BY:**  
**EPN**

**CHECKED BY:**  
**KJP**

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

**PROJECT NO:**  
**(TL-05-21)**

**BID SET**

**SHEET NO:**

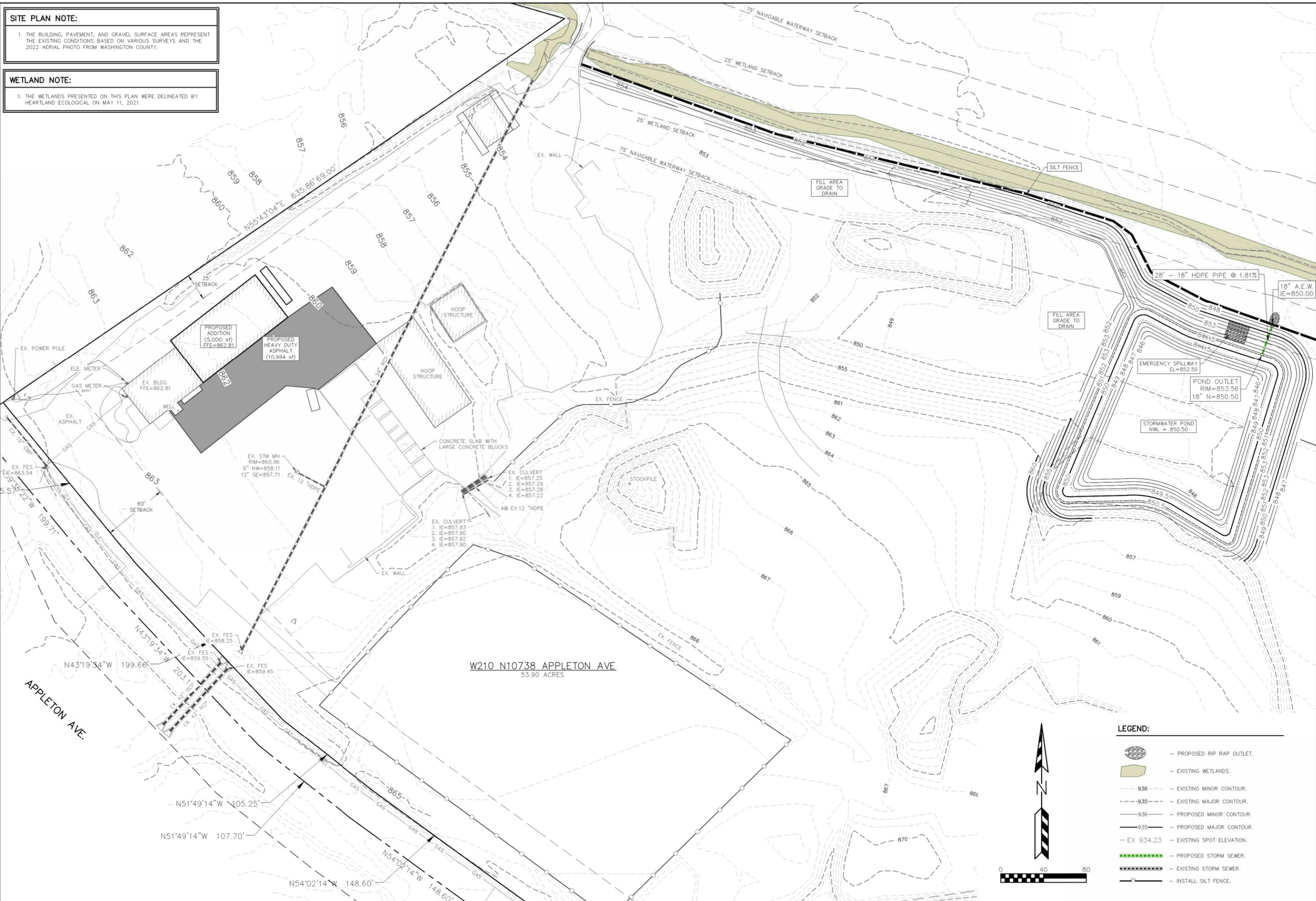
**C1.04**

**SITE PLAN NOTE:**

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

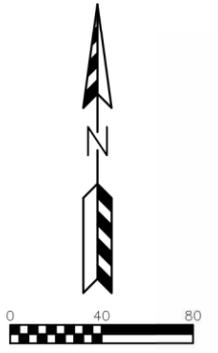
**WETLAND NOTE:**

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



**LEGEND:**

- PROPOSED RIP RAP OUTLET.
- EXISTING WETLANDS.
- EXISTING MINOR CONTOUR.
- EXISTING MAJOR CONTOUR.
- PROPOSED MINOR CONTOUR.
- PROPOSED MAJOR CONTOUR.
- EX 934.23 - EXISTING SPOT ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL SILT FENCE.



REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:  
**GRADING  
 PLAN WEST**

DRAWN BY:  
**WWS**

DESIGNED BY:  
**EPN**

CHECKED BY:  
**KJP**

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

PROJECT NO:  
**(TL-05-21)**

**BID SET**

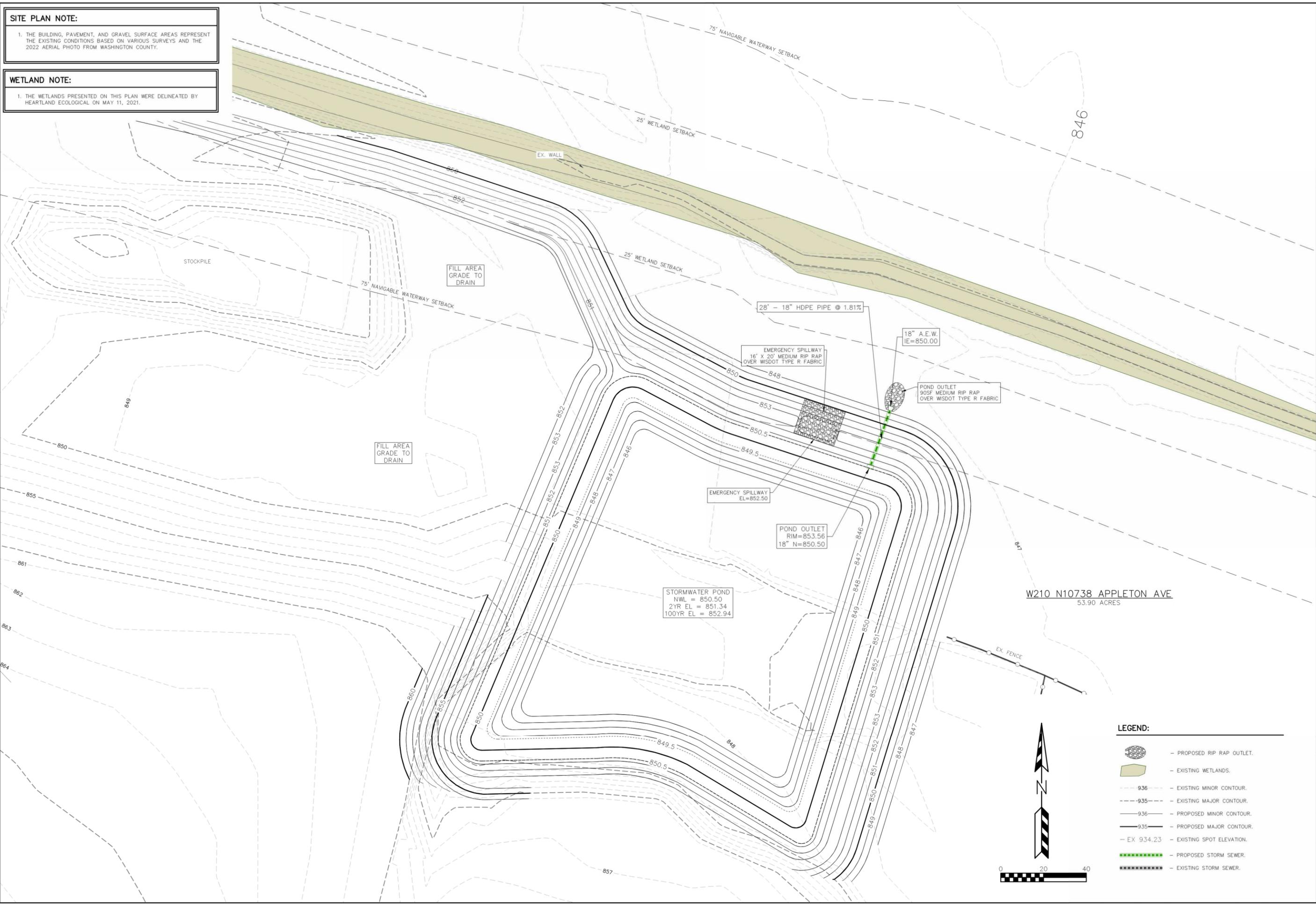
SHEET NO:  
**C1.05**

**W210 N10738 APPLETON AVE**  
 53.90 ACRES

**APPLETON AVE.**

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

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



REVISIONS:	
NO.	DESCRIPTION

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
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PROJECT TITLE:  
**TLC ACRES  
 W210 N10738 APPLETON AVENUE  
 GERMANTOWN, WI 53022**

PLAN TITLE:  
**POND  
 GRADING  
 PLAN**

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

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

PROJECT NO:  
**(TL-05-21)**

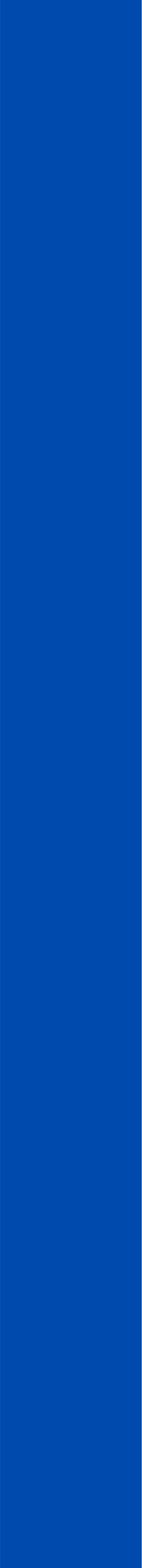
**BID SET**

SHEET NO:  
**C1.06**

- LEGEND:**
- PROPOSED RIP RAP OUTLET.
  - EXISTING WETLANDS.
  - EXISTING MINOR CONTOUR.
  - EXISTING MAJOR CONTOUR.
  - PROPOSED MINOR CONTOUR.
  - PROPOSED MAJOR CONTOUR.
  - EX 934.23 - EXISTING SPOT ELEVATION.
  - PROPOSED STORM SEWER.
  - EXISTING STORM SEWER.







# Appendix G

## Stormwater Maintenance Agreement

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**STORM WATER MANAGEMENT PRACTICES  
MAINTENANCE AGREEMENT**

---

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between TLC Acres hereinafter called the “Owner,” and the Village of Germantown, a municipal corporation located in Washington County, Wisconsin, hereinafter called the “Village.”

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the Village of Germantown, Washington County, State of Wisconsin:

Being a part of the Southeast ¼ of Section 30, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

hereinafter called the “Property.”

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan known as Appleton Avenue Storage, hereinafter called the “Plan,” which is expressly made a part hereof, as approved or to be approved by the Village, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the Village and the Owner agree that the health, safety and welfare of the residents of the Village of Germantown, require that on-site storm water management practices be constructed and maintained on the Property; and

WHEREAS, the Village requires that on-site storm water management facilities as shown on the Plan be constructed and adequately maintained by the Owner.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management facilities shall be constructed by the Owner in accordance with the plans and specifications indicated in the Plan and applicable statutes, ordinances and rules. The storm water management practices shall serve the drainage area designated in the Plan.
2. The Owner shall regularly inspect the storm water management facilities and specifically the function of the approved storm water management system as often as conditions require, but in any event at least once each year. The Operations and Maintenance Manual attached to this agreement as Exhibit A and each by this reference made a part hereof, shall be followed for the regular inspections of the storm water management facilities. The Owner shall keep the operation and maintenance reports from past inspections as well as a log of maintenance activities indicating the date and type of maintenance completed. The reports and maintenance log shall be submitted to the Department of Public Works Director and retained by the Village for a period of 10 years. The purpose of the inspections is to assure safe and proper functioning

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Return to:  
Village of Germantown  
N210 W10738 Appleton Ave  
Germantown, WI 53022

---

Parcel No.: GTNV\_193.975

of the facilities. The inspections shall cover all facilities including, but not limited to, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the operation and maintenance reports.

3. The Owner shall adequately maintain the storm water management facilities including, but not limited to, all pipes and channels built to convey storm water to the facility, as well as all structures, improvements and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, in accordance with Exhibit A, is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are maintained in accordance with the Plan.
4. The Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the storm water management facilities whenever the Village deems necessary. The purpose of the Village's inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The Village shall provide the Owner with copies of the inspection findings and a directive to commence with repairs if necessary. Corrective actions shall be taken within a reasonable timeframe as established by the Department of Public Works Director.
5. If the Owner fails to maintain the storm water management facilities in good working condition, consistent with the terms of the Plan and does not perform the required corrective actions and inspections in the specified time, the Village may perform the corrective actions identified in the inspection report and charge the Owner for the cost of such work. If the Owner fails pay to such costs to the Village within 30 days as required by Section 7, below, the cost of such work may be specially assessed against the Property pursuant to Wisconsin Statutes Section 66.0703. The Owner hereby acknowledges that the Property benefits from the corrective actions taken by the Village and hereby waives any right to notice or hearing of said special assessment pursuant to Section 66.0703(7)(b), Stats.
6. The Owner shall perform the work necessary to keep the storm water management facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed. The minimal amount of maintenance on the storm water management facilities shall be in accordance with Exhibit A.
7. In the event the Village, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the Village within 30 days of receipt of an invoice for all actual costs incurred by the Village hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the Village, its officers, agents and employees, and the Owner agrees to indemnify and hold the Village harmless as and against any and all claims, actions, causes of action, demands, including attorney fees and court costs which the Village may incur as a result of the failure of the storm water management system and/or actions taken or not taken by the Village to enforce the terms of this Agreement including, but not limited to, the performance of maintenance activities.
9. This Agreement shall be recorded at the Washington County Register of Deeds Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interests or future owners of the Property, including any homeowners or condominium association.

10. Notwithstanding anything in this Agreement to the contrary, in the event the Owner, or the Owner's successors and assigns, sell or otherwise transfer ownership in the Property, the Owner or the successor or assigns making said transfer, is hereby released from any and all liabilities and obligations under the terms of this Agreement. The liabilities and obligations under this Agreement shall transfer with the ownership of the Property to the new owner of the Property.

**VILLAGE OF GERMANTOWN**

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
Steven Kreklow, Village Administrator

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
Deanna Braunschweig, Village Clerk

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 )ss.  
WASHINGTON COUNTY)

Personally came before me the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Steven Kreklow, to me known to be the Administrator of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
Washington County.  
My Commission is permanent. (If NOT, expiration date is: \_\_\_\_\_)

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 )ss.  
WASHINGTON COUNTY)

Personally came before me the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Deanna Braunschweig, to me known to be the Clerk of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
Washington County.  
My Commission is permanent. (If NOT, expiration date is: \_\_\_\_\_)

BUZDUM TRUST

By: \_\_\_\_\_  
Name, Title

Dated: \_\_\_\_\_

*This Document Drafted By*      *Evan P. Nickodem*  
*Parish Survey & Engineering, LLC*

*June 7, 2024*