Meeting:	**Special Plan Commission**
Place:	1293 Washington Ave, Cedarburg
Date/Time:	August 27, 2025 / 7:00PM*
Web Page:	www.townofcedarburgwi.gov
Posted:	August 22, 2025

*This meeting is also available remotely online. For remote access, email sjacoby@townofcedarburgwi.gov for information.

Chairman	David Salvaggio	Administrator	Eric Ryer
Plan Commissioner	Kerry Carmichael	Town Attorney	Brad Hoeft
Plan Commissioner	Don Borgwardt	Director of Public Works	Adam Monticelli
Plan Commissioner	Tom Gaertig	Director of Parks & Recreation	Paul Jungbauer
Plan Commissioner	Larry Lechner	Town Treasurer	Katie LeBlanc
Plan Commissioner	Steve Wolf	Consulting Planners	Barrows / Cedar Corp.
Plan Commissioner	Anne Lewandowski	Asst. Administrator/Clerk	Sara Jacoby

Note: A quorum of the Town Board or other Town Committees, Commissions, or Boards may be present at this meeting for the purpose of gathering information and possible participation related to the Zoning Code project. However, no official action will be taken at this meeting in regard to the Zoning Code project.

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**

2. **MINUTES OF PREVIOUS MEETINGS**
   a. Approval of July 16, 2025 Plan Commission Meeting Minutes*

3. **PUBLIC HEARING**
   a. None

4. **OLD BUSINESS**
   a. Verbal update on comprehensive amendments to the Zoning Code and remaining steps leading up to adoption of the code and Zoning Map*
   b. Discussion and possible recommendation on an Ordinance to rezone three parcels with tax key number 03-010-09-002.00, 03-010-080-02.00, 03-010-080-01.00 from A-1 Agricultural and A-2 Prime Agricultural to E-1 Estate **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10, zoned A-1 Agricultural and C-1 Conservancy]***
   c. Discussion and possible recommendation on a Certified Survey Map consisting of five existing parcels totaling 132.39 acres owned by various Gauthier, LLCs in order combine/reshape parcel boundaries for the purpose of constructing a pond **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10, zoned A-1 Agricultural and C-1 Conservancy]***
   d. Discussion and possible recommendation on an application to construct a 13.2-acre pond on parcels to be combined by a CSM **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10, zoned A-1 Agricultural and C-1 Conservancy]***

5. **NEW BUSINESS**
   a. Discussion and feedback regarding a concept plan for a major land division development by Charlie Hutchinson for property located at 461 Horns Corners Road **[NE ¼ Sec. 32, 7.46 acres, zoned R-2 Single-Family Residential District]***

6. **ADJOURNMENT**

*At the Plan Commission's discretion, the Commission may take comment from the public

Note: A quorum of Town Board of Supervisors may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board will be taken at this meeting.

TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
July 16, 2025

Present:	David Salvaggio, Larry Lechner, Don Borgwardt, Steve Wolf, Kerry Carmichael, Anne Lewandowski (via Zoom)
Excused:	Tom Gaertig
Also Present:	Eric Ryer, Administrator, Amy Barrows, Consulting Planner (via Zoom), Ben Greenberg, Consulting Planner (via Zoom), Sara Jacoby, Assistant Administrator/Clerk

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Salvaggio called the meeting to order at 7:00 pm. The meeting began with the pledge of allegiance.

Commissioner Lechner made a motion to change the order of the meeting so that #4a would be last on the agenda due to the lengthy discuss related to the zoning code update. The motion was seconded by Commissioner Wolf and carried unanimously.

2. MINUTES OF PREVIOUS MEETINGS

a. **Approval of June 18, 2025 Plan Commission Meeting Minutes***
Commissioner Carmichael made a motion to approve the June 18, 2025 Plan Commission meeting minutes. The motion was seconded by Commissioner Borgwardt and carried unanimously.

3. PUBLIC HEARING

a. **Public hearing to take comment on a conditional use permit application by Adam Hertel (dba Auto Safety Center) to amend their existing permit to operate an auto repair and used car sales business, and make exterior improvements to the building located at 7007 STH 60 [Owner: Stewardship Properties LLC, NW ¼ of Section 22, B-1 Neighborhood Business district, 1.56 acres]***
Adam Hertel submitted a conditional use permit (CUP) application on behalf of Auto Safety Center requesting an amendment to their existing CUP. The existing permit was transferred from Scott's to Auto Safety Center in 2022, with them agreeing to operate under the same conditions as Scott's. The property is located at 7007 STH 60 and is zoned B-1 neighborhood Business District. This is before Plan Commission because they are looking to install new signage and a new sunshade/awning. Their existing CUP requires all signage to come before Plan Commission and Town Board for approval. They are also looking to paint the building.

Chairman Salvaggio opened the public hearing at 7:03. With no comment from the public, Commissioner Lechner made a motion to close the public hearing. The motion was seconded by Commissioner Carmichael and carried unanimously.

b. **Public hearing to take comment on a conditional use permit application by BJD Real Estate to amend the existing conditional use permit to allow an indoor recreational and training facility, primarily for baseball and softball, within the existing multi-tenant building located at 1170 Wauwatosa Road [Owner: CSH Building LLC, NW ¼ Section 22; B-3 Business District, seeking TCOD Town Center Overlay District, ~2.02 acres]***

BJD Real Estate is proposing to amend the existing CUP issued to the property located at 1170 Wauwatosa Road to authorize an indoor recreational and training facility, primarily for baseball and softball. The business would be located in an existing ~7,000 sq. ft. space located at the northwest corner of the building and facing the road. According to the applicant, the business will be open to the public but also local teams. The application notes that the facility will provide the community with space for players at all ages and abilities to train and have fun and will be reservable for events such as birthday parties and team practices.

Chairman Salvaggio opened the public hearing at 7:04. With no comment from the public, Commissioner Lechner made a motion to close the public hearing. The motion was seconded by Commissioner Carmichael and carried unanimously.

4. OLD BUSINESS

a. **Discussion and feedback regarding comprehensive amendments to the Zoning Code and remaining steps leading up to adoption of the code and Zoning Map***
This item continues ongoing work regarding comprehensive amendments to the Zoning Code being led by SEH (Planner Barrows). The primary topics for this meeting include: Articles IV: Planned Unit Development, Article VII: Traffic Visibility, Loading, Parking and Access; Article VII: Signs, Article IX Performance Standards for Industrial Development; Article X: Satellite Earth Stations; Radio or Television Antenna Towers; Wind Energy Systems; Telecommunications, Article XI; Accessory Uses and Structures, Fences and Hedges; Article XIV Appeals; and Article XV Definitions.

Also discussed were restaurant definitions and dog grooming and boarding in the B-1 district.

Next steps include Attorney Review, Plan Commission recommendation, public noticing, Public Hearing, and action on the ordinance to adopt the updated code sections.

Planner Barrows thanked the Plan Commission for their continued engagement.

5. NEW BUSINESS

a. **Discussion and possible recommendation on a conditional use permit application by Adam Hertel (dba Auto Safety Center) to amend their existing permit to operate an auto repair and used car sales business, and make exterior improvements to the building located at 7007 STH 60 [Owner: Stewardship Properties LLC, NW ¼ of Section 22, B-1 Neighborhood Business district, 1.56 acres]***
Assistant Administrator/Clerk Jacoby summarized the application from Auto Safety Center and discussed the removal of quantities related to the number of cars on site based on the exemplary history of the business. Commissioner Lewandowski questioned if the business indeed seeking to be open 7 days a week. Applicant Representative Monica Schneider indicated that Auto Safety Center would appreciate the flexibility of being able to be open on Saturday and was satisfied with 6 days a week for operation, as none of their other locations are open 7 days a week.

Commissioner Lechner made a motion to recommend the Town Board approve an amended Conditional Use Permit to remove quantities related to the number of cars on site and reflecting a 6 day work week, noting the findings below are present:

(1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

(2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

(3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.

(4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

(5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

The motion was seconded by Commissioner Carmichael and carried unanimously.

b. **Discussion and possible recommendation on a conditional use permit application by BJD Real Estate to amend the existing conditional use permit to allow an indoor recreational and training facility, primarily for baseball and softball, within the existing multi-tenant building located at 1170 Wauwatosa Road [Owner: CSH Building LLC, NW ¼ Section 22; B-3 Business District, seeking TCOD Town Center Overlay District, ~2.02 acres]***
Consulting Planner Greenberg summarized the Conditional Use Permit Application with respect to use, business plans, floor plan, parking, and access. Planner Greenberg also summarized the comments and requirements from the Fire Department and Ozaukee County Land and Water and clarified the building owner will need to provide updated documents related to parking within the recorded easement.

Commissioner Lechner questioned the status of the dumpster enclosure that was required with the previous CUP amendment. Owner John Haeberlin confirmed that the garbage dumpster would be enclosed by Friday, July 25, 2025. Commissioners Lechner and Borgwardt had questions related to fire department comments, occupancy number, extinguishers, fire exits and floor plans.

Commissioner Lewandowski made a motion to recommend the Town Board approve an amended Conditional Use Permit contingent upon Cedarburg Fire Department approval and noting the findings below are present:

(1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

(2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

(3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.

(4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

(5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

The motion was seconded by Commissioner Borgwardt and carried unanimously.

c. **Discussion and feedback regarding a concept plan for a major land division Planned Unit Development by Anne Hazelwood for properties with tax key #030261300200 and #030261300300 [SE ¼ Sec. 26, 36.87 acres total, zoned A-1 Agricultural District and C-1 Conservancy District]***

Administrator Ryer summarized the Hazelwood Concept Plan Application for a conservation subdivision, noting the base R-2 zoning sought is consistent with surrounding residential districts as well as zoning options established by the Comprehensive Plan. The concept plan would preserve areas around the creek and wooded areas, as well as the existing mowed path area using the Planned Unit Development overlay. The concept plan as laid out results in an average lot size of 0.99 acres; exceeding the required 0.92 acre requirement for the R-2 district. The plan includes land that exists in the Town of Grafton as well as the Town of Cedarburg. Seventeen lots are proposed on the Town of Cedarburg land, preserving approximately 43% of the site as open space.

Engineer for the applicant Troy Hartjes with raSmith presented the concept plan, communicating the intent of the applicant to create a subdivision that maximizes the natural landscape and preserves the beauty that is the legacy of the property and not to mass grade and maximize the number of homes that could be located on the land. The walking path would be private and maintained by the homeowner's association.

The Plan Commission gave unanimous positive feedback, indicating support for this style of development for future subdivisions. Commissioner Lechner made a motion to recommend that the project proceed in a similar manner as proposed. The motion was seconded by Commissioner Lewandowski and carried unanimously.

6. ADJOURNMENT

Commissioner Carmichael made a motion to adjourn the meeting at 8:44pm. Commissioner Wolf seconded, and the motion passed unanimously.

Respectfully Submitted,
Sara Jacoby
Assistant Administrator/Clerk

Meeting Date: 8/27/25
Agenda Items: # 4b,c,d

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amy Barrows, Planner

MEMO WRITTEN: August 18, 2025

PETITIONER: Michael & Stacy Gauthier

SUBJECT: **Agenda Item # 4b:** Discussion and possible recommendation on an Ordinance to rezone three parcels with tax key number 03-010-09-002.00, 03-010-080-02.00, 03-010-080-01.00 from A-1 Agricultural and A-2 Prime Agricultural to E-1 Estate **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10, zoned A-1 Agricultural and C-1 Conservancy]***

Agenda Item # 4c: Discussion and possible recommendation on a Certified Survey Map consisting of five existing parcels totaling 132.39 acres owned by various Gauthier, LLCs in order combine/reshape parcel boundaries for the purpose of constructing a pond **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10, zoned A-1 Agricultural and C-1 Conservancy]***

Agenda Item # 4d: Discussion and possible recommendation on an application to construct a 13.2-acre pond on parcels to be combined by a CSM **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10, zoned A-1 Agricultural and C-1 Conservancy]***

PROPERTY: Part of the NW ¼ & SW ¼ Section 10, Tax Key #'s 03-010-05-003.00 & 03-010-05-004.00, 03-010-09-002.00, 03-010-080-02.00, 03-010-080-01.00

BACKGROUND INFORMATION	
Project Name	Gauthier Rezone/CSM/Pond
Applicant Name	Michael & Stacy Gauthier
Property Owner	Gauthier Properties at Covered Bridge, LLC Gauthier Properties at Wildwood, LLC Gauthier Properties at Wildwood II, LLC
Consulting Planner and/or Engineer **Consulting Surveyor**	Miller Engineers Scientists Chaput Land Surveys
Size of Parcel	132.39 acres combined for all five (5) parcels (based on CSM acreage)
Existing Zoning	E-1 Estate, A-1 Agricultural, A-2 Prime Agricultural and C-1 Conservancy
Requested Zoning	E-1 Estate (C-1 Conservancy to remain unchanged)
Abbreviated Legal	NW & SW ¼ Sec. 10
Comprehensive Plan Designation	Rural Neighborhood – Countryside: Allows for E-1

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Residential	R-2
South	Residential, Conservancy	R-2, C-1
East	Prime Agricultural, Residential	A-2, R-2
West	Residential, Agricultural, Conservancy	R-2, A-1, C-1

BACKGROUND

In 2021/2022, the applicants appeared before the Plan Commission several times with a request to construct a pond on acreage that they own. The applicant was required to combine several lots to comply with the code requirement that ponds not exceed 10% of a lot. The applicants also proposed to rezone the E-1 lands to A-1 because the pond straddled a lot line and the rezone provided consistent zoning. Initial questions raised included available water supply, intent of housing, berm construction, depth of pond, stormwater elements, and natural resource approvals from other agencies. Plan Commission initially recommended approval of both the rezoning and CSM, but tabled consideration of the pond, as well as the rezoning and CSM, to allow for various engineering comments to be addressed, including the impact on neighboring wells, easement verification (or lack thereof), and to gather information on the DNR review process. There was also discussion regarding a berm and whether the berm requirements of the zoning code needed to be met.

CURRENT PROPOSAL

The applicant has resubmitted applications for a rezone, CSM, and pond. The project now consists of the combination of five parcels currently zoned A-1, A-2, E-1, and C-1. Three of the parcels will be rezoned to E-1 so that the entire acreage is zoned E-1 Estate District with the C-1 Conservancy remaining unchanged. Staff felt that E-1 Estate District zoning was the most compatible district for the proposed use because noncommercial man-made recreation or wildlife ponds are a permitted accessory use with a special permit. The proposed pond is 13.2 acres. The location is shown on the plans included in the packet.

EXECUTIVE REVIEW

1. **Zoning/Rezoning**

   The Gauthier's currently own nine (9) parcels adjacent to each other with various zoning designations (R-2, A-1, A-2, E-1, and C-1). In an effort to combine five (5) of the existing parcels to create a 132.29-acre singular parcel for the construction of a pond, consistent zoning across all parcels is first required. The applicant is seeking to rezone three of the parcels from A-1 and A-2 to E-1. Four (4) of the parcels will remain as separate legal lots of record.

   The E-1 District provides for single-family dwellings as a principal use. Agricultural uses and man-made recreation and wildlife ponds with a special permit are allowed as accessory uses by members of the family residing on the property. Lots are required to be a minimum of 4 acres in size and 200 ft. in width. The subject property is required to be much larger due to the size of the pond being proposed which can't exceed 10% of the lot area.

   The applicant will be providing information at the meeting to demonstrate how they will meet the E-1 District standard that requires a single-family residence be present as a principal use on the lot.

In 2021/2022, the applicant was proposing A-1 Zoning for all of the lots subject to the CSM. A-1 Zoning requires the construction of an agricultural outbuilding prior to the construction of a single-family residential structure and does not specifically allow recreational or wildlife ponds as an accessory use.

2. **CSM**

The CSM seeks to combine five (5) legal lots of record. The CSM will reduce the total number of parcels currently owned by the Gauthiers from nine to five. The applicant has addressed all of raSmith's comments related to the CSM.

The CSM should be updated to include the source (including FEMA Map Panel # and date) and elevation of the FEMA floodplain. The floodplain should be based on new FEMA floodplain maps with an effective date of July 31, 2025 as required by Ozaukee County. The applicant should also include the public trust doctrine note required by Chapter 236 Wisconsin State Statutes.

Ozaukee County's GIS shows a structure in the northwest corner of the CSM. The applicant should verify that this structure has been removed or include it on the CSM with the use of the structure noted.

The proposed combined acreage of Lot 1 on the CSM complies with the zoning requirements, including minimum lot size and width, of the E-1 District.

3. **Pond/Embankment**

The larger part of these applications is the construction of a 13.2 recreational pond. Section 320-118 of the Town Code requires that newly created man-made ponds not cover more than 10% of the total parcel area and be located at least 25 ft. from any lot line. The construction of the pond requires the combined acreage of the CSM (10% of 132.39 acres is 13.239 acres). Any approvals of the pond shall be subject to the recording of the CSM inclusive of at least 132.39 acres.

It should be noted that the applicant will be drawing water from a privately installed well, not a high capacity well as originally proposed, to fill a portion of the pond. The applicant will also be diverting water from Cedar Creek. The DNR has approved both activities.

raSmith Engineering Comments: The applications have been reviewed by the Town's consulting engineers from raSmith for review and comment. Their comments are included in a review letter dated August 13, 2025, included in the packet as separate correspondence. It is not uncommon for there to be outstanding conditions as part of the Plan Commission review. Any approvals should be subject to compliance with the August 13, 2025 letter. **The engineering comments should be reviewed at the meeting to ensure the Plan Commission is comfortable with the project as presented provided the conditions are met. The conditions are written to ensure long-term maintenance, pond stability, and protection of neighboring properties and wells.**

During the pond review in 2021/2022, there was discussion regarding the construction of a berm. The updated design does not include the construction of a berm by definition. The grade around the pond acts more as an embankment to support the pond. The DNR has determined that the embankment is not classified as a regulated dam. However, in order to prevent downstream impacts, engineering staff has completed a detailed review of the engineering of the pond to ensure stability during large storm events.

4. **Driveway Access**
   The applicant is proposing a temporary construction access route consisting of gravel to gain access to the pond site. The applicant is proposing a turnaround on the west side of the pond for emergency vehicles. There is an existing dirt drive that extends to the pond area from the turnaround. The applicant intends on revegetating the temporary construction access route upon completion of the project. There is no permanent access shown or proposed at this time.

   It should be noted that the applicant is proposing to use a separate 1-acre parcel (Tax Key Parcel 03.010.10.006.00) that they own for access from Covered Bridge Road that is not included in the CSM.

5. **Ozaukee County Planning & Parks**
   Barry Sullivan from Ozaukee County Land & Water reviewed the proposed Rezone and CSM and does not have any concerns. The Rezone and CSM will have to go before the Ozaukee County Natural Resource Committee (NRC) for approval; the applicant and their engineer should reach out to the County to begin that process; the contact for them is Andrew Struck at Ozaukee County Planning and Parks. Barry Sullivan from Ozaukee County specified the surveyor needs to update the floodplain info on the survey to match the new floodplain map that has the effective date of July 31, 2025. The applicant had been informed that Shoreland Permit (s) will be required for any filling, grading, excavating, constructing, etc. within County Shoreland Zoning, prior to those activities commencing.

6. **Shoreland Zoning / Wetlands**
   Barry Sullivan from Ozaukee County Land & Water also reviewed the proposed pond application. Other than the floodplain note mentioned above in the CSM section, Ozaukee County is also requiring a Shoreland Zoning Permit for any filling, grading, excavating, constructing, etc. within the County Shoreland Zoning area, prior to commencing any construction.

7. **Other External Agency Approvals**
   It is the Town's understanding that the applicants have been working with the DNR to obtain all necessary permits and that the DNR does not have any issues with the proposal. However, the plans have been recently updated. A copy of all permits required by the DNR and ACOE, if applicable, shall be submitted to the Town prior to commencing any construction. Said permits shall reference the final plan dates approved by the Town.

8. **Cedarburg Fire Department**
   Town staff provided the CSM and Pond Plans to Blake Karnitz from the Cedarburg Fire Department, with CFD comments attached in their letter.

ACTION REQUESTED

This project involves three parts: a rezoning, a CSM, and a pond . Staff requests the Plan Commission review this application as a whole, but make motions separately. Particularly, some motions would have some contingencies as noted below:

1. Pond permit: The applicant's engineer will need to address the Town's engineer comments dated August 13, 2025. Any motion in favor of the pond application being approved should be contingent on Town engineering comments being addressed.

2. Pond use: The applicant shall demonstrate that a single-family residential use exists on the property. This may require modifications to the existing structure, modifications to the proposed CSM boundaries, or other measures. This condition shall be met prior to the rezone, CSM, and pond application being forward to the Town Board for consideration.
3. The rezoning petition: Staff requests any motion to recommend approval of the rezoning of the three parcels zoned A-1 and A-2 to E-1 be contingent on the CSM also being approved.
4. CSM: Staff requests any motion to recommend approval of the CSM be contingent on the CSM comments of this letter being addressed prior to the Town Board meeting.
5. Access: The Plan Commission should decide if it is appropriate for the applicant to use a separate 1-acre parcel (Tax Key Parcel 03.010.10.006.00) that they own for temporary access from Covered Bridge Road that is not included in the CSM for construction of the pond. If access is provided through the separate lot, the Town may want to require a financial guarantee for the restoration of said access upon completion of the project.
6. Other Review Authority Permits: The applicant shall submit a copy of all approvals from Ozaukee County, DNR, and ACOE, if applicable, prior to commencing any construction. Documentation shall be provided that these approvals are based on the final plan sets approved by the Town.

ATTACHMENTS

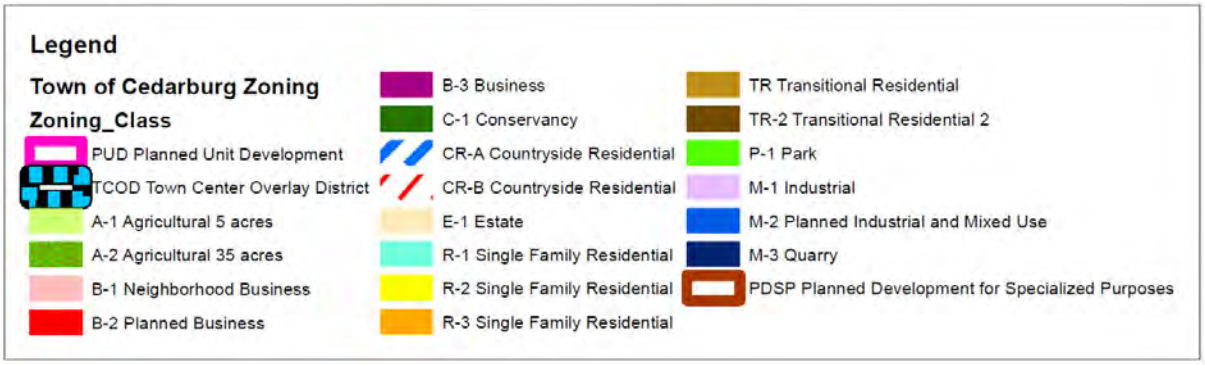
I. Zoning Map/Shoreland Map
II. Applicant materials
III. raSmith Engineer/Surveyor Comments

COPIES MAILED/E-MAILED TO

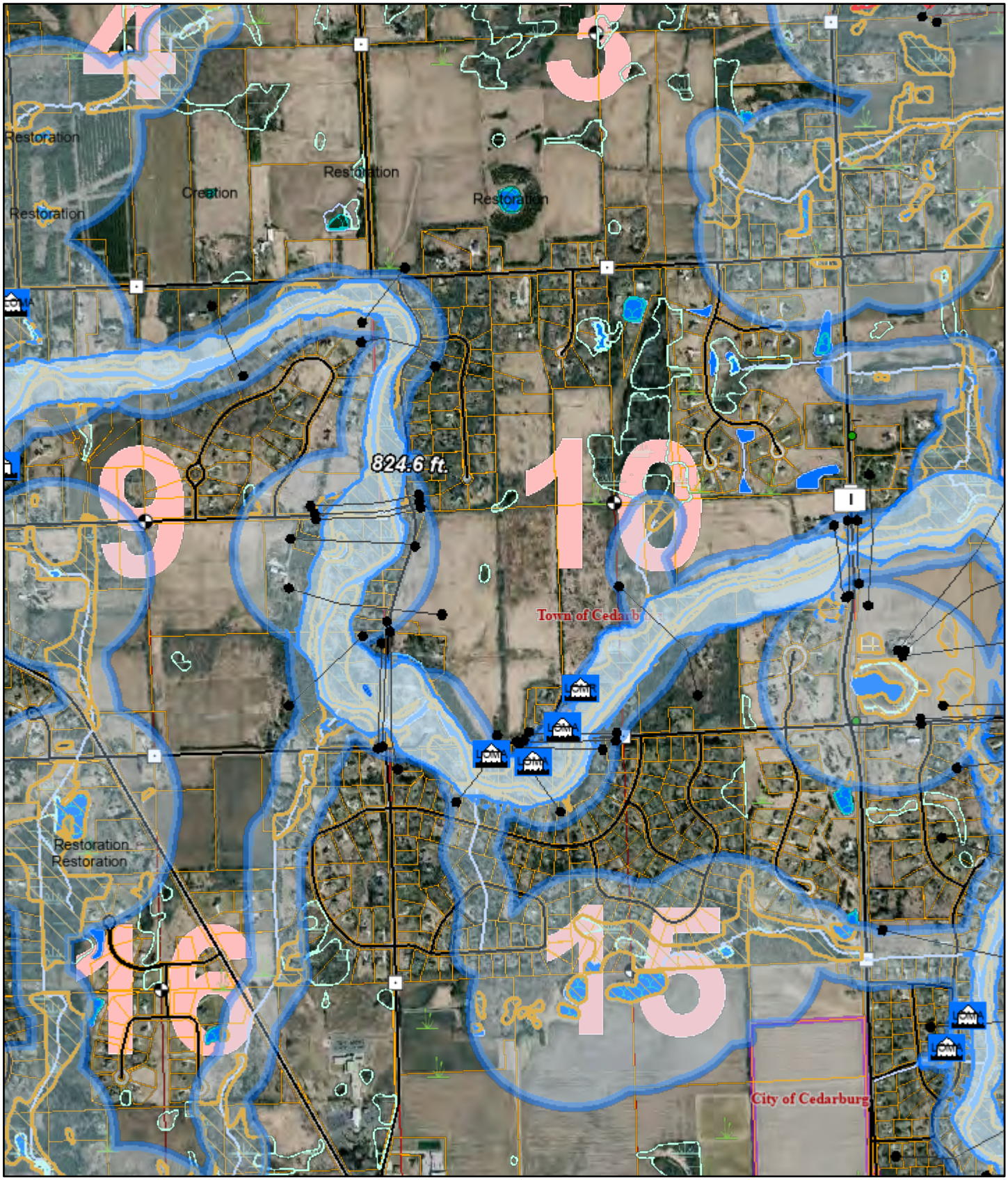
I. Michael Gauthier: Michael.Gauthier@gauthierbiomedical.com
II. Attorney Richard Donner: rdonner@reinhartlaw.com

Action	Date	Status
Plan Commission Recommendation	8-27-2025	This Meeting
Rezone/Pond Public Notice (News Graphic)	TBD	To Be Published
Rezone/Pond Post Cards	TBD	To Be Mailed
Rezone/Pond Public Hearing at Town Board **Town Board Decision**	TBD	To be Completed

ATTACHMENT I.



Ozaukee County Shoreland Zoning



8/22/2025, 2:31:55 PM

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

- LOMA
- Floodplain_Fill
- Floodplain Islands
- Base Flood Elevations
- Cross Sections
- Shoreland and Floodplain Zoning Fill

FEMA Floodlines
- A - 100 Year Floodplain
- AE - 100 year Floodplain with BFE
- AE, Floodway

- Shoreland and Floodplain Zoning
- Wetlands Within Shoreland
- Wetland Restoration
- Wetland Regulated less than 1/4 ac
- Wetlands Regulated
- Wetlands Farmed
- Wetlands Open Water
- Hydro Polygon
- Hydro Polyline

PLSS Corners
- Center of Section
- GPS Point
- Quarter Section Corner
- Section Corner

Highways
- State Highway
- County Highway

Local Roads
- Local

Parcels
- Road Right-of-Way
- Tax Parcel

- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections

Civil Divisions
- City
- Town
- Control Survey Diagram

CERTIFIED SURVEY MAP NO._____

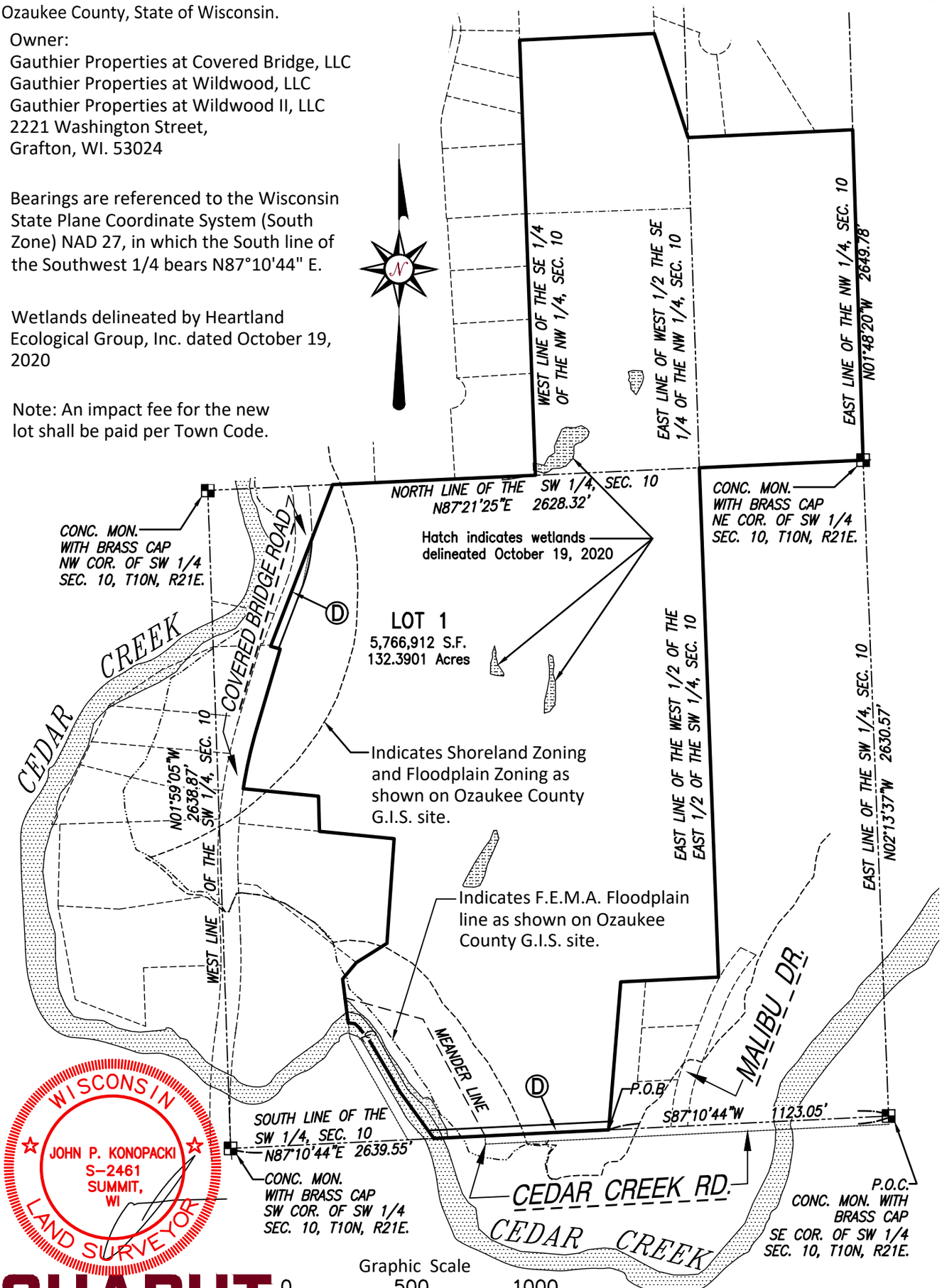
Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

Owner:
Gauthier Properties at Covered Bridge, LLC
Gauthier Properties at Wildwood, LLC
Gauthier Properties at Wildwood II, LLC
2221 Washington Street,
Grafton, WI. 53024

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Southwest 1/4 bears N87°10'44" E.

Wetlands delineated by Heartland Ecological Group, Inc. dated October 19, 2020

Note: An impact fee for the new lot shall be paid per Town Code.



WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

Graphic Scale
0 500 1000
1" = 500'

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

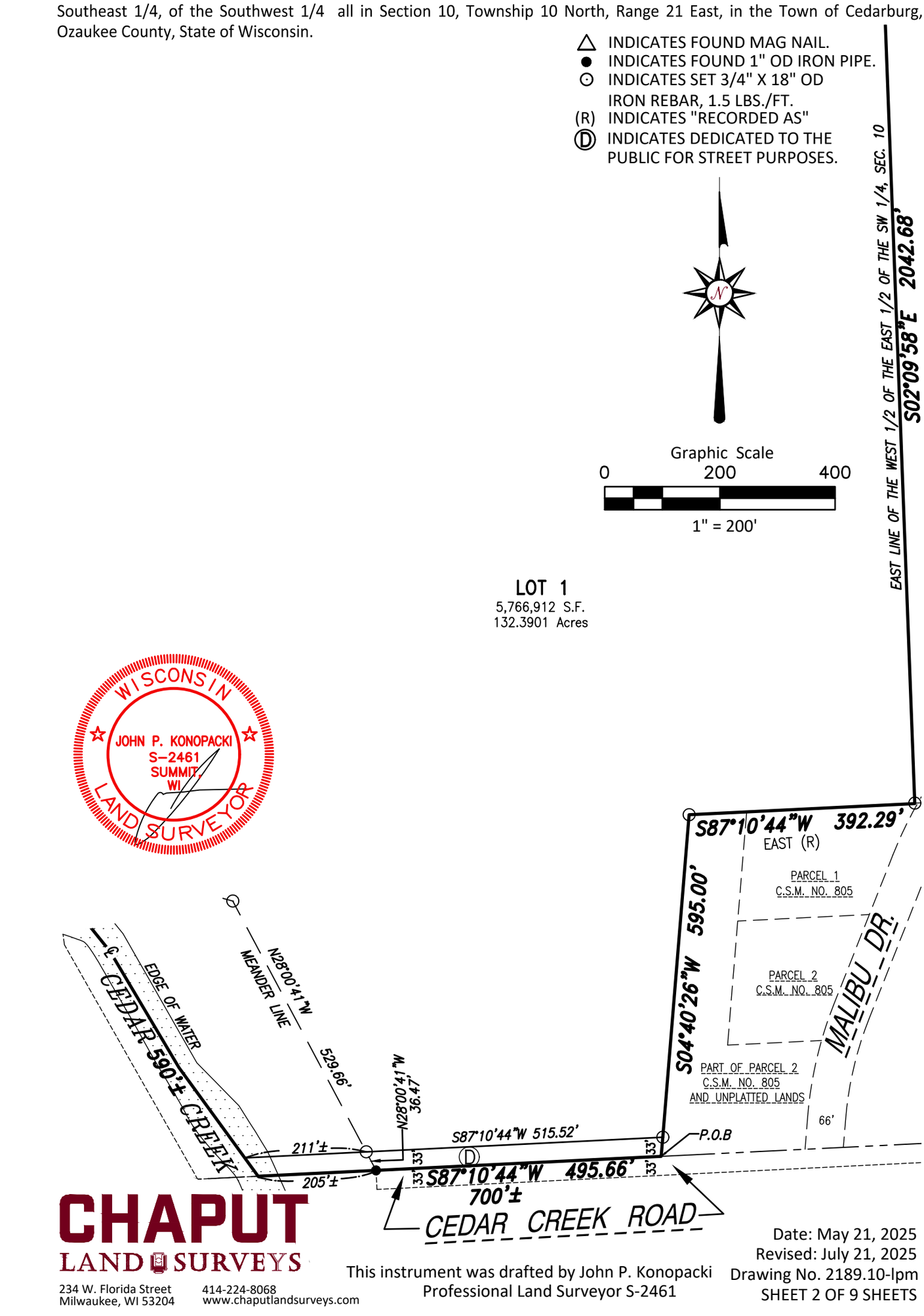
This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: July 21, 2025
Drawing No. 2189.10-lpm
SHEET 1 OF 9 SHEETS

CERTIFIED SURVEY MAP NO._____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

△ INDICATES FOUND MAG NAIL.
● INDICATES FOUND 1" OD IRON PIPE.
⊙ INDICATES SET 3/4" X 18" OD IRON REBAR, 1.5 LBS./FT.
(R) INDICATES "RECORDED AS"
Ⓓ INDICATES DEDICATED TO THE PUBLIC FOR STREET PURPOSES.



WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

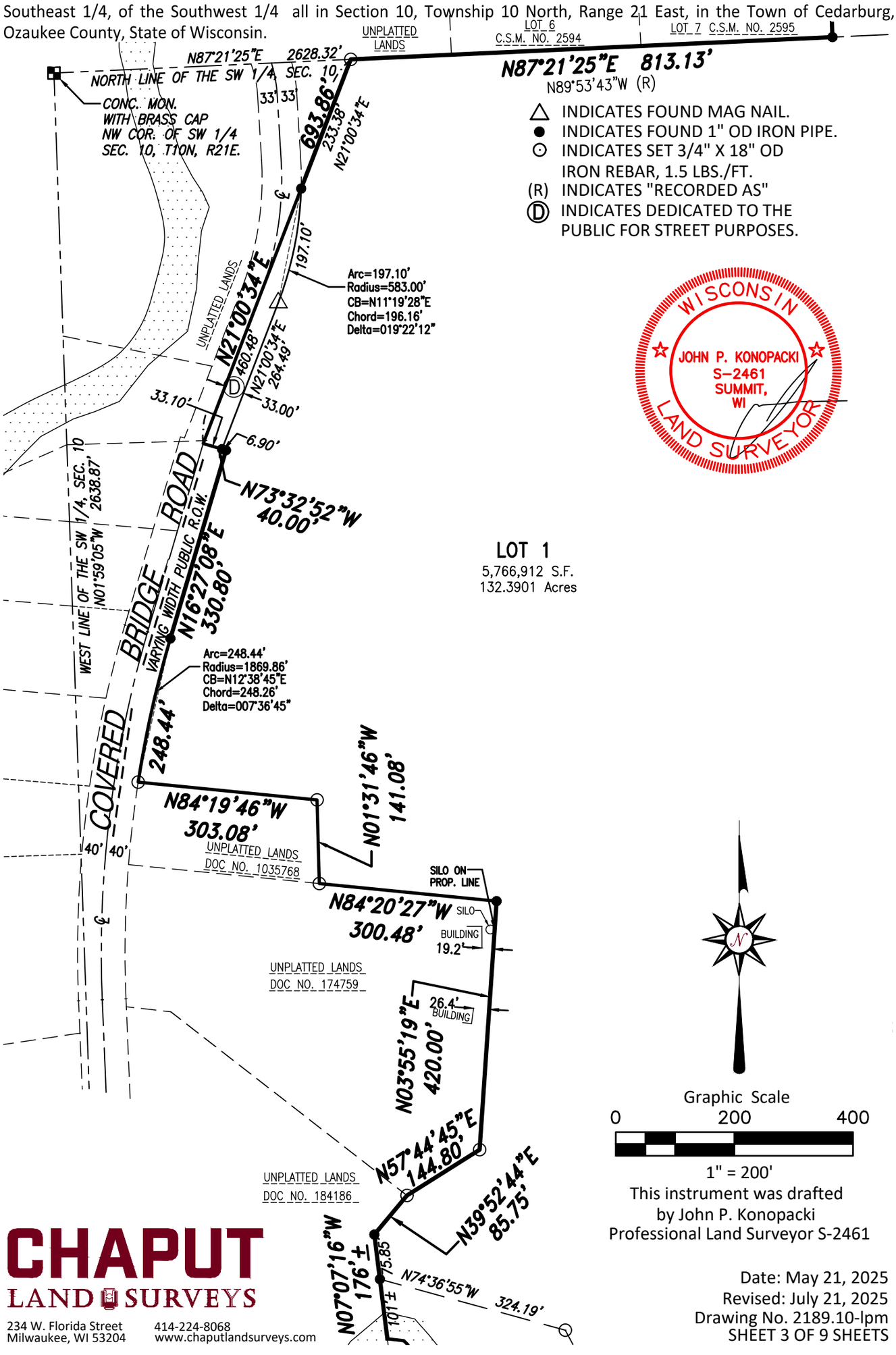
CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: July 21, 2025
Drawing No. 2189.10-lpm
SHEET 2 OF 9 SHEETS

CERTIFIED SURVEY MAP NO._____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.



Graphic Scale

0 200 400

1" = 200'

This instrument was drafted by John P. Konopacki Professional Land Surveyor S-2461

CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

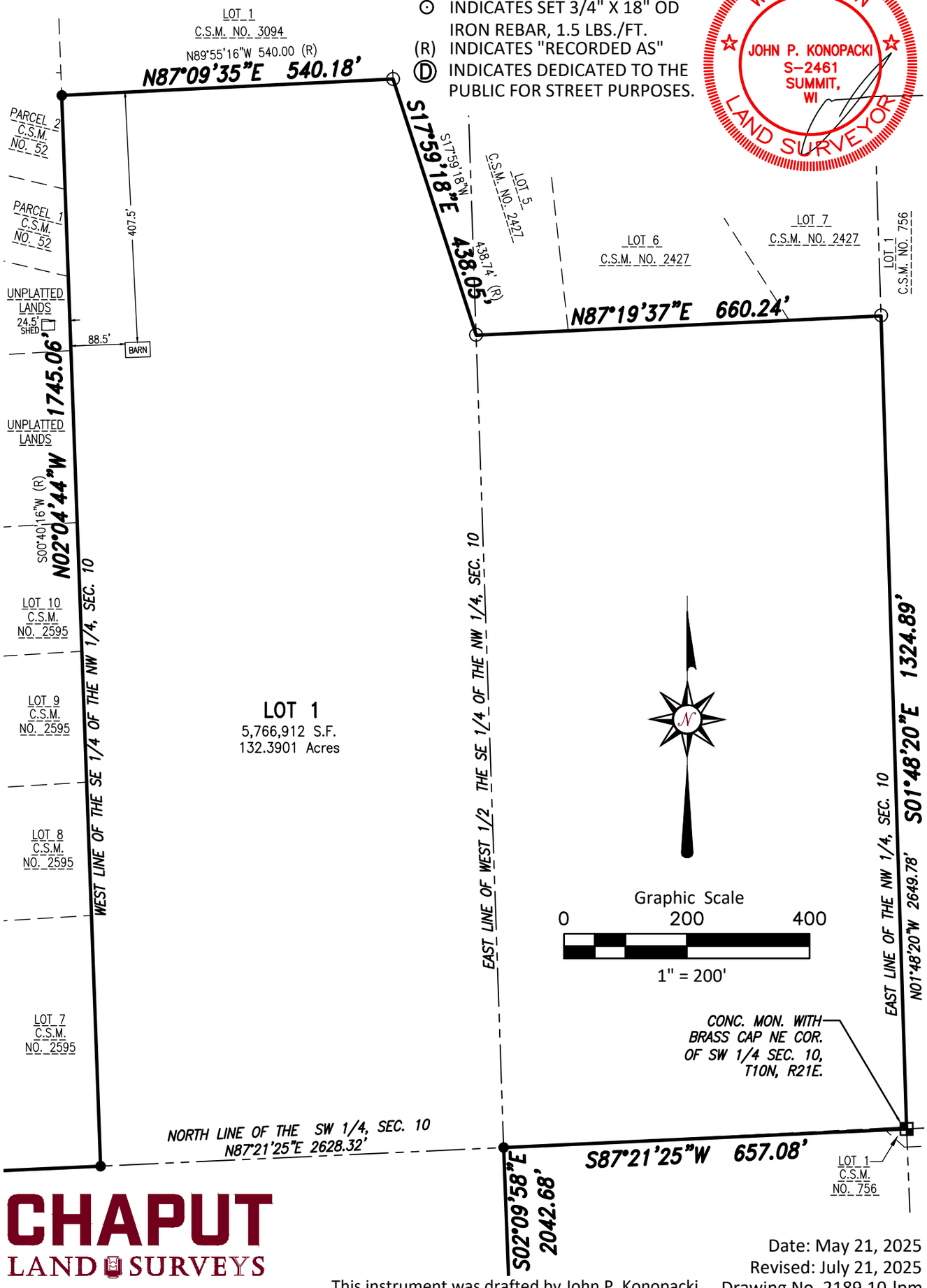
Date: May 21, 2025
Revised: July 21, 2025
Drawing No. 2189.10-lpm
SHEET 3 OF 9 SHEETS

CERTIFIED SURVEY MAP NO._____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

△ INDICATES FOUND MAG NAIL.
● INDICATES FOUND 1" OD IRON PIPE
⊙ INDICATES SET 3/4" X 18" OD IRON REBAR, 1.5 LBS./FT.
(R) INDICATES "RECORDED AS"
Ⓓ INDICATES DEDICATED TO THE PUBLIC FOR STREET PURPOSES.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR



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This instrument was drafted by John P. Konopacki
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Date: May 21, 2025
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Drawing No. 2189.10-lpm
SHEET 4 OF 9 SHEETS

CERTIFIED SURVEY MAP NO._____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
WAUKESHA COUNTY} :SS

I, John P. Konopacki, a professional land surveyor, do hereby certify:

THAT I have survey, divided and mapped Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin which is bounded and described as follows:

COMMENCING at the Southeast corner of the Southwest 1/4 of said Section 10; thence South 87°10'44" West along the South line of said 1/4 Section 1123.05 feet to the point of beginning of the lands hereinafter described; thence continuing South 87°10'44" West along said South line 495.66 feet to a meander corner, said corner being North 87°10'44" East 205 feet more or less from the centerline of Cedar Creek; thence North 28°00'41" West along said meander line 529.66 feet to a meander corner; thence North 74°36'55" West along said meander line 324.19 feet to a meander corner, said corner being on the East line of lands described in Doc. No. 184186 and North 07°07'16" West 101 feet more or less from the centerline of Cedar Creek; thence North 07°07'16" West along said East line 75.85 feet to a point; thence North 39°52'44" East along said East line 85.75 feet to a point on the East line of lands described in Document No. 174759; thence North 57°44'45" East along said East line 144.80 feet to a point; thence North 03°55'19" East along said East line 420.00 feet to a point on the North line of Document No. 174759; thence North 84°20'27" West along said North line 300.48 feet to a point on the East line of Document No. 1035768; thence North 01°31'46" West along said East line 141.08 feet to a point on the North line of Document No. 1035768; thence North 84°19'46" West along said North line 303.08 feet to a point on the East line of Covered Bridge Road and point of curvature; thence Northeasterly 248.44 feet along said East line and arc of a curve, whose center lies to the Southeast, whose radius is 1869.86 feet, and whose chord bears North 12°38'45" East 248.26 feet to a point; thence North 16°27'08" East along said East line 330.80 feet to a point; thence North 73°32'52" West 40.00 feet to a point on the centerline of Covered Bridge Road; thence North 21°00'34" East along said centerline 693.86 feet to a point on the North line of said Southwest 1/4 Section; thence North 87°21'25" East along said North line 813.13 feet to a point on the West line of the Southeast 1/4 of said Northwest 1/4 Section; thence North 02°04'44" West along said West line 1745.06 feet to a point on the South line of Lot 1 of Certified Survey Map No. 3094; thence North 87°09'35" East along said South line 540.18 feet to a point in the West line of Lot 5 of Certified Survey Map No. 2427; thence South 17°59'18" East along said West line 438.05 feet to a point on the South line of said Certified Survey Map; thence North 87°19'37" East along said South line and its extension 660.24 feet to a point on the East line of the Northwest 1/4 of said Section; thence South 01°48'20" East along said East line 1324.89 feet to a point on the North line of the Southwest 1/4 of said Section; thence South 87°21'25" West along said North line 657.08 feet to a point on the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section; thence South 02°09'58" East along said East line 2042.68 feet to a point on the North line of Parcel 1 of Certified Survey Map No. 805; thence South 87°10'44" West along said North line and its extension 392.29 feet to a point; thence South 04°40'26" West 595.00 feet to the point of beginning.

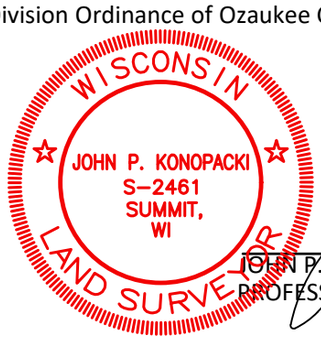
Said lands together with lands lying between said meander line and the center of Cedar Creek, contain 5,766,912 square feet or 132.3901 acres of land.

THAT I have made this survey, land division and map by the direction of Gauthier Properties at Covered Bridge, LLC, Gauthier Properties at Wildwood, LLC, Gauthier Properties at Wildwood II, LLC, owner(s) of said land.

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

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division and Subdivision Ordinance of the Town of Cedarburg and the Land Division Ordinance of Ozaukee County in surveying, dividing and mapping the same.

DATE: May 21, 2025
Revised: July 21, 2025



JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Drawing No. 2189.10-lpm
SHEET 5 OF 9 SHEETS

CERTIFIED SURVEY MAP NO._____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER'S CERTIFICATE

GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Cedarburg.

GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Cedarburg.

IN WITNESS WHEREOF, GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, has caused these presents to be signed by the hand of _____, President, on this _____ day of _____, 2025

In the presence of:

GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC
By: MICHAEL T GAUTHIER, agent

_____

_____
MICHAEL T GAUTHIER, agent

STATE OF WISCONSIN}
:SS
OZAUKEE COUNTY}

Personally came before me this ___ day of _____, 2025, _____, President of GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: July 21, 2025
Drawing No. 2189.10-lpm

CERTIFIED SURVEY MAP NO._____

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OWNER'S CERTIFICATE

GAUTHIER PROPERTIES AT WILDWOOD, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Cedarburg.

GAUTHIER PROPERTIES AT WILDWOOD, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Cedarburg.

IN WITNESS WHEREOF, GAUTHIER PROPERTIES AT WILDWOOD, LLC, has caused these presents to be signed by the hand of _____, President, on this _____ day of _____, 2025

In the presence of:

GAUTHIER PROPERTIES AT WILDWOOD, LLC
By: MICHAEL T GAUTHIER, agent

_____

_____
MICHAEL T GAUTHIER, agent

STATE OF WISCONSIN}
:SS
OZAUKEE COUNTY}

Personally came before me this ___ day of _____, 2025, _____, President of GAUTHIER PROPERTIES AT WILDWOOD, LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
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OWNER'S CERTIFICATE

GAUTHIER PROPERTIES AT WILDWOOD II, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Cedarburg.

GAUTHIER PROPERTIES AT WILDWOOD II, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Cedarburg.

IN WITNESS WHEREOF, GAUTHIER PROPERTIES AT WILDWOOD II, LLC, has caused these presents to be signed by the hand of _____, President, on this _____ day of _____, 2025

In the presence of:

GAUTHIER PROPERTIES AT WILDWOOD II, LLC
By: MICHAEL T GAUTHIER, agent

_____ _____
MICHAEL T GAUTHIER, agent

STATE OF WISCONSIN}
:SS
OZAUKEE COUNTY}

Personally came before me this ___ day of _____, 2025, _____, President of GAUTHIER PROPERTIES AT WILDWOOD II, LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
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TOWN OF CEDARBURG PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by The Town of Cedarburg Plan Commission on this ____ day of _____ , 2025.

_____ _____

David Salvaggio, Chairperson Sara Jacoby, Town Clerk

TOWN OF CEDARBURG TOWN BOARD APPROVAL

This Certified Survey Map is hereby approved by The Town of Cedarburg Town Board on this ____ day of _____ , 2025.

_____ _____

David Salvaggio, Chairperson Sara Jacoby, Town Clerk

OZAUKEE COUNTY PLANNING AND PARKS DEPARTMENT APPROVAL

Resolved that the Certified Survey Map located in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg is approved by the Ozaukee County Natural Resources Committee on this _____day of _____, 2025.

_____

Rob Holyoke
Chairperson of the Natural Resources Committee

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: July 21, 2025
Drawing No. 2189.10-lpm

Minor Land Division Application

FEE TYPE	TOWN OF CEDARBURG	CONSULTANTS
Land Division Concept Fee	$100	Actual Fee (if necessary)
Minor Land Division Application Fee	$125	Actual Fee (if necessary)
Certified Survey Map Review Fee	$125 (base fee) + additional review cost above base fee (if necessary)	Actual Fee (if necessary)
Rezoning (if applicable)	$300	Actual Fee (if necessary)
Impact Fee (due before issuance of building permit)	$3,790	N/A

APPLICANT INFORMATION

Michael + Stacy Gauthier 2221 Washington St., Grafton, WI 53024

Name Address Zip

262-546-0010 x 9000 michael.gauthier@gauthierbiomedical.com

Telephone Fax E-mail Address

LANDOWNER OF RECORD INFORMATION (if different than applicant)

See attached addendum

Name Address Zip

Telephone Fax E-mail Address

SURVEYOR INFORMATION

Donald C. Chaput 234 W. Florida Street, Milwaukee, WI 53204

Name Address Zip

414-224-8068 don@chaputlandsurveys.com

Telephone Fax E-mail Address

1. Appropriate Fees Paid to Town of Cedarburg Amount Paid 125 Date Paid 5-27-25
2. Applicant must provide the final shared driveway agreement (if applicable)
3. Original CSM enclosed Circle: (YES)/NO
4. I understand that the tax bill for the original parcel will not be apportioned until the next tax year.
5. I understand & agree to pay all review fees from the Town of Cedarburg and their consultant(s).

Michael T. Gauthier 5/27/25 BL

Applicant's Signature/Landowner Signature Date Town Initials (Office Use)

Rec. 34743
Fee Rvd 5-21-25

Addendum to Minor Land Division Application - Gauthier

Properties being combined by proposed CSM:

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
c/o Mike & Stacy Gauthier, 2221 Washington St., Grafton, WI

- Parcel # 030100900200 (approximately 88.55 acres per GIS) – zoned A-1
- Parcel # 030100800200 (approximately 15.86 acres per GIS) – zoned A-1
- Parcel # 030100800100 (approximately 19.92 acres per GIS) – zoned A-2

GAUTHIER PROPERTIES AT WILDWOOD LLC
c/o Mike & Stacy Gauthier, 2221 Washington St., Grafton, WI

- Parcel # 030100500400 (approximately 5.01 acres per GIS) – zoned E-1

GAUTHIER PROPERTIES AT WILDWOOD II LLC
c/o Mike & Stacy Gauthier, 2221 Washington St., Grafton, WI

- Parcel # 030100500300 (approximately 4.94 acres per GIS) – zoned E-1

TOWN of CEDARBURG

Preserving Yesterday's Heritage for Tomorrow.

Concept Fee: **$100**
Receipt No. _____
Date _____
Staff _____

Application fee: **$300.00**
Receipt No. 34743
Date 5-28-25
Staff ER JM

Fee 5-21-25

APPLICATION FOR REZONING PETITION

See reverse side for materials to be submitted with this application

Applicant Name: Michael + Stacy Gauthier
Address 2221 Washington Street, Grafton, WI
Phone No. (___) _____ Fax No.(___) _____ E-mail: _____
Cell No.: (414) 507-5627

Landowner of Record (if different than applicant):
Name See attached addendum
Address _____
Phone No. (___) _____ Fax No.(___) _____ E-mail: _____
Cell No.: (___) _____

Engineer / Consultant: Richard W. Donner, Reinhart
Address 1000 N. Water Street, Suite 1700
Phone No. (414) 298-8169 Fax No.(___) _____ E-mail: rdonner@reinhartlaw.com
Gross Land Acreage 124.33 acres Location _____ 1/4 Sec. _____

Current Zoning: A-1 + A-2 Requested Zoning: E-1

Existing buildings on Property: _____ Yes X No If Yes, please describe:

Does this rezoning also involve a proposed or pending land division? _____ Yes X No
CSM submitted to combine parcels

Describe specifically the reasons justifying this rezoning petition and specifying the proposed use.

See attached addendum

Applicant's Signature 5-27-25 Date ER Town Initials (Office Use)

Landowner of Record's Signature (if different than applicant) Date Town Initials (Office Use)

Updated 1/2023

Addendum to Rezone Application - Gauthier

Landowner of Record:

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
c/o Mike & Stacy Gauthier, 2221 Washington St., Grafton, WI

Properties to be rezoned to E-1:

- Parcel # 030100900200 (approximately 88.55 acres per GIS) – zoned A-1
- Parcel # 030100800200 (approximately 15.86 acres per GIS) – zoned A-1
- Parcel # 030100800100 (approximately 19.92 acres per GIS) – zoned A-2

Reasons for rezone:

Applicant is combing parcels to create homestead parcel for single family home and recreational pond.

REZONING EXHIBIT

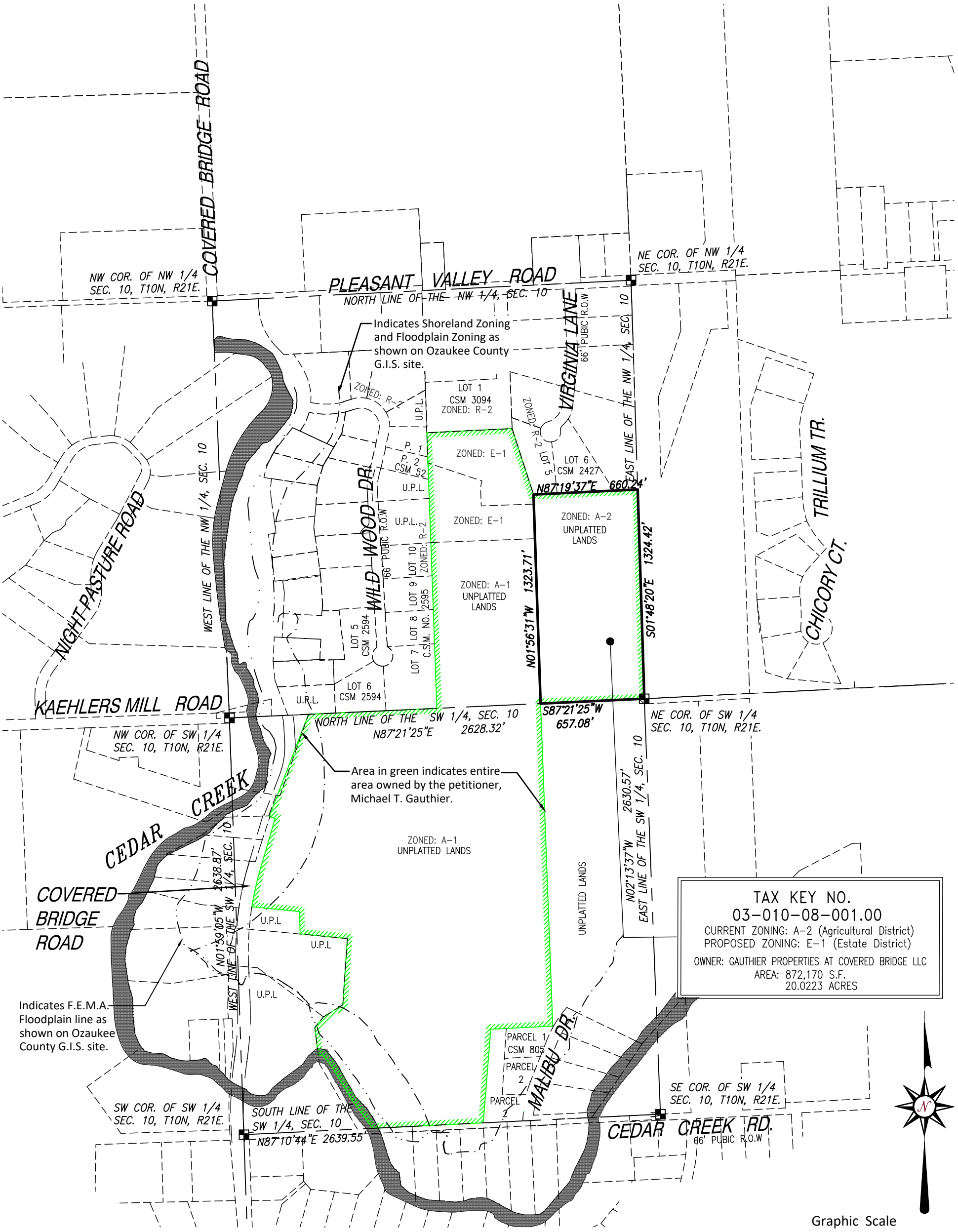
TAX KEY NO.: 03-010-08-001.00

LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: JOHN P. KONOPACKI

Date: May 29, 2025



TAX KEY NO.
03-010-08-001.00
CURRENT ZONING: A-2 (Agricultural District)
PROPOSED ZONING: E-1 (Estate District)
OWNER: GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
AREA: 872,170 S.F.
20.0223 ACRES

Graphic Scale
0 600 1200
1" = 600'

Sheet 1 of 10
Drawing No. 2189-lpm

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REZONING EXHIBIT

TAX KEY NO.: 03-010-08-001.00

LANDS TO BE ZONED: E-1 (Estate District)

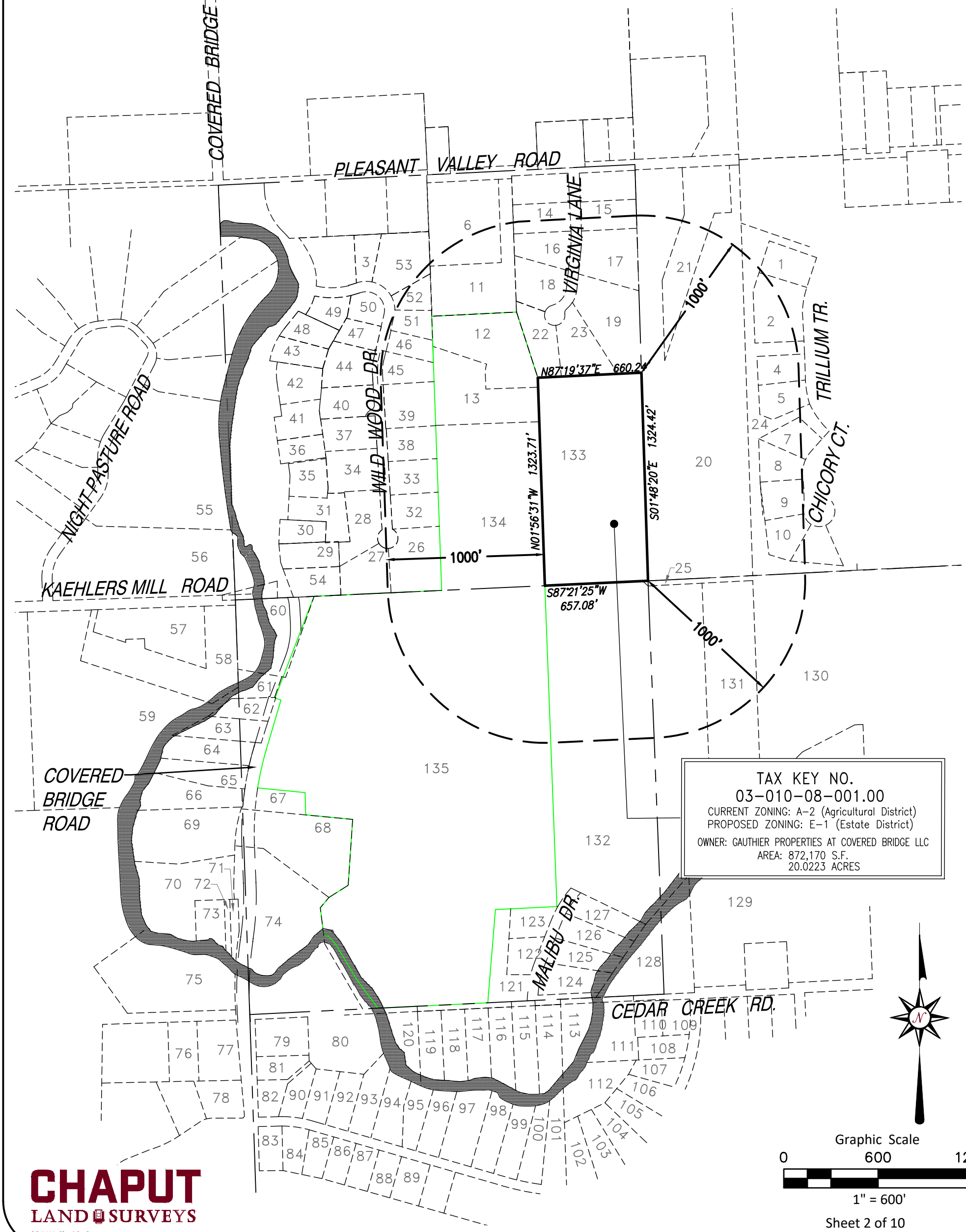
Part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: DONALD C. CHAPUT

Date: May 29,2025

PROPERTY OWNERS WITHIN 1000 FEET OF PROPOSED REZONING

(SEE PAGE 3 FOR OWNERS NAMES AND ADDRESSES)



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REZONING EXHIBIT

TAX KEY NO.: 03-010-08-001.00

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Part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: JOHN P. KONOPACKI

PROPERTY OWNERS WITHIN 1000 FEET OF PROPOSED REZONING

Date: May 29, 2025

1 ANTHONY JAMPOLE, JAMPOLE, TRACEY
2043 TRILLIUM TRAIL
GRAFTON, WI 53024

2 CHAD AND REGINA CURRAN 2015 REVOCABLE TRUST
2017 TRILLIUM TRAIL
GRAFTON, WI 53024

4 PAUL J ZWIEF, JENNIFER A ZWIEF
1999 TRILLIUM TRAIL
GRAFTON, WI 53024

5 RYAN CHANCE, LAUREN CHANCE
1991 TRILLIUM TRAIL
GRAFTON, WI 53024

6 LITTLE RED SCHOOL HOUSE CEDARBURG LLC,
ERIN PHILLIPS 7936 TOWN HALL ROAD
KEWASKUM, WI 53040-9401

7 GREGORY P BAXTER, BAXTER, KELLY A
6484 CHICORY COURT
GRAFTON, WI 53024

8 JAURON LIVING TRUST
6502 CHICORY COURT
GRAFTON, WI 53024

9 JON C BIELEFELD, BIELEFELD, JOYCE C
6506 CHICORY COURT
GRAFTON, WI 53024

10 THOMAS M AND KATHERINE A INGRASSIA 2018 REVOCABLE TRUST
6510 CHICORY COURT
GRAFTON, WI 53024

11 GREGORY A KRAFT,
7023 PLEASANT VALLEY RD
GRAFTON, WI 53024

12 GAUTHIER PROPERTIES AT WILDWOOD II LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024

13 GAUTHIER PROPERTIES AT WILDWOOD LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024-9506

14 BRIAN W LEMKE, LEMKE, JANE E
2077 VIRGINIA LN
GRAFTON, WI 53024

15 GARY G PRESTON, LAURIE J PRESTON
2076 VIRGINIA LN
GRAFTON, WI 53024

16 THEODORE C FELTMEYER, ANNE M FELTMEYER
2061 VIRGINIA LANE
GRAFTON, WI 53024

17 PAUL H SCHAUB AND SYLVIA L SCHAUB REVOCABLE TRUST,
2062 VIRGINIA LN
GRAFTON, WI 53024

18 XINQIANG GUO, NING MEI
2039 VIRGINIA LANE
CEDARBURG, WI 53024

19 FRANKLIN E LAIB AND CATHERINE J LAIB REVOCABLE TRUST,
2042 VIRGINIA LANE
GRAFTON, WI 53024

20 GARY W MAYWORM, JAYNE L MAYWORM
6755 PLEASANT VALLEY RD
GRAFTON, WI 53024

21 DENNIS A WOLFF
6625 PLEASANT VALLEY ROAD
GRAFTON, WI 53024

22 RICHARD J KEATING, MARY E KEATING
2025 VIRGINIA LN
GRAFTON, WI 53024

23 KYLE G FORTNEY, BECKY L FORTNEY
2030 VIRGINIA LN
GRAFTON, WI 53024

24 PLEASANT VALLEY PRESERVE LLC, C/O TERRACE REALTY
W61 N488 WASHINGTON AVE
CEDARBURG, WI 53012

25 GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024

26 MICHAEL W LESTER, ANN M LESTER
1922 WILDWOOD DRIVE
CEDARBURG, WI 53012

27 CRAIG R BIRNSCHEIN, BIRNSCHEIN, SUE M
1921 WILDWOOD DRIVE
CEDARBURG, WI 53012

32 DALE K WALDO, KATHLEEN M WALDO
1938 WILDWOOD DR
CEDARBURG, WI 53012

33 AARON T WETZEL, AMY WETZEL
1954 WILDWOOD DRIVE
CEDARBURG, WI 53012

38 STEVEN G RUNGE, ALLISON M SCHMITZ
1970 WILDWOOD DR
CEDARBURG, WI 53012-8842

39 DAVID A CARR, CARR, ELIZABETH A
1992 WILDWOOD DRIVE
CEDARBURG, WI 53012

45 GAUTHIER PROPERTIES AT WILDWOOD LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024-9506

46 ANDREW D STUCKE, SHEILA R STUCKE
2076 WILDWOOD DR
CEDARBURG, WI 53012

51 GAUTHIER PROPERTIES AT WILDWOOD II LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024

52 MADELINE N ROBB, DUNFEE, PAUL
2092 WILDWOOD DRIVE
CEDARBURG, WI 53012

53 KRISTINE A ROMANS,
2100 WILDWOOD DRIVE
CEDARBURG, WI 53012

130 DARLENE SUKOWSKI
1873 COUNTY ROAD I
GRAFTON, WI 53024

131 RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012

132 RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012

134 GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024

135 GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024

CHAPUT LAND SURVEYS
234 W. Florida Street
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REZONING EXHIBIT

TAX KEY NO.: 03-010-09-002.00

LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4, Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Southwest 1/4 of Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

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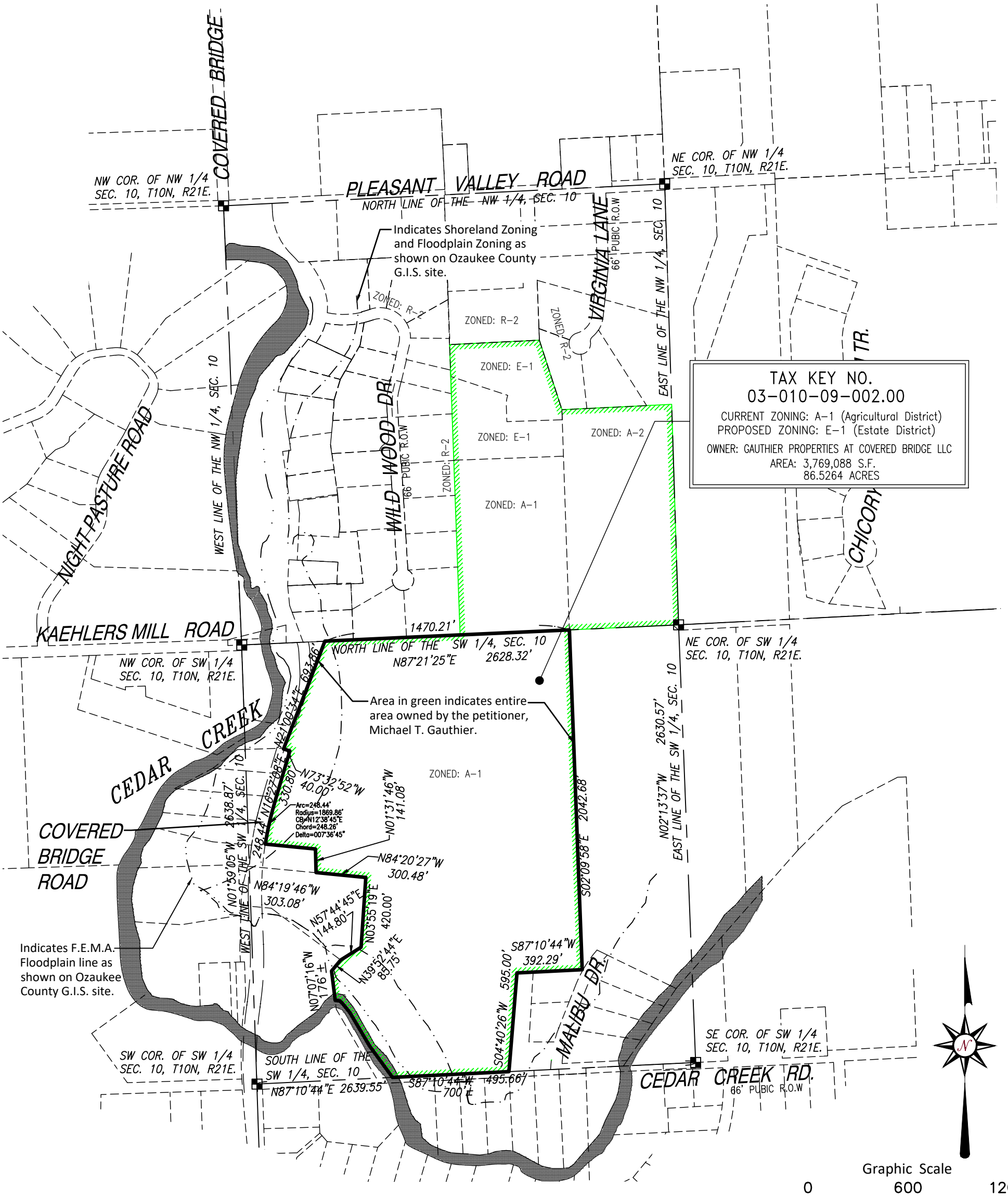
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: JOHN P. KONOPACKI

Date: May 29, 2025



Graphic Scale

0 600 1200

1" = 600'

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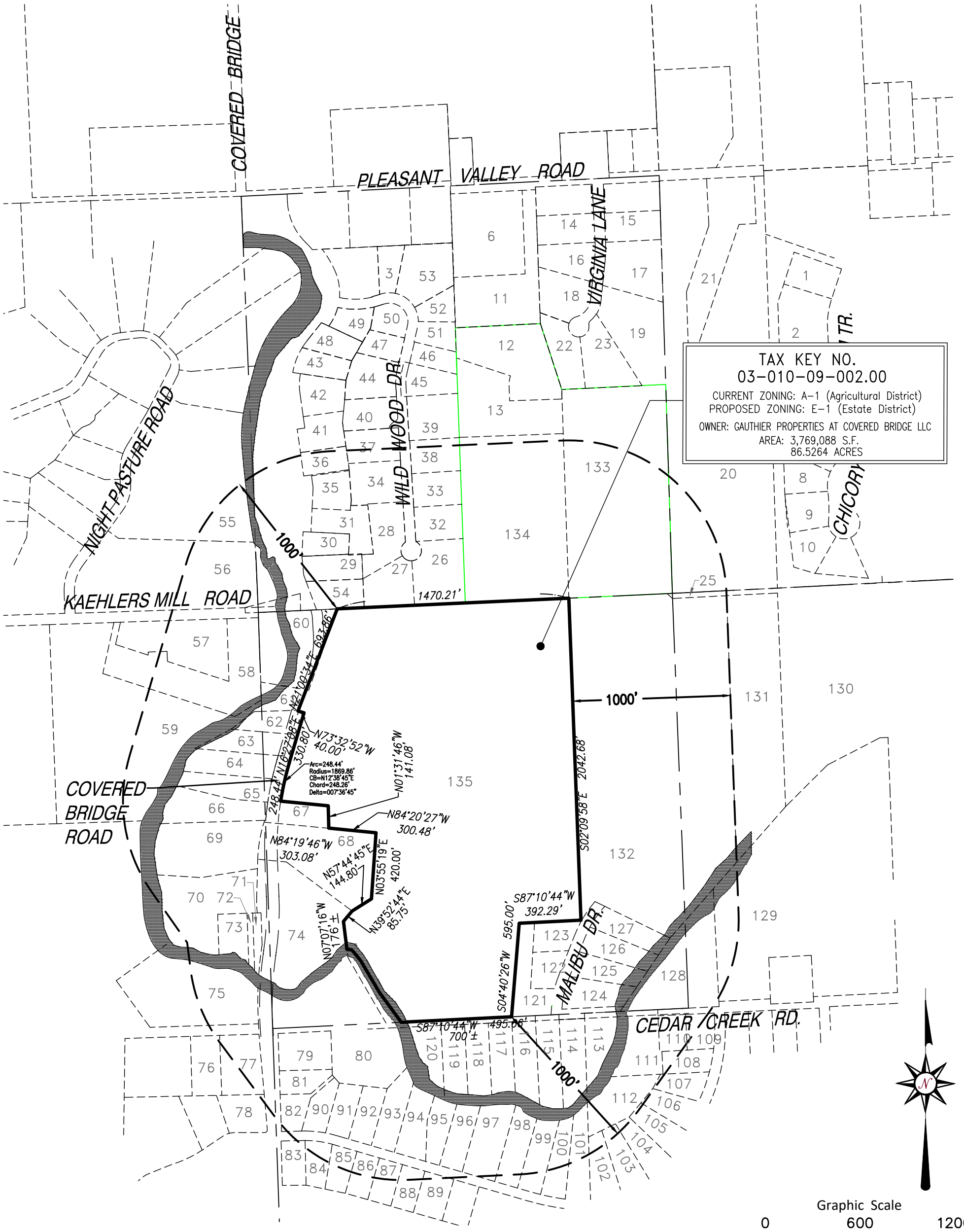

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PROPERTY OWNERS WITHIN 1000 FEET OF PROPOSED REZONING

20 GARY W MAYWORM, JAYNE L MAYWORM
6755 PLEASANT VALLEY RD
GRAFTON, WI 53024

25 GAUTHIER PROPERTIES AT
COVERED BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024

26 MICHAEL W LESTER, ANN M LESTER
1922 WILDWOOD DRIVE
CEDARBURG, WI 53012

27 CRAIG R BIRNSCHEIN, BIRNSCHEIN, SUE M
1921 WILDWOOD DRIVE
CEDARBURG, WI 53012

28 SHAWN P MILES, CLAUSING, MELANIE L
1925 WILDWOOD DRIVE
CEDARBURG, WI 53012

29 PATRICK W GILL, HOPE GILL
1916 COVERED BRIDGE RD
CEDARBURG, WI 53012

30 JOEL E HOERCHNER, MARGARET K HOERCHNER
1930 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

31 KENNETH L BUBLITZ AND SHIRLEY A
BUBLITZ REVOCABLE TRUST,
1952 COVERED BRIDGE RD
CEDARBURG, WI 53012

32 DALE K WALDO, KATHLEEN M WALDO
1938 WILDWOOD DR
CEDARBURG, WI 53012

33 AARON T WETZEL, AMY WETZEL
1954 WILDWOOD DRIVE
CEDARBURG, WI 53012

34 DOUGLAS R FERRELL, MARCI A FERRELL
1959 WILDWOOD DRIVE
CEDARBURG, WI 53012

35 SHEILA M BAST U/D/T DATED 3/12/1996,
EDWARD A CHERWINK
1962 COVERED BRIDGE RD
CEDARBURG, WI 53012

36 DENA L JERSCHEFSKE, JON J JERSCHEFSKE
1972 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

37 JACK FUREY, BARBARA FUREY
1981 WILDWOOD DR
CEDARBURG, WI 53012

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1970 WILDWOOD DR
CEDARBURG, WI 53012-8842

54 JENNIFER JONES
1902 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

55 JAMES B PAPE, SANDRA PAPE
1990 NIGHT PASTURE ROAD
CEDARBURG, WI 53012

56 JOHN R HALE ET AL
1918 BLACKSMITH ROAD
CEDARBURG, WI 53012

57 CAROL LUEDTKE
7877 KAEHLERS MILL ROAD
CEDARBURG, WI 53012

58 CAROLYN D BOETTCHER
7881 KAEHLERS MILL ROAD
CEDARBURG, WI 53012

59 COLLEEN CLEVELAND
7925 KAEHLERS MILL ROAD
CEDARBURG, WI 53012

60 CHERYL VUKELICH-GASSEL
7557 KAEHLERS MILL ROAD
CEDARBURG, WI 53012

61 OZAUKEE WASHINGTON LAND TRUST INC.
1861 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

62 LUKE SCHAEFER, CHRISTIANA SCHAEFER
1847 COVER BRIDGE ROAD
CEDARBURG, WI 53012

63 DOUGLAS E CARTER, CARTER, CYNTHIA
1835 COVERED BRIDGE ROAD
CERDARBURG, WI 53012

64 ROBERT A CHESNEY, DEBORAH J CHESNEY
1827 COVERED BRIDGE ROAD
CERDARBURG, WI 53012

65 RICHARD R METT AND OR
JULIE M METT LIVING TRUST
1815 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

66 LOREN A III AND KATHERINE A
LIDDELL REVOCABLE TRUST
648 CREEKWOOD DRIVE
WEST BEND, WI 53095

67 GAUTHIER PROPERTIES AT
COVERED BRIDGE LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024

68 WILLIAM C AND JEANNE L MACHATA TRUST
1784 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

69 COVERED BRIDGE CREEKSIDE LLC
1654 12TH AVENUE
GRAFTON, WI 53024

70 OZAUKEE COUNTY
121 W MAIN STREET
PORT WASHINGTON, WI 53074

71 DEBORHA KAY PEPIN
1735 COBERED BRIDGE ROAD
CEDARBURG, WI 53012

72 BRADLEY TINDAL, SARA TINDAL
1745 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

73 JOSE LUIS ORTIZ, ERIN L ORTIZ
1753 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

74 OZAUKEE COUNTY COVERED BRIDGE PARK
121 W MAIN STREET
PORT WASHINGTON, WI 53074

76 MICHELLE SOPKO, TRAVIS SOPKO
7731 CEDAR CREEK ROAD
CEDARBURG, WI 53012

77 RICHARD A POTOKAR AND PATRICIA J
POTOKAR REVOCABLE TRUST
7635 CEDAR CREEK ROAD
CEDARBURG, WI 53012

78 MARK R WOGSLAND, WOGSLAND, HEATHER A
1651 FOX HOLLOW LN
CEDARBURG, WI 53012

79 ANDREW H FRIEND
7553 CEDAR CREEK RD
CEDARBURG, WI 53012

80 CRAIG HOFF, ET AL.
7550 DEVONSHIRE DR
CEDARBURG, WI 53012

81 ANDREW H FRIEND
7553 CEDAR CREEK RD
CEDARBURG, WI 53012

82 BRET A MEYERS
7586 DEVONSHIRE DR
CEDARBURG, WI 53012

83 BRIAN J WETSTEN, WETSTEN, SARAH L
1636 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

84 SCOTT G BURNS
7561 DEVONSHIRE DR
CEDARBURG, WI 53012

85 MICHAEL J CIBULKA, SUSAN M CIBULKA
7545 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

86 THOMAS P LACKE, LACKE, JENNIFER K
7527 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

87 TRUST AGREEMENT OF ANTHONY
AND TRACY CURRAN
1981 WILDWOOD DR
CEDARBURG, WI 53012

88 KEVIN R GALL, LAWRENCE, EMILY K
7493 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

89 CHERYL R ANDERSON, ET AL.
7475 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

90 PRIVATE
PO BOX 7188 3902 MILWAUKEE STREET #W156
MADISON, WI 53707

91 MARK A SIMINAK, SIMINAK, TATYANA P
7550 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

92 JOHN S HOFF TRUST AGREEMENT
7534 DEVONSHIRE DR
CEDARBURG, WI 53012

93 DALE H CONE, JUDITH F KERVIN
7520 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

94 JONATHAN KFOURY, ELENA HG KFOURY
7494 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

95 CURTISS A ULM, TRUDY K ULM
7482 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

96 CAROL RUDD-FREDENBERG
7460 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

97 DANIEL J AND MARY K BOEHNLEIN
2023 REVOCABLE TRUST
7428 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

98 JOHN D KASTENHOLZ,
KASTENHOLZ, MICHELLE M
7420 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

99 JEFFREY M SCHAETZKE, SCHAETZKE, SHEILA J
7408 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

100 JEFFREY M SCHAETZKE, SCHAETZKE, SHEILA J
7408 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

101 NOAH M WISE, RASMUSSEN, MOLLI J
7372 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

102 JEREMY L PETERSON, PETERSON, JESSICA L
7318 W DEVONSHIRE DRIVE
CEDARBURG, WI 53012

103 KEVIN M TIMM, KIM M STEIN
1615 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

104 LAUREL A BIRCH, BRIAN T BIRCH
1623 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

105 MARK R QUIRK, QUIRK, JAN E D
1635 DEVONSHIRE DR
CEDARBURG, WI 53012

106 GERALD A WILKINSON,
WILKINSON, DARLENE R
1649 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

107 STEVEN N SMITH, LORETTA K SMITH
1661 DEVONSHIRE DR
CEDARBURG, WI 53012

108 CATHERINE M PETERSEN
1675 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

109 SCOTT P BIRKHOLZ, MONICA A CARNE
1689 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

110 THOMAS SCHUMAKER, TRISHA SCHUMAKER
6833 CEDAR CREEK ROAD
CEDARBURG, WI 53012

111 JEFFREY D SWANSON
6901 CEDAR CREEK ROAD
CEDARBURG, WI 53012

112 D M BUILDERS INC
N82 W13502 FOND DU LAC
MENOMONEE FALLS, WI 53051

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Date: May 29, 2025

PROPERTY OWNERS WITHIN 1000 FEET OF PROPOSED REZONING

113 JADE REIHART, DEREK REIHART
7025 CEDAR CREEK ROAD
CEDARBURG, WI 53012

114 JADE REIHART, DEREK REIHART
7025 CEDAR CREEK ROAD
CEDARBURG, WI 53012

115 DUDLEY C AND JANET L BLANK
2016 REVOCABLE TRUST
7037 CEDAR CREEK RD
CEDARBURG, WI 53012

116 RAYMOND T BERLIN, MAUREEN A BERLIN
7053 CEDAR CREEK RD
CEDARBURG, WI 53012

117 ROBERT E HOLZRICHTER REVOCABLE
LIVING TRUST OF 2020
7520 DEVONSHIRE DRIVE
CEDARBURG, WI 53012

118 RICHARD F HEIDEN
7081 CEDAR CREEK RD
CEDARBURG, WI 53012

119 RICHARD J AMEEN
7095 CEDAR CREEK RD
CEDARBURG, WI 53012

120 7107 CEDAR CREEK ROAD LLC
833 E MICHIGAN STREET SUITE 1800
MILWAUKEE, WI 53202

121 GAUTHIER PROPERTIES AT
CEDAR CREEK LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024

122 JOHN C WIRTH, HOLLY WIRTH
1723 MALIBU DRIVE
CEDARBURG, WI 53012

123 MATTHEW B KING, ERIN K HICKEY
1737 MALIBU DRIVE
CEDARBURG, WI 53012

124 CHRISTOPHER D POTTER, POTTER, MEGAN E
1710 MALIBU DRIVE
CEDARBURG, WI 53012

125 RAE A SHEEDY
1724 MALIBU DR
CEDARBURG, WI 53012

126 CHRISTOPHER I LESAR, VICKI L WENZEL-LESAR
1736 MALIBU DR
CEDARBURG, WI 53012

127 CHRISTOPHER SAALI, SAALI, STEPHANIE
1746 MALIBU DRIVE
CEDARBURG, WI 53012

128 BAUMANN REVOCABLE LIVING TRUST
LARRY BAUMANN, et al
7553 CEDAR CREEK RD
CEDARBURG, WI 53012

129 R SCOTT PICKER
6490 CEDAR CREEK RD
CEDARBURG, WI 53012

131 RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012

132 RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012

133 GAUTHIER PROPERTIES AT COVERED
BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024

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BRIDGE LLC
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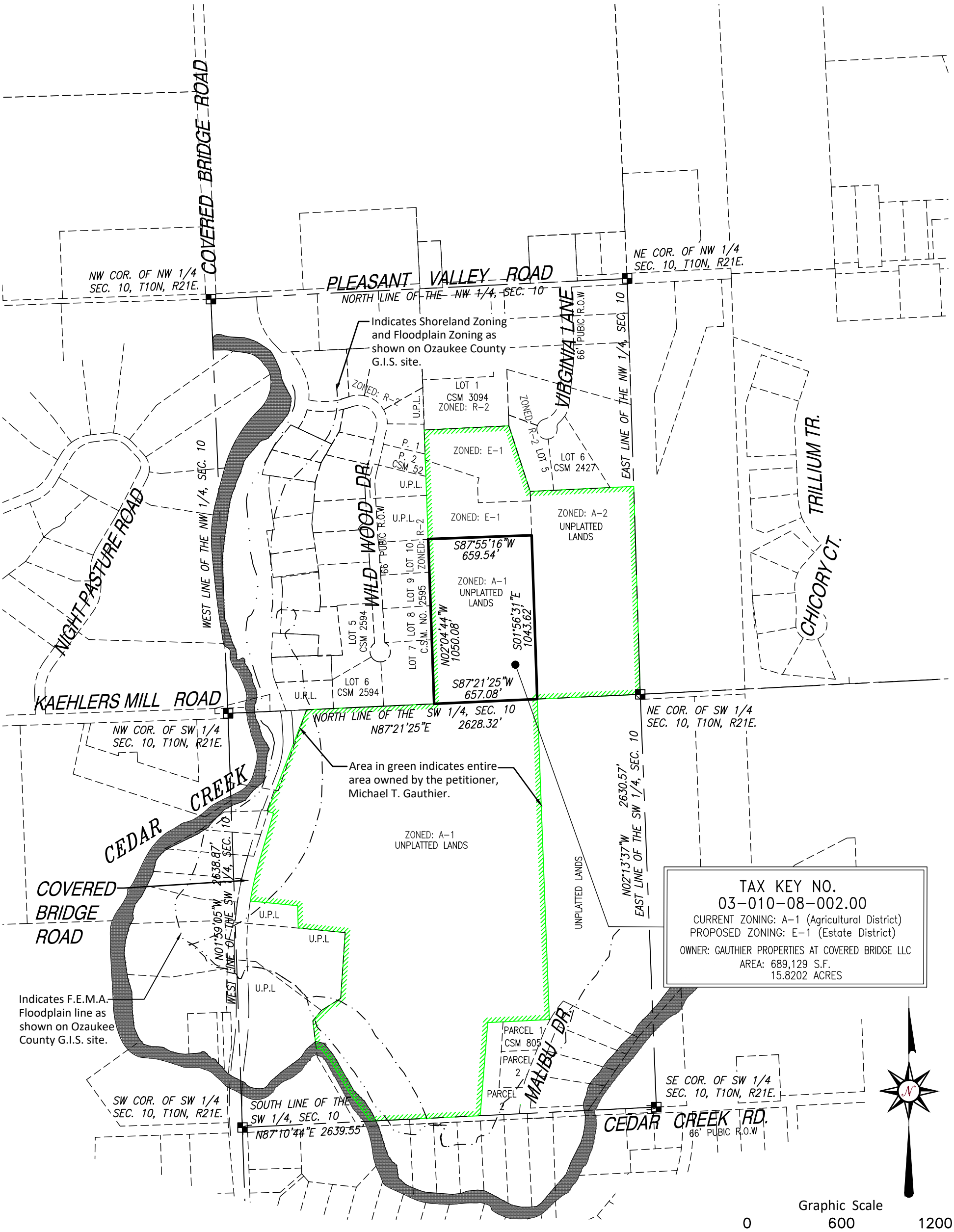

TAX KEY NO.
03-010-08-002.00
CURRENT ZONING: A-1 (Agricultural District)
PROPOSED ZONING: E-1 (Estate District)
OWNER: GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
AREA: 689,129 S.F.
15.8202 ACRES

Graphic Scale
0 600 1200
1" = 600'

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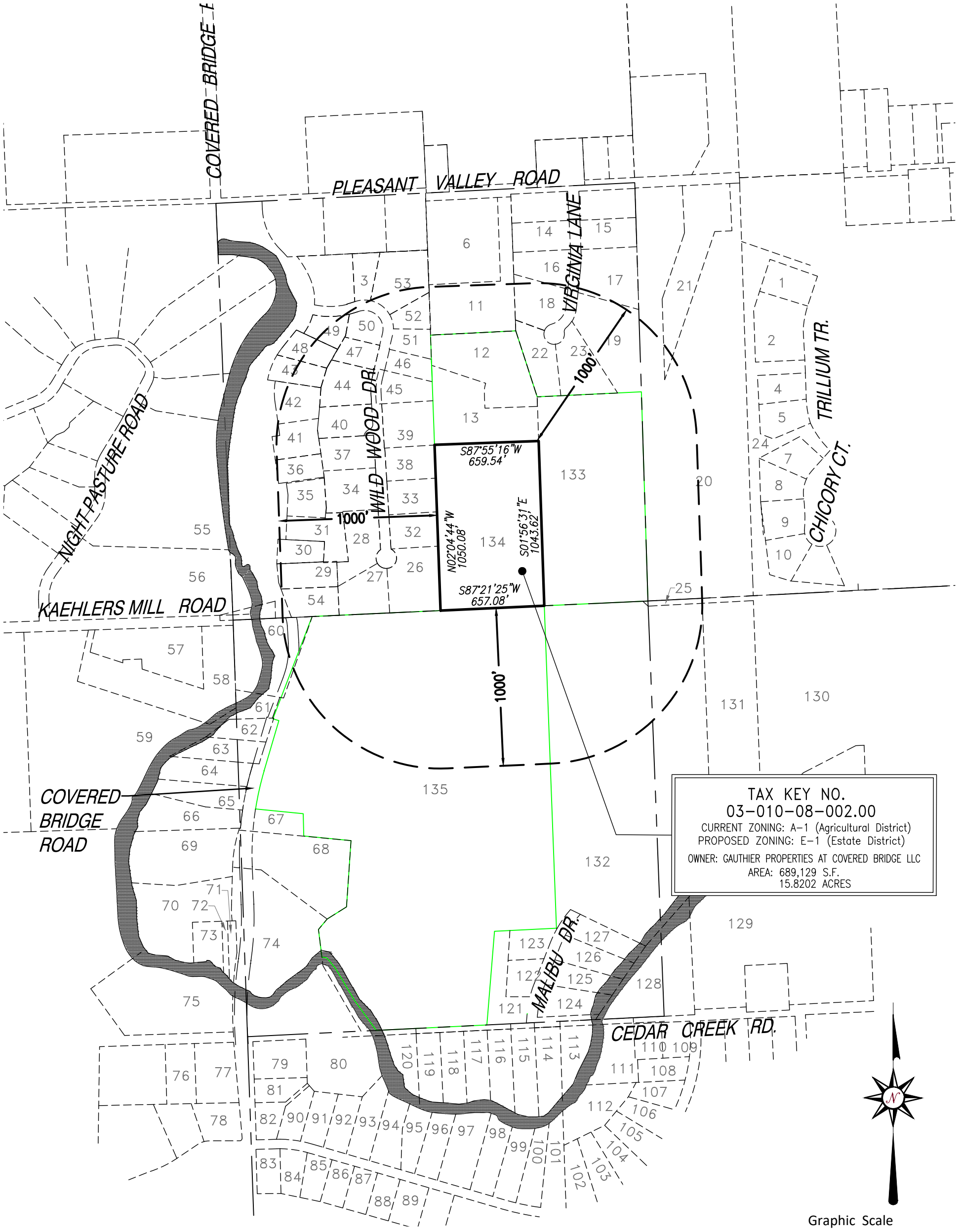

Graphic Scale

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Sheet 9 of 10
Drawing No. 2189-lpm

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PROPERTY OWNERS WITHIN 1000 FEET OF PROPOSED REZONING

Date: May 29, 2025

3 MATHEW A BRUCKNER
2116 WILDWOOD DR
CEDARBURG, WI 53012

11 GREGORY A KRAFT,
7023 PLEASANT VALLEY RD
GRAFTON, WI 53024

12 GAUTHIER PROPERTIES AT WILDWOOD II LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024

13 GAUTHIER PROPERTIES AT WILDWOOD LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024

16 THEODORE C FELTMEYER, ANNE M FELTMEYER
2061 VIRGINIA LANE
GRAFTON, WI 53024

17 PAUL H SCHAUB AND SYLVIA L SCHAUB
REVOCABLE TRUST,
2062 VIRGINIA LN
GRAFTON, WI 53024

18 XINQIANG GUO, NING MEI
2039 VIRGINIA LANE
GRAFTON, WI 53024

19 FRANKLIN E LAIB AND CATHERINE J LAIB
REVOCABLE TRUST,
2042 VIRGINIA LANE
GRAFTON, WI 53024

20 GARY W MAYWORM, JAYNE L MAYWORM
6755 PLEASANT VALLEY RD
GRAFTON, WI 53024

21 DENNIS A WOLFF
6625 PLEASANT VALLEY ROAD
GRAFTON, WI 53024

22 RICHARD J KEATING, MARY E KEATING
2025 VIRGINIA LN
GRAFTON, WI 53024

23 KYLE G FORTNEY, BECKY L FORTNEY
2030 VIRGINIA LN
GRAFTON, WI 53024

25 GAUTHIER PROPERTIES AT
COVERED BRIDGE LLC,
2221 WASHINGTON ST
GRAFTON, WI 53024

26 MICHAEL W LESTER, ANN M LESTER
1922 WILDWOOD DRIVE
CEDARBURG, WI 53012

27 CRAIG R BIRNSCHEIN, BIRNSCHEIN, SUE M
1921 WILDWOOD DRIVE
CEDARBURG, WI 53012

28 SHAWN P MILES, CLAUSING, MELANIE L
1925 WILDWOOD DRIVE
CEDARBURG, WI 53012

29 PATRICK W GILL, HOPE GILL
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CEDARBURG, WI 53012

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CEDARBURG, WI 53012

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1970 WILDWOOD DR
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1992 WILDWOOD DRIVE
CEDARBURG, WI 53012

40 JAMES G BOUGIE, BONNIE M BOUGIE
1995 WILDWOOD DRIVE
CEDARBURG, WI 53012

41 RYAN KELLEY, KELLEY, JODY
1982 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

42 JAMES A FISTE SR AND AUDREY J FISTE TRUST,
2002 COVERED BRIDGE RD
CEDARBURG, WI 53012

43 CORLISS ANN BREEN,
PO BOX 704
CEDARBURG, WI 53012

44 JAMES R BIEFELD, TRUDI J BIEFELD
2003 WILDWOOD DR
CEDARBURG, WI 53012

45 GAUTHIER PROPERTIES AT WILDWOOD LLC,
2221 WASHINGTON STREET
GRAFTON, WI 53024-9506

46 ANDREW D STUCKE, SHEILA R STUCKE
2076 WILDWOOD DR
CEDARBURG, WI 53012

47 GRANT P WAEGE, WAEGE, REBEKAH R
2075 WILDWOOD DRIVE
CEDARBURG, WI 53012

48 DANA L LUSK, et al.
2032 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

49 DAVID K CAVIL
2041 WILDWOOD DRIVE
CEDARBURG, WI 53012

50 ALAN L JOHNSON, JOHNSON, CHERYL H
2115 WILDWOOD DRIVE
CEDARBURG, WI 53012

51 GAUTHIER PROPERTIES AT WILDWOOD II LLC,
2221 WASHINGTON STREET
GRAFTON, WI 53024

52 MADELINE N ROBB, DUNFEE, PAUL
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2100 WILDWOOD DRIVE
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1902 COVERED BRIDGE ROAD
CEDARBURG, WI 53012

55 JAMES B PAPE, SANDRA PAPE
1990 NIGHT PASTURE ROAD
CEDARBURG, WI 53012

60 CHERYL VUKELICH-GASSEL
7557 KAEHLERS MILL ROAD
CEDARBURG, WI 53012

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1760 MALIBU DR
CEDARBURG, WI 53012

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1760 MALIBU DR
CEDARBURG, WI 53012

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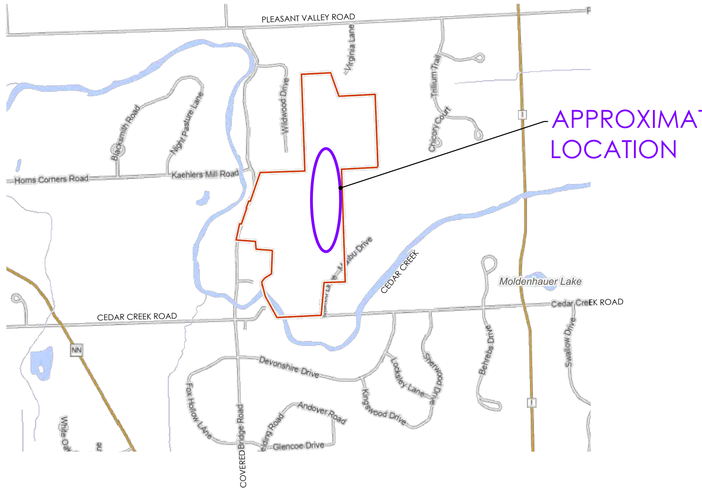
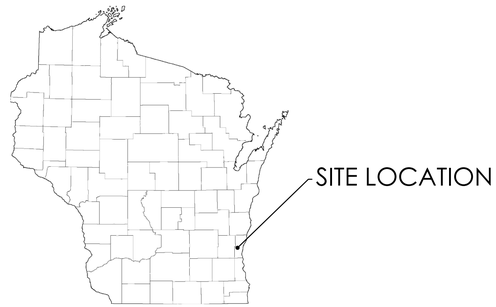
GAUTHIER POND PLAN

TOWN OF CEDARBURG, WISCONSIN





DRAWING INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET, INDEX, AND LOCATION MAP
2	SITE & EROSION CONTROL PLAN
3	POND PLAN & PROFILES
4	TEMPORARY CREEK WATER WITHDRAWAL SYSTEM

ORIGINAL PLANS

PREPARED BY

MILLER ENGINEERS SCIENTISTS
5308 S 12TH STREET
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(920) 458-6164

PREPARED FOR

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PROFESSIONAL ENGINEER
8/5/2025

TITLE SHEET, INDEX, AND LOCATION MAP

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NO.	DATE	DESCRIPTION	BY

GAUTHIER POND
MICHAEL & STACY GAUTHIER
2221 WASHINGTON STREET
GRAFTON, WI

SCALE
HOR. NA
VER. NA

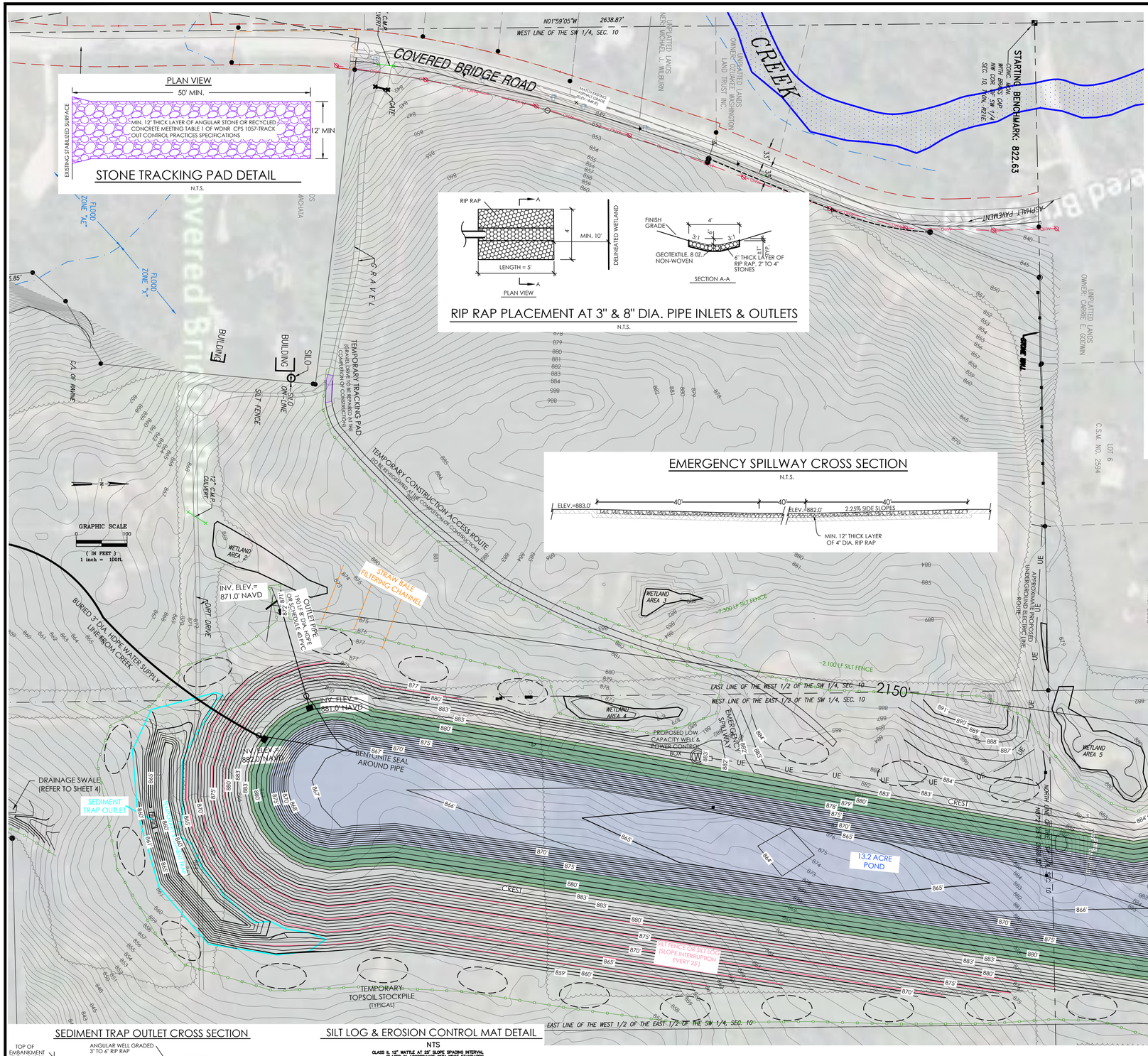
DATE
08/05/2025

JOB
20748-A

BY
EBB

CK
RGM

SHEET
1 OF 4



PLAN VIEW

50' MIN.

EXISTING STABILIZED SURFACE

MIN. 12" THICK LAYER OF ANGULAR STONE OR RECYCLED CONCRETE MEETING TABLE 1 OF WDNR CPS 1057-TRACK OUT CONTROL PRACTICES SPECIFICATIONS

12' MIN

STONE TRACKING PAD DETAIL

N.T.S.

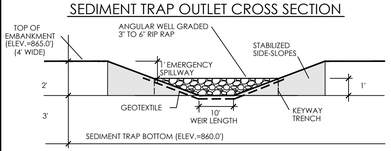
RIP RAP PLACEMENT AT 3" & 8" DIA. PIPE INLETS & OUTLETS

N.T.S.

EMERGENCY SPILLWAY CROSS SECTION

N.T.S.

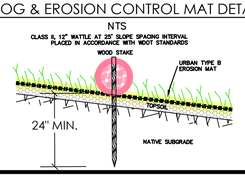
SEDIMENT TRAP OUTLET CROSS SECTION



*CONSTRUCT IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063

SILT LOG & EROSION CONTROL MAT DETAIL

NTS



GENERAL NOTES

1. DIMENSIONS, WHEN SHOWN, TAKE PRECEDENCE OVER SCALE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
2. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE SERVICE FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES AT 1-800-242-8511, AT LEAST 3 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL OF THE UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
3. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND REQUIREMENTS OF THE TOWN OF CEDARBURG AND THE STATE OF WISCONSIN DOT, SWRPC, DSPS, AND DNR REQUIREMENTS AND PER THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, CURRENT EDITION.
4. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF CEDARBURG, FOLLOWING PROPER CONSTRUCTION TECHNIQUES.
5. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND IS TO COMPARE THE SITE CONDITIONS TO THOSE SHOWN ON THE ENGINEERING PLANS. ANY DISCREPANCIES ARE TO BE AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
6. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ON THE PLANS BECOME APPARENT DURING CONSTRUCTION, PROVIDE IMMEDIATE NOTIFICATION.
7. THE CONTRACTOR SHALL VERIFY THE GRADE AND LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. RELATED WORK SHALL NOT COMMENCE UNTIL ANY DISCREPANCY IS RESOLVED.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH AS-BUILT INFORMATION OF THE IMPROVEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
10. THE RESTORATION OF EXISTING IMPROVEMENTS WHICH ARE DAMAGED DURING CONSTRUCTION, IS CONSIDERED INCIDENTAL AND SHALL BE DONE PER THE REQUIREMENTS OF THE MUNICIPALITY AND SHOULD INCLUDE PAVEMENT, CURB & GUTTER, SIDEWALK, TOPSOIL, FERTILIZER, SEEDING AND MULCHING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR THE PROPOSED WORK TO BE DONE AND IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
12. ANY EXISTING PAVEMENTS OR UTILITIES WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE

OUTLET PIPE

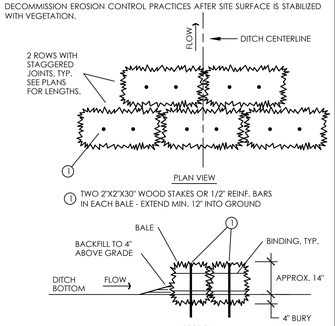
INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND GUIDANCE AS WELL AS IN ACCORDANCE WITH STATE STANDARDS, INCLUDING SPS 382 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. BACKFILL ABOVE PIPE BEDDING SHALL BE PLACED IN LIFTS NOT EXCEEDING ONE FOOT, COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.

EROSION CONTROL METHODS

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS, AND THE TOWN OF CEDARBURG REQUIREMENTS.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE D.O.T. EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES, SHALL AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION GIVEN TO THE SITE CONDITIONS.
4. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE INSTALLED BEFORE ANY GRADING WORK OR DISTURBANCE OF EXISTING SURFACE MATERIAL.
5. ALL TEMPORARY SOIL EROSION PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
6. STONE TRACKING PADS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS PRIOR TO BEGINNING ANY CONSTRUCTION, TO PREVENT TRACKING OF SOIL OFF THE SITE. ALL SOIL TRACKED OFF SITE ONTO PAVED SURFACES SHALL BE REMOVED AT THE END OF EACH WORK DAY.
7. OVERLAND SURFACE DRAINAGE SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING EROSION CONTROL DEVICES AS SHOWN ON THE PLANS.
8. IF THERE ARE DISCREPANCIES BETWEEN THESE DETAILS AND THE DNR TECHNICAL STANDARDS FOR SEDIMENT AND EROSION CONTROL, THE MORE RESTRICTIVE REQUIREMENT SHALL BE FOLLOWED.
9. TOPSOIL, SEED, AND MULCH ANY NON-PAVED AREA WITHIN 1 WEEK OF COMPLETION OF THE GRADING OPERATION IN THAT AREA.
10. BIODEGRADABLE URBAN TYPE B EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED SLOPES GREATER THAN 10% AND ON THE BOTTOM OF ALL DRAINAGE DITCHES.
11. PLACE EROSION CONTROL MATTING OVER ALL DISTURBED GROUND AT THE COMPLETION OF EACH WORKDAY.
12. ALL ACCUMULATED WATER WITHIN THE POND DURING CONSTRUCTION SHALL BE DISCHARGED INTO A PORTABLE SETTLING BASIN/TANK OR DEWATERING CHANNEL WITH STRAW BALE FILTER BAFFLES PRIOR TO RELEASE INTO A STORM SEWER OR STREAM. FILTERING DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 DEWATERING PRACTICES FOR SEDIMENT CONTROL AND TECHNICAL STANDARD 1062 DITCH CHECKS.
13. ADDITIONAL TEMPORARY TOPSOIL STOCKPILES MAY BE PLACED AT THE CONTRACTORS DISCRETION PROVIDED SILT FENCING IS PLACED ALONG THE DOWN GRADIENT PORTIONS OF THE STOCKPILE AND NO WETLANDS ARE DISTURBED.

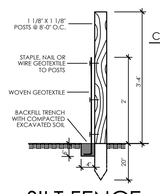
SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL METHODS AS SHOWN ON SHEET 3 OF THE PLANS AND AS REQUIRED BY BMP'S.
2. PERFORM GRADING TO CREATE NORTH-SOUTH ORIENTED DRAINAGE DITCH ALONG SOUTHEAST PORTION OF SITE.
3. CLEAR, GRUB, STRIP AND STOCKPILE TOPSOIL FOR POND CONSTRUCTION.
4. INSTALL STRAW BALE FILTERING CHANNEL.
5. PERFORM MASS GRADING AND ROUTE SURFACE WATER THAT COLLECTS WITHIN THE POND FOOTPRINT THROUGH THE STRAW BALE FILTERING CHANNEL. AS MASS GRADING PROCEEDS, EROSION CONTROL MAT ALL DISTURBED SLOPES AT THE END OF EACH WORKDAY. TOPSOIL, SEED, AND EROSION CONTROL MAT DISTURBED AREAS WITHIN 7 DAYS OF COMPLETING GRADING IN THAT AREA AS CONSTRUCTION PROCEEDS.
6. INSTALL THE DRIVEWAY AND THE POND OUTLET PIPE.
7. TOPSOIL, SEED, AND EROSION CONTROL MAT ALL DISTURBED AREAS OUTSIDE OF THE POND FOOTPRINT AND THE TOP AND OUTER BANKS OF THE POND.
8. INSTALL THE CEDAR CREEK WATER BYPASS SYSTEM AND PIPING TO ROUTE WATER FROM THE NEW WELL TO DISCHARGE INTO THE POND FOR THE INITIAL FILLING PROCESS. REFER TO THE DESIGN REPORT FOR DETAILS AND SPECIFICATIONS.
9. PLACE THE SAND AND GRAVEL FILL ONCE THE WATER ELEVATION IN THE POND IS WITHIN TWO FEET OF THE BOTTOM FILL ELEVATION. PLANT AQUATIC VEGETATION PER THE LANDSCAPER.
10. TOPSOIL, SEED, AND EROSION CONTROL MAT THE REMAINING DISTURBED AREAS TO MEET ALL FINAL GRADES.
11. DECOMMISSION EROSION CONTROL PRACTICES AFTER SITE SURFACE IS STABILIZED WITH VEGETATION.



EROSION STRAW BALE DITCH CHECK/FILTERING CHANNEL DETAIL

N.T.S.



SILT FENCE

N.T.S.

SILT FENCE CONSTRUCTION SPECIFICATIONS

1. PLACE SILT FENCE AROUND DISTURBED AREAS AS SHOWN ON THE PLANS.
2. THE GEOTEXTILE SHALL BE ATTACHED TO THE UPSLOPE SIDE OF THE POSTS WITH WIRE, STAPLES OR WOODEN LATH AND NAILS
3. WHEN JOINTS ARE NECESSARY, OVERLAP THE GEOTEXTILE AT A POST.
4. THE GEOTEXTILE SHALL BE WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE AND SHALL MEET THE DNR TECHNICAL STANDARDS REQUIREMENTS.
5. THE GEOTEXTILE SHALL BE ANCHORED AT THE BOTTOM BY SPREADING AT LEAST 8" OF IT IN A 4"X6" TRENCH AND BACKFILLING.
6. POSTS TO BE 1 1/8" X 1 1/8" OAK, HICKORY OR STEEL RODS, 5' LONG AND SPACED A MAXIMUM OF 8' APART.

INTRODUCED SPECIES SEEDING

ESTABLISHMENT AND MAINTENANCE - DISTURBED AREAS

SEEDBED PREPARATION SHALL IMMEDIATELY FOLLOW CONSTRUCTION ACTIVITIES. PREPARE A FINE, FIRM SEEDBED TO A MINIMUM 3-INCH DEPTH. THE SUCCESS OF THIS SEEDING DEPENDS ON A PROPER SEEDBED. PLANT ACCORDING TO SUPPLIERS RECOMMENDATIONS.

SEED ALL DISTURBED GROUND, EXCEPT BELOW THE WATER LEVEL WITHIN THE POND, WITH PRAIRIE NURSERY (WESTFIELD, WISCONSIN) "NO MOW LAWN SEED MIX" OR EQUIVALENT PLANTED ACCORDING TO SUPPLIERS RECOMMENDATIONS. FOLLOW MANUFACTURER APPLICATION RATES FOR OTHER MULCH MATERIALS.

SITE AND EROSION CONTROL PLAN

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NO.	DATE	DESCRIPTION	BY

GAUTHIER POND
MICHAEL & STACY GAUTHIER
2221 WASHINGTON STREET
GRAFTON, WI

SCALE	
HOR.	1"=100'
VER.	1"=100'
DATE	08/05/2025
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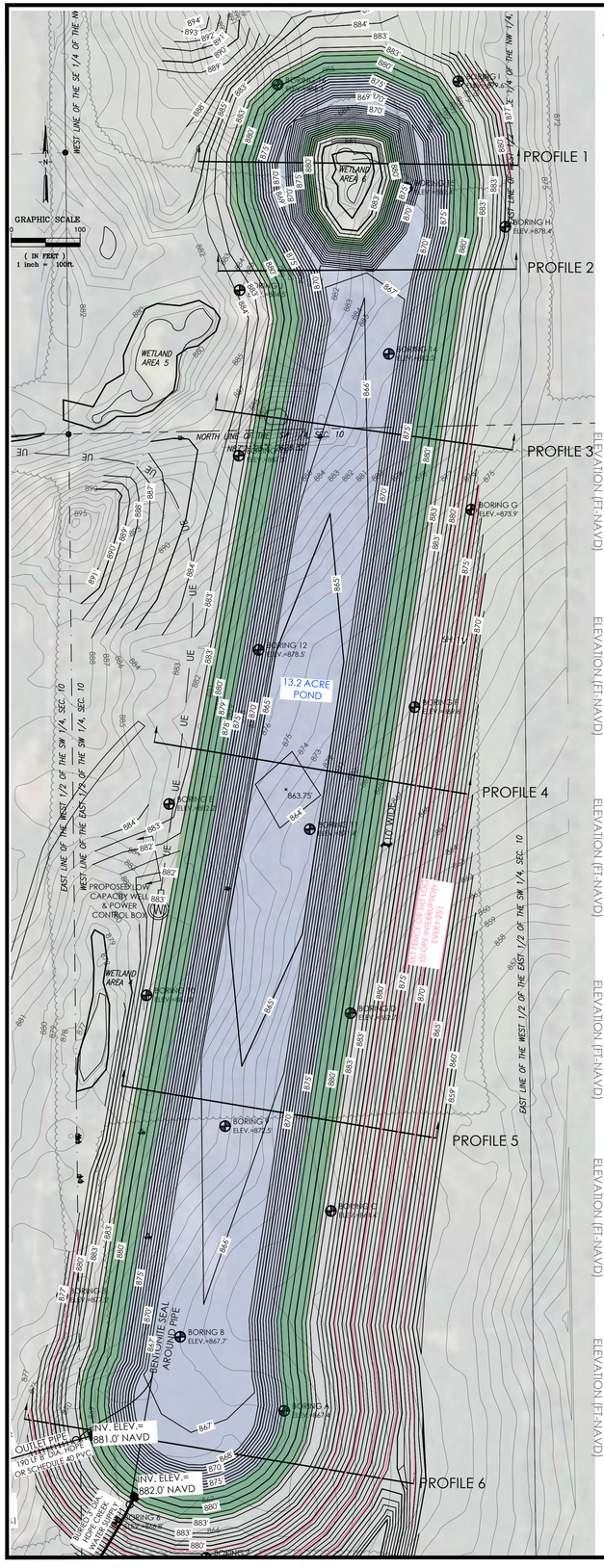
BY	EBB
CK	RGM
SHEET	2 OF 4



GENERAL GRADING NOTES

1. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE EROSION CONTROL DEVICES SHOWN ON THE PLANS TO ENSURE THE INTEGRITY OF THE DESIGN. THIS INCLUDES PLACEMENT OF EROSION CONTROL MATTING OVER ALL DISTURBED GROUND AT THE COMPLETION OF EACH WORKDAY.
2. PRIOR TO BEGINNING CONSTRUCTION, THE GRADING CONTRACTOR SHALL RELOCATE OR CLEAR, GRUB AND DISPOSE OF, AT THE DIRECTION OF THE OWNER, ALL TREES AND SHRUBS WHICH MAY INTERFERE WITH GRADING AND/OR UTILITY WORK.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE AT A LOCATION SELECTED BY THE OWNER AND SHALL BE USED IN THE FINISH GRADING OF THE AREAS TO BE SEEDED. AT THE COMPLETION OF GRADING, THE FINISH GRADE SHALL INCLUDE AT LEAST 6" OF TOPSOIL. THE TOPSOIL IS NOT TO BE USED AS FILL. THE REMOVAL OF ANY EXCESS TOPSOIL FROM THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND DONE AT THE DIRECTION OF THE OWNER.
4. IN THE GRAVEL DRIVE AREAS, REMOVE AND REPLACE ANY SOILS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC., REPLACE WITH COMPACTED CONTROLLED FILL.
5. BEFORE THE GRAVEL DRIVE BASE COURSE MATERIALS ARE PLACED, THE SUBGRADE SHALL BE INSPECTED BY THE ENGINEER TO LOCATE ANY UNSTABLE AREAS WHICH SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, THE OWNER SHALL CARRY THE COSTS OF THESE TESTS.
6. SUITABLE FILL MATERIAL SHALL BE IN LIFTS NOT EXCEEDING 8" THICKNESS AS COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.
7. THE GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING, FERTILIZING AND MULCHING ALL TOPSOILED AREAS WITHIN THE GRADING LIMITS.
8. EXISTING ROADWAY IMPROVEMENTS WITHIN STREET RIGHT-OF-WAYS, WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO THEIR ORIGINAL GRADE AND CONDITION.
9. PROPOSED CONTOURS AND "SPOT" ELEVATIONS SHOWN HEREON INDICATE FINISH GRADE UPON COMPLETION OF THE PROJECT.
10. CONTRACTOR SHALL MEET EXISTING GRADE AT THE LIMITS OF THE PROPOSED CONTOURS AS SHOWN ON THESE PLANS.
11. GRADING CONTRACTOR SHALL MAKE MINOR GRADING MODIFICATIONS AT THE DIRECTION OF THE ENGINEER TO ACHIEVE A CUT/FILL BALANCE ON SITE.

POND GRADING & LINER NOTES

1. **SURFICIAL LAYERS OF SAND AND SILT THAT ARE EXPOSED WITHIN THE FOOTPRINT OF THE POND AND UNDER ITS PERIMETER EMBANKMENTS SHALL BE REMOVED TO EXPOSE LEAN CLAY SUBGRADE.** THE SILT AND SAND SHALL BE STOCKPILED FOR USE CONFINED TO THE UPPER THREE FEET OF THE OUTBOARD SLOPES OF POND PERIMETER EMBANKMENTS.
2. **THE UPPER FOOT OF LEAN CLAY SUBGRADE EXPOSED UNDER THE BASE OF PERIMETER EMBANKMENTS SHALL BE DISKED OR SCARIFIED** TO AT LEAST ONE FOOT DEPTH AND RECOMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.
3. EXCEPT FOR THE UPPER SEVERAL FEET THICKNESS OF OUTBOARD SLOPES OF THE PERIMETER EMBANKMENTS AS NOTED IN ITEM 1 ABOVE, **EMBANKMENTS SHALL CONSIST OF LEAN CLAY** EXCAVATED FROM THE POND AREA THAT IS **PLACED IN LIFTS NOT EXCEEDING EIGHT INCHES THICKNESS AS COMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY** USING A LUG FOOTED COMPACTOR.
4. THE **POND LINER SHALL CONSIST OF AT LEAST TWO FEET THICKNESS OF ONSITE BORROW** (FROM THE POND EXCAVATION) **OF LEAN CLAY** (UNIFIED SOIL CLASSIFICATION OF "CL") THAT HAS AN AVERAGE LIQUID LIMIT (ASTM D4318) OF AT LEAST 25, AVERAGE PLASTICITY INDEX OF AT LEAST 12, AND AT LEAST 50% OF THE MATERIAL BY WEIGHT PASSING THE #200 SIEVE. THE LEAN CLAY SHALL BE **COMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY** USING A LUG-FOOTED COMPACTOR IN LIFTS NOT EXCEEDING EIGHT INCHES THICKNESS AS COMPACTED.
5. WHERE EXCAVATION WITHIN THE POND EXPOSES LEAN CLAY SOIL HAVING FEW THIN SILT SEAMS, THE LOWER FOOT OF LINER MAY CONSIST OF MATERIAL THAT IS DISKED OR SCARIFIED IN PLACE TO AT LEAST ONE FOOT DEPTH AND IS RECOMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY, FOLLOWED BY PLACEMENT OF A LAYER OF SIMILARLY COMPACTED LEAN CLAY.
6. THE OWNER SHALL RETAIN THE ENGINEER TO PERIODICALLY OBSERVE THE SOILS EXPOSED ALONG THE SIDEWALLS AND BOTTOM OF THE BASIN DURING CONSTRUCTION AND PROVIDE SITE SPECIFIC RECOMMENDATIONS TO ADDRESS ANY EXPOSED SILT OR SAND SEAMS. THE ENGINEER SHALL BE NOTIFIED WHEREVER EXCAVATION WITHIN THE POND SIDE SLOPES EXPOSES SILT OR SAND SEAMS SEEPING WATER TO DETERMINE WHERE INCREASED THICKNESS OF CLAY LINER OR DRAIN LINES MAY BE NEEDED.
7. THE REQUIRED EXCAVATIONS SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE DRAWINGS.
8. DURING CONSTRUCTION, ANY ACCUMULATED WATER WITHIN THE POND SHALL BE PUMPED OUT AND DISCHARGED INTO THE FILTRATION CHANNEL OR A PORTABLE SETTLING TANK/BASIN.

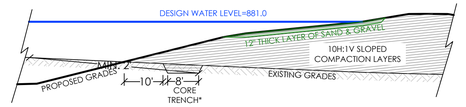
SAND & GRAVEL FILL NOTES

IN THE LOCATIONS SHOWN ON THE PLAN, SAND AND GRAVEL SHALL BE PLACED TO MEET FINAL CONTOUR GRADES. THE LAYER OF FILL SHALL BE AT LEAST 12 INCHES THICK. THE SAND & GRAVEL FILL MATERIALS SHALL MEET THE GRADING BAND DEFINED BELOW.

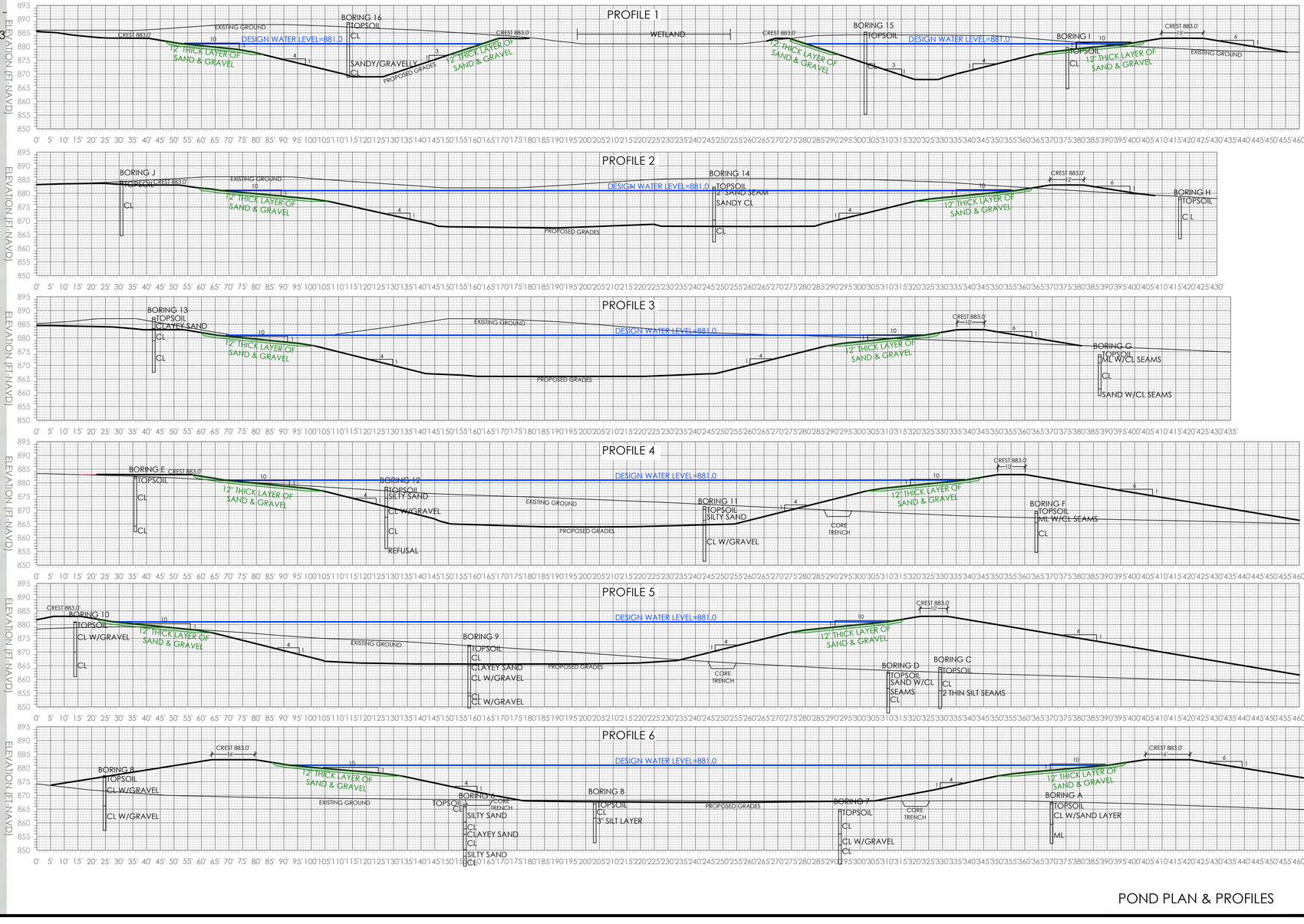
SAND & GRAVEL PARTICLE SIZE GRADING BAND
(ELEVATION 887-882)

PARTICLE/SIEVE SIZE	PERCENT PASSING
2-1/2"	100
1-1/2"	90-100
3/4"	85-95
#4	75-90
#30	65-80
#70	15-75
#100	0-55
#200	0-4

POND EMBANKMENT DETAIL



**CORE TRENCH TO BE INSTALLED WHEREVER THE INTERCEPT BETWEEN THE EXISTING GRADES AND THE PROPOSED EMBANKMENT SLOPES IS LOWER OR EQUAL IN ELEVATION TO 877'*



POND PLAN & PROFILES

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NO.	DATE	DESCRIPTION	BY

SCALE
HOR. 1"=100'
VER. 1"=20'

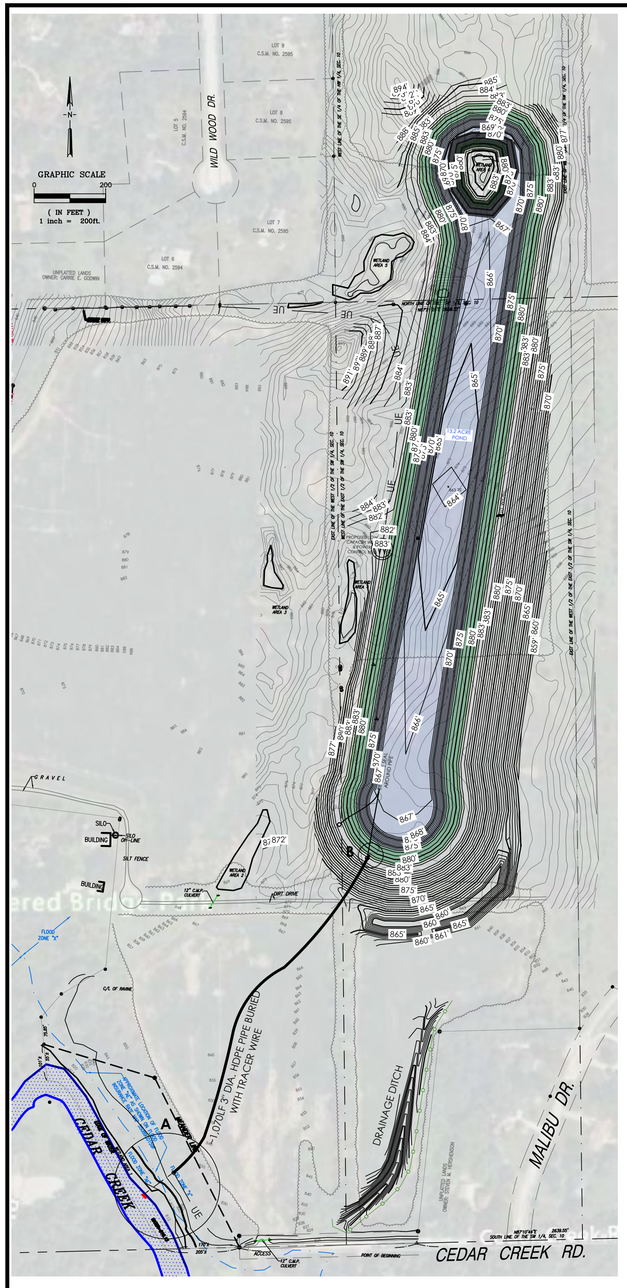
DATE 08/05/2025

JOB 20748-A

BY EBB

CK RGM

SHEET 3 OF 4



BURIED 3" DIA. CREEK WATER SUPPLY PIPE PROFILE
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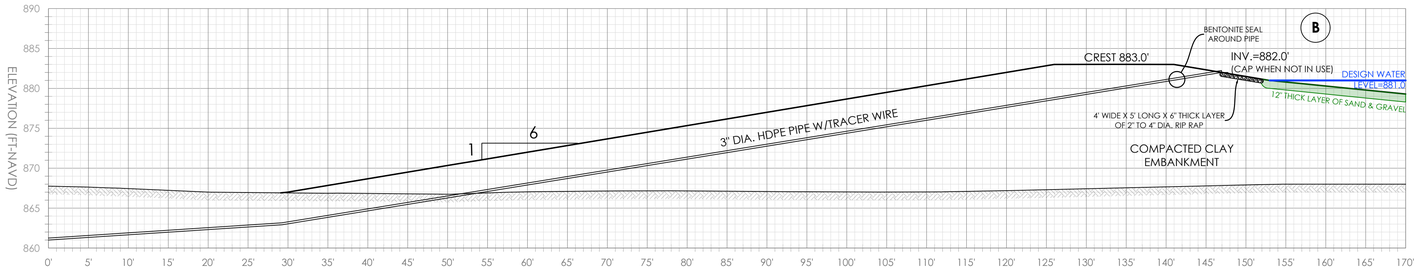

BURIED 3" DIA. PIPE CROSS SECTION
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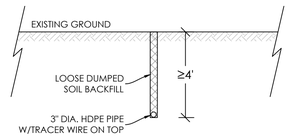

DRAINAGE DITCH CROSS SECTION
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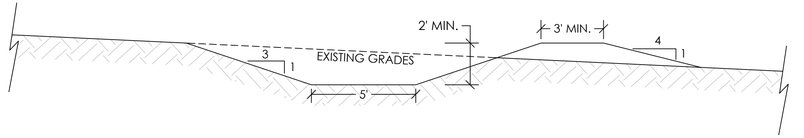

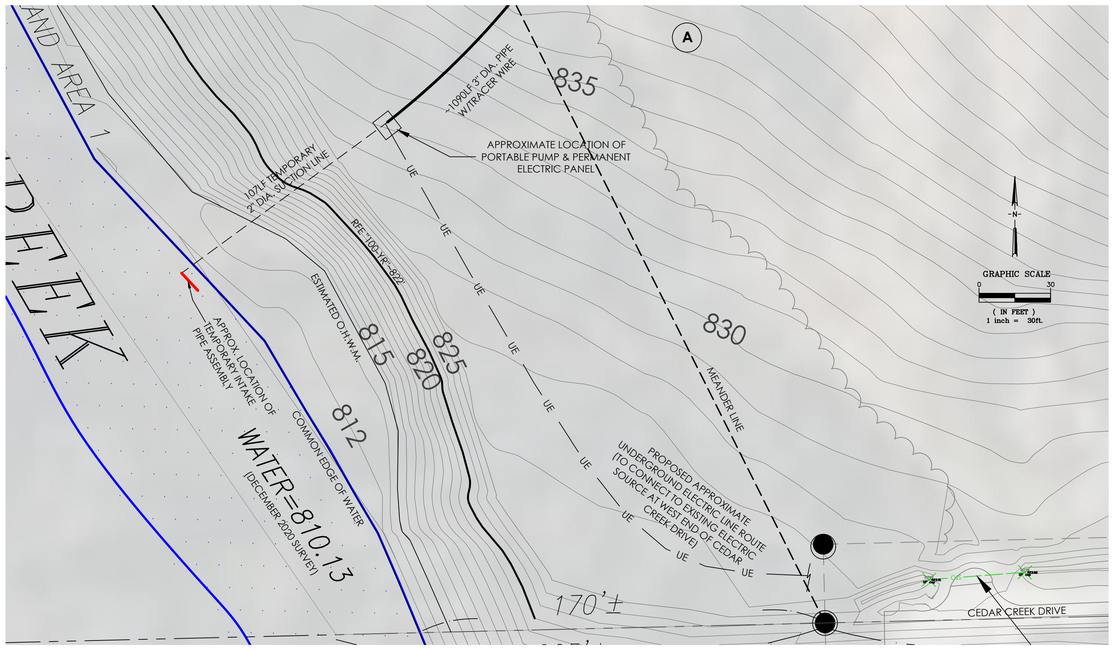

INTAKE PIPE ASSEMBLY CROSS SECTION
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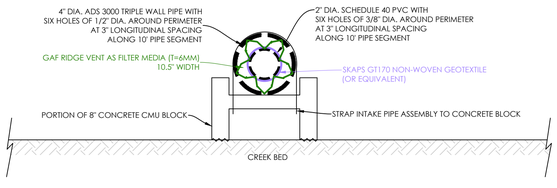
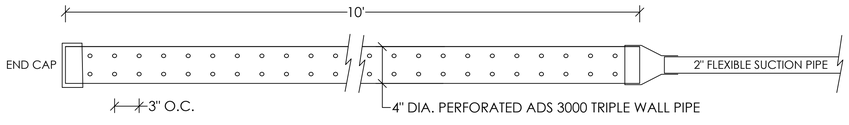


CREEK WATER INTAKE PIPE ASSEMBLY PROFILE VIEW
N.T.S.



TEMPORARY CREEK WATER WITHDRAWAL SYSTEM

MILLER ENGINEERS SCIENTISTS
Designing In Harmony with the Environment
5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone: (920) 458-6164
Fax: (920) 458-0369
www.startwithmiller.com

NO.	DATE	DESCRIPTION	BY

GAUTHIER POND
MICHAEL & STACY GAUTHIER
2221 WASHINGTON STREET
GRAFTON, WI

SCALE	
HOR.	1"=100'
VER.	1"=20'
DATE	08/05/2025
JOB	20748-A
BY	EBB
CK	RGM
SHEET	4
OF	4

Cut/Fill Report

Generated: 2025-08-06 12:20:13

By user: eblum

Drawing: I:\DATA\20700\20748 - Gauthier Lake\CAD\DESIGN\I:\DATA\20700\20748 - Gauthier Lake\CAD\DESIGN\20748 - A Pond Grading Plan_recover.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Gauthier Cut Fill Balance	full	1.000	1.000	1182880.90	138552.03	154750.63	16198.60<Fill>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	1182880.90	138552.03	154750.63	16198.60<Fill>

* Value adjusted by cut or fill factor other than 1.0

Remove gravelly sand fill from total fill because gravelly sand will be imported to the site.
Gravelly Sand Fill Volume=199,116 cubic feet=7,375 cubic yards
Total Fill=154,750.6-7,375=147,375.6 cubic yards
Total Net=8,824 cubic yards (~6% of total volume of fill, OK)

Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 9184 WI Ozaukee
Rainfall events imported from "NRCS-Rain.txt" for 9199 WI Sheboygan

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	881.00	871.00	240.0	0.0417	0.010	8.0	0.0	0.0

Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 1.76" for 1-Year event
Inflow = 50.24 cfs @ 12.09 hrs, Volume= 2.798 af
Outflow = 0.12 cfs @ 23.99 hrs, Volume= 0.733 af, Atten= 100%, Lag= 714.3 min
Primary = 0.12 cfs @ 23.99 hrs, Volume= 0.733 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf
Peak Elev= 881.20' @ 23.99 hrs Surf.Area= 580,470 sf Storage= 5,424,149 cf (117,053 cf above start)
Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 2,442.1 min (3,177.2 - 735.2)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	**Custom Stage Data (Irregular)** Listed below

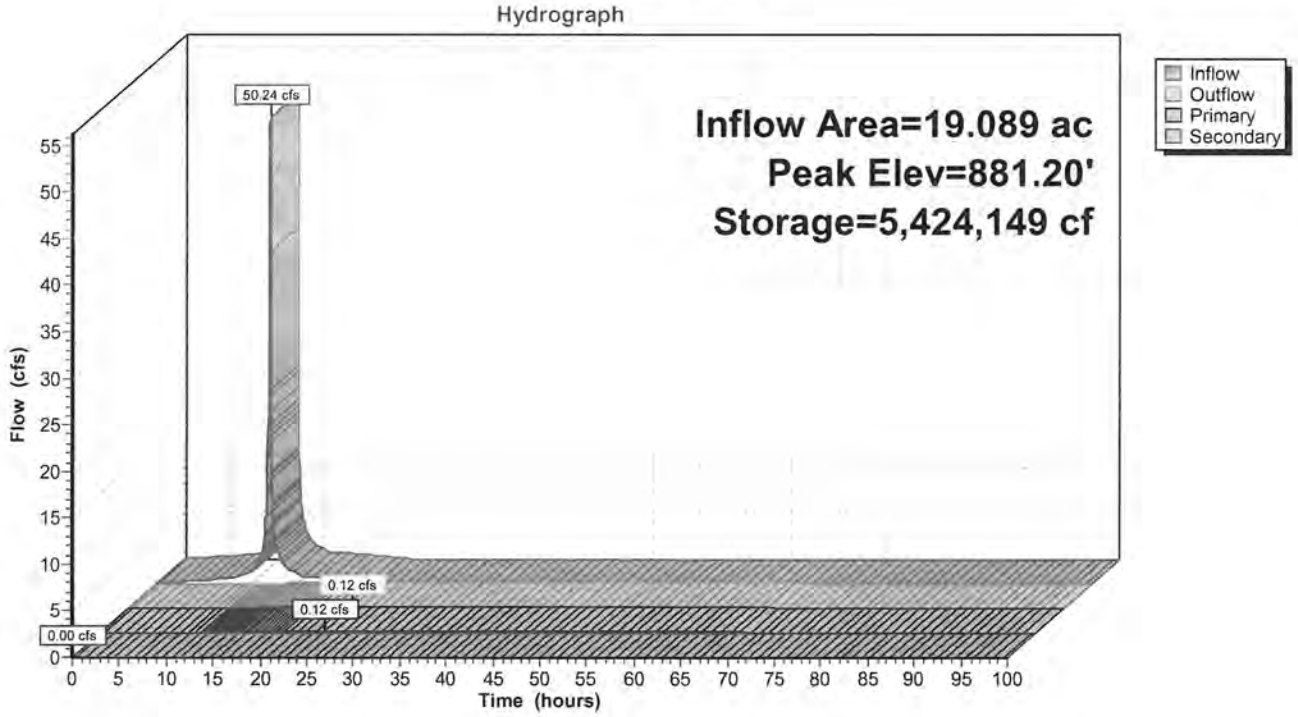
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	**8.0" Round Outlet Pipe** L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	**120.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.10 cfs @ 23.99 hrs HW=881.20' (Free Discharge)
└**1=Outlet Pipe** (Inlet Controls 0.10 cfs @ 1.20 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond



Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 2.07" for 2-Year event
Inflow = 59.30 cfs @ 12.09 hrs, Volume= 3.285 af
Outflow = 0.16 cfs @ 23.99 hrs, Volume= 0.928 af, Atten= 100%, Lag= 714.1 min
Primary = 0.16 cfs @ 23.99 hrs, Volume= 0.928 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf
Peak Elev= 881.23' @ 23.99 hrs Surf.Area= 581,503 sf Storage= 5,444,018 cf (136,922 cf above start)
Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 2,438.3 min (3,174.3 - 736.1)

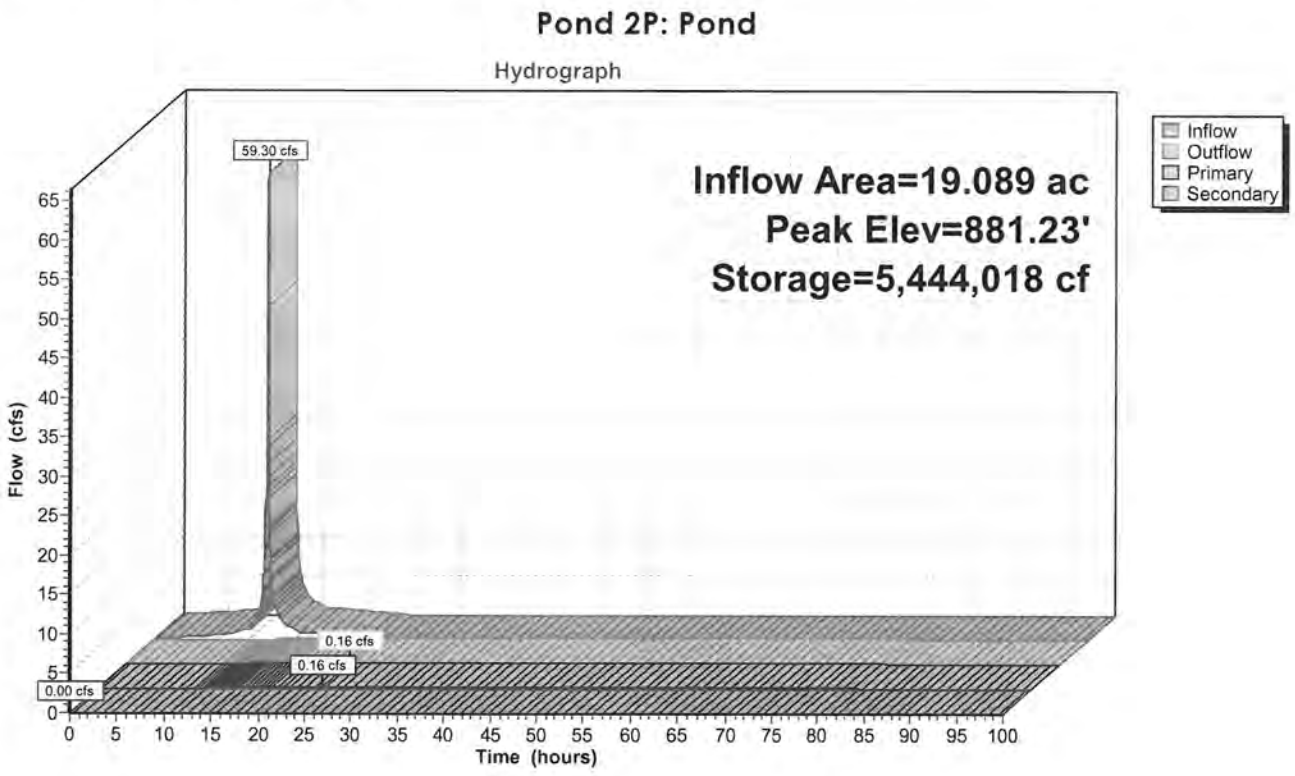
Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	**Custom Stage Data (Irregular)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	**8.0" Round Outlet Pipe** L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	**120.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.14 cfs @ 23.99 hrs HW=881.23' (Free Discharge)
└**1=Outlet Pipe** (Inlet Controls 0.14 cfs @ 1.30 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)



Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 2.64" for 5-Year event
Inflow = 76.42 cfs @ 12.09 hrs, Volume= 4.206 af
Outflow = 0.22 cfs @ 23.99 hrs, Volume= 1.298 af, Atten= 100%, Lag= 713.8 min
Primary = 0.22 cfs @ 23.99 hrs, Volume= 1.298 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf
Peak Elev= 881.30' @ 23.99 hrs Surf.Area= 583,455 sf Storage= 5,481,557 cf (174,461 cf above start)
Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 2,431.9 min (3,169.0 - 737.1)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	**Custom Stage Data (Irregular)** Listed below

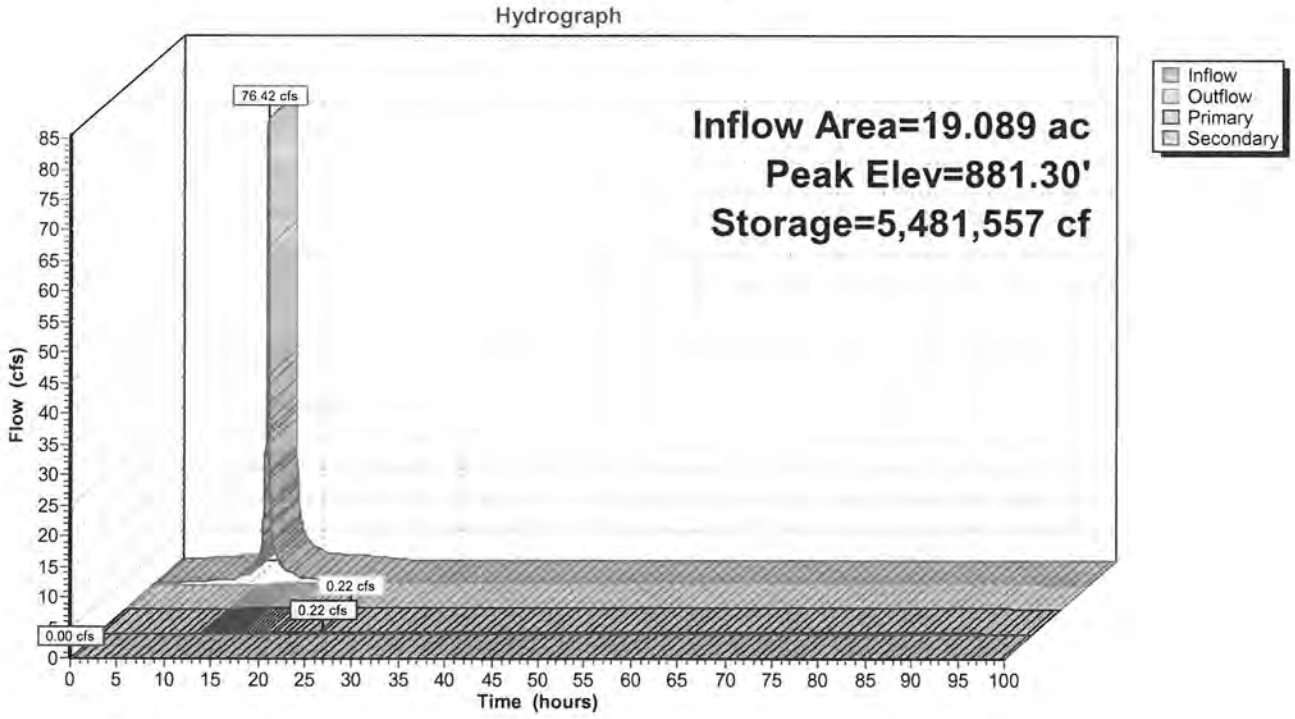
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	**8.0" Round Outlet Pipe** L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	**120.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.22 cfs @ 23.99 hrs HW=881.30' (Free Discharge)
└**1=Outlet Pipe** (Inlet Controls 0.22 cfs @ 1.46 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond



Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 3.21" for 10-Year event
Inflow = 93.24 cfs @ 12.09 hrs, Volume= 5.114 af
Outflow = 0.31 cfs @ 23.70 hrs, Volume= 1.720 af, Atten= 100%, Lag= 696.5 min
Primary = 0.31 cfs @ 23.70 hrs, Volume= 1.720 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf
Peak Elev= 881.36' @ 23.70 hrs Surf.Area= 585,329 sf Storage= 5,517,603 cf (210,507 cf above start)
Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 2,359.3 min (3,096.9 - 737.6)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	**Custom Stage Data (Irregular)** Listed below

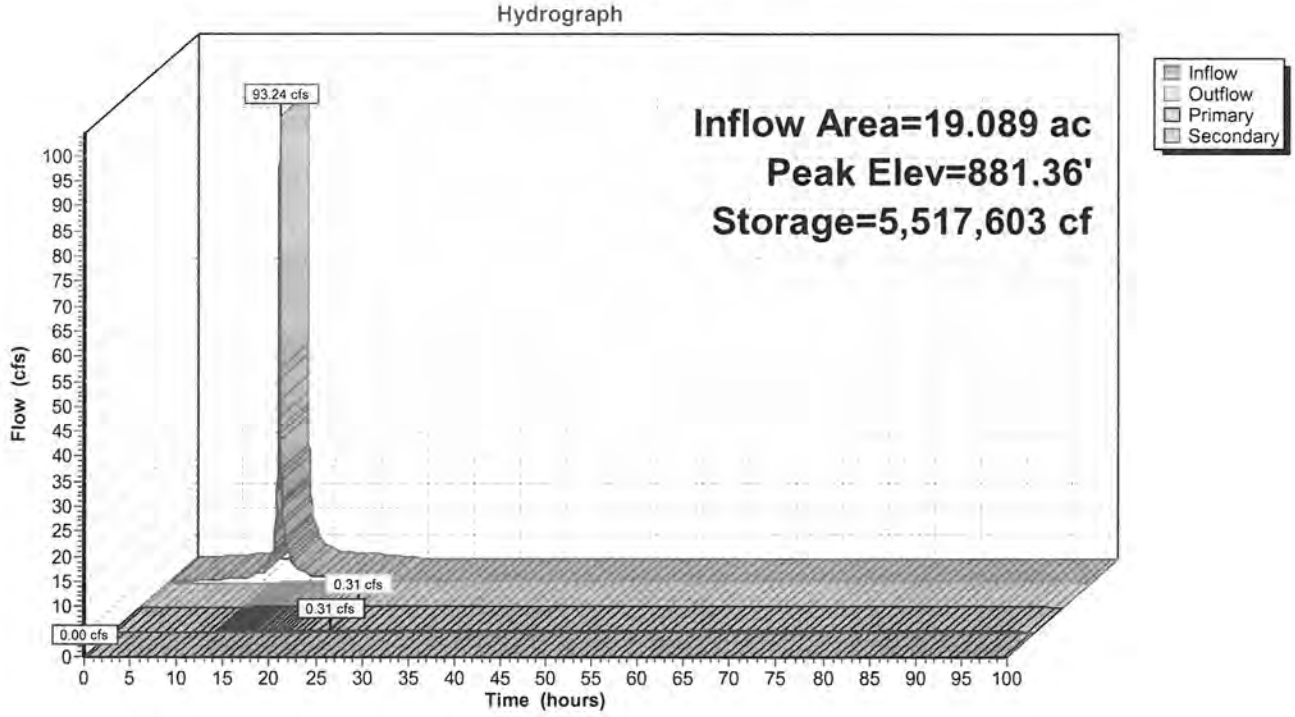
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	**8.0" Round Outlet Pipe** L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	**120.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.31 cfs @ 23.70 hrs HW=881.36' (Free Discharge)
└**1=Outlet Pipe** (Inlet Controls 0.31 cfs @ 1.61 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond



Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 4.11" for 25-Year event
Inflow = 119.44 cfs @ 12.09 hrs, Volume= 6.536 af
Outflow = 0.46 cfs @ 23.33 hrs, Volume= 2.481 af, Atten= 100%, Lag= 674.6 min
Primary = 0.46 cfs @ 23.33 hrs, Volume= 2.481 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf
Peak Elev= 881.45' @ 23.33 hrs Surf.Area= 588,242 sf Storage= 5,573,621 cf (266,525 cf above start)
Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 2,315.3 min (3,053.1 - 737.8)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	**Custom Stage Data (Irregular)** Listed below

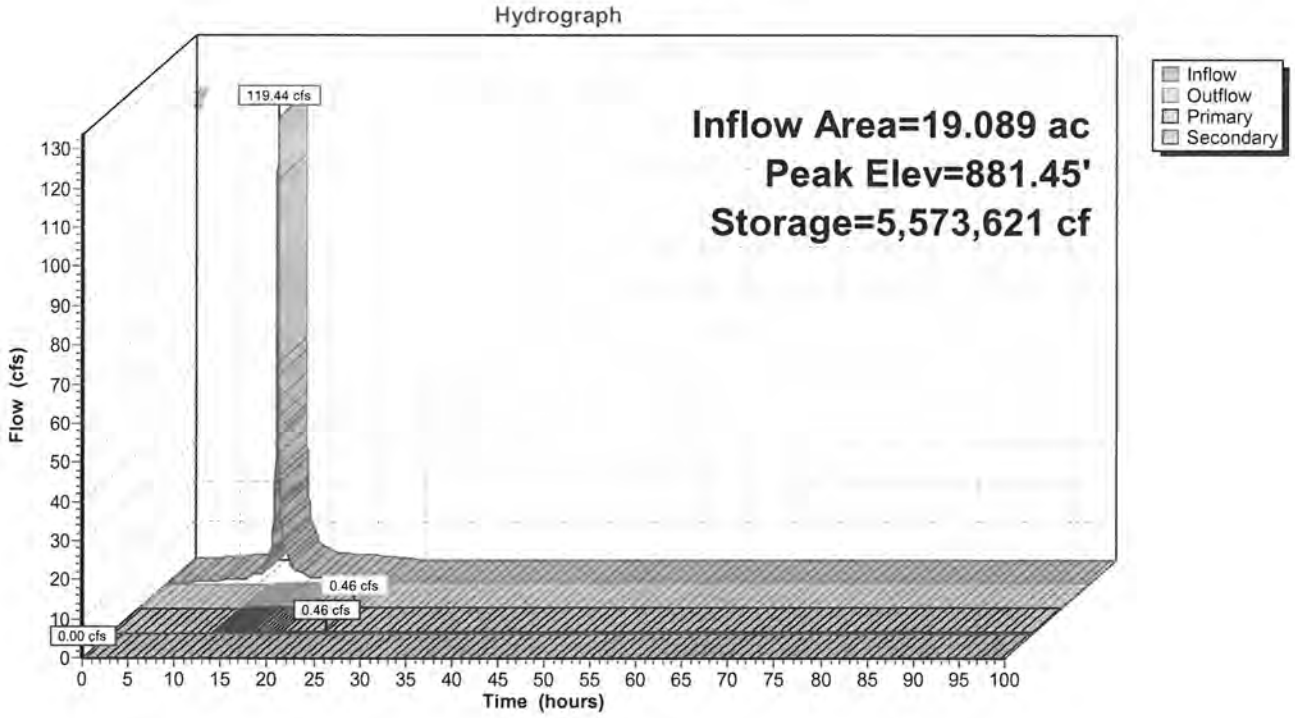
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	**8.0" Round Outlet Pipe** L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	**120.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.46 cfs @ 23.33 hrs HW=881.45' (Free Discharge)
└**1=Outlet Pipe** (Inlet Controls 0.46 cfs @ 1.81 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond



Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 4.91" for 50-Year event
Inflow = 142.72 cfs @ 12.09 hrs, Volume= 7.806 af
Outflow = 0.58 cfs @ 23.20 hrs, Volume= 3.184 af, Atten= 100%, Lag= 666.8 min
Primary = 0.58 cfs @ 23.20 hrs, Volume= 3.184 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf
Peak Elev= 881.54' @ 23.20 hrs Surf.Area= 590,851 sf Storage= 5,623,792 cf (316,695 cf above start)
Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 2,315.4 min (3,053.2 - 737.8)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	**Custom Stage Data (Irregular)** Listed below

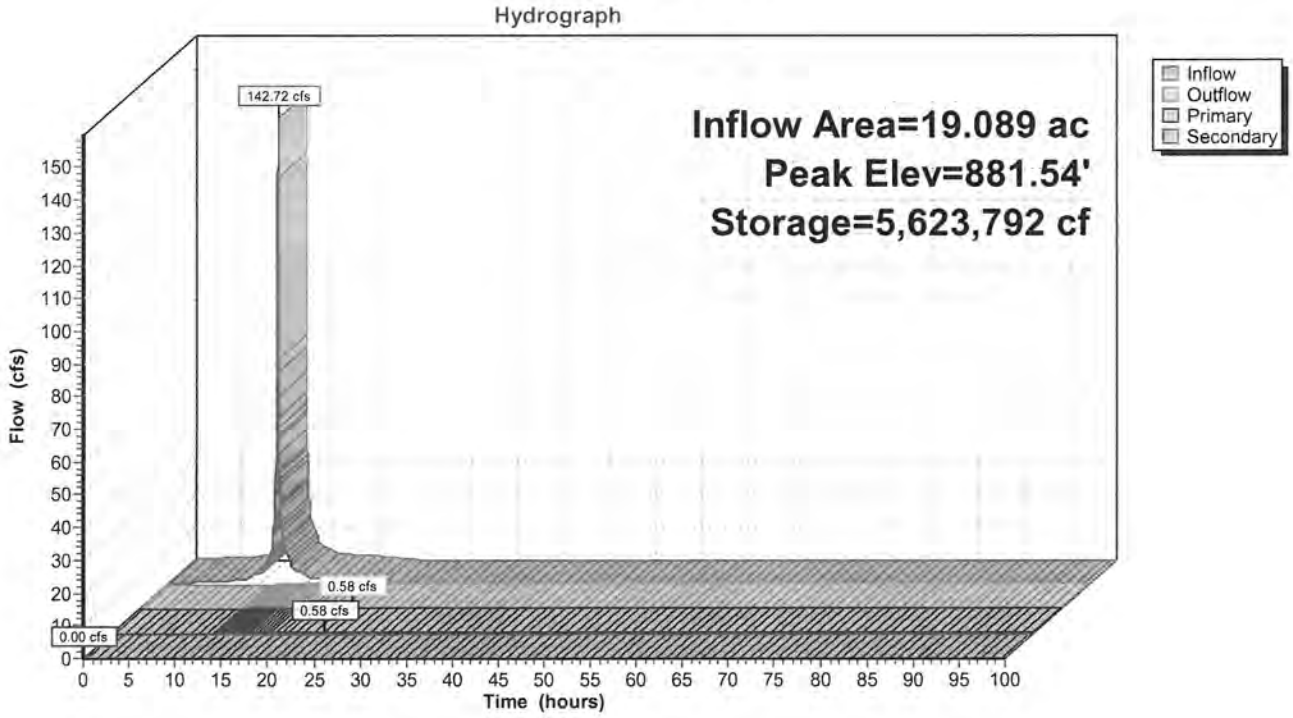
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	**8.0" Round Outlet Pipe** L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	**120.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.59 cfs @ 23.20 hrs HW=881.54' (Free Discharge)
└**1=Outlet Pipe** (Inlet Controls 0.59 cfs @ 1.97 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond



Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 5.78" for 100-Year event
Inflow = 168.03 cfs @ 12.09 hrs, Volume= 9.195 af
Outflow = 0.71 cfs @ 23.01 hrs, Volume= 3.939 af, Atten= 100%, Lag= 655.4 min
Primary = 0.71 cfs @ 23.01 hrs, Volume= 3.939 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf
Peak Elev= 881.63' @ 23.01 hrs Surf.Area= 593,713 sf Storage= 5,678,823 cf (371,726 cf above start)
Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 2,322.4 min (3,059.9 - 737.5)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	**Custom Stage Data (Irregular)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
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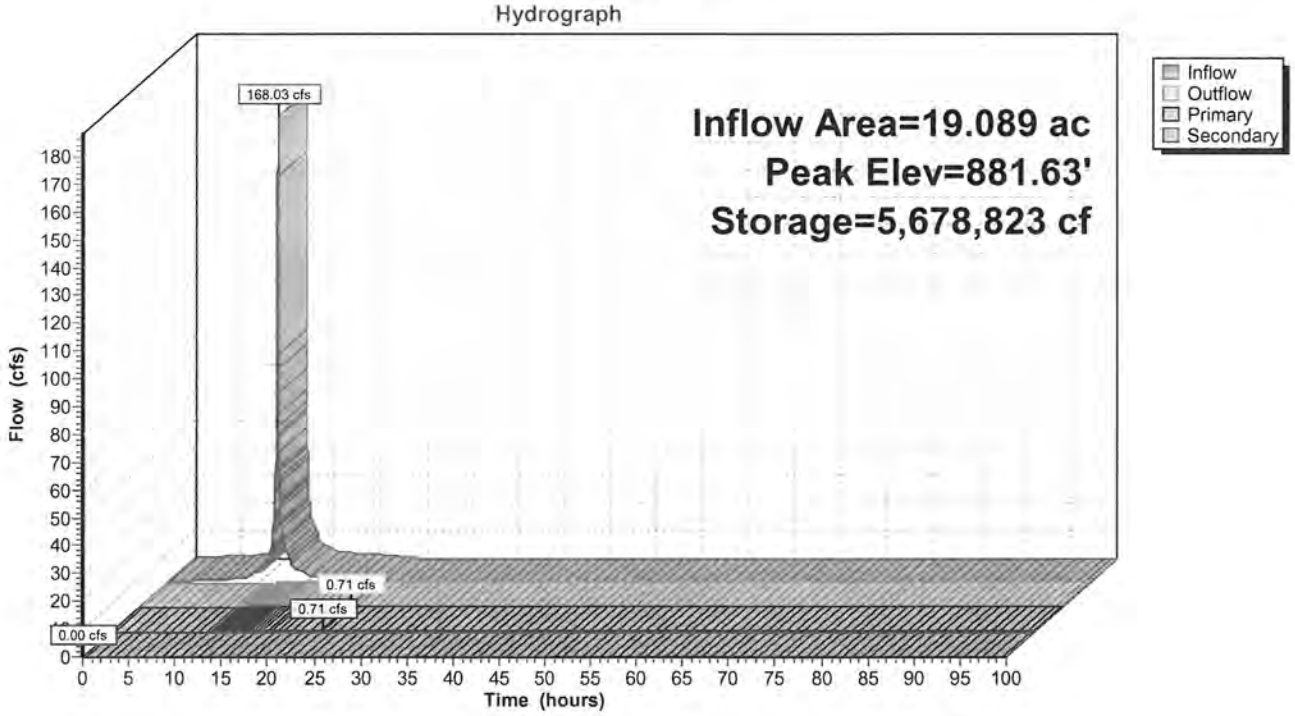
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

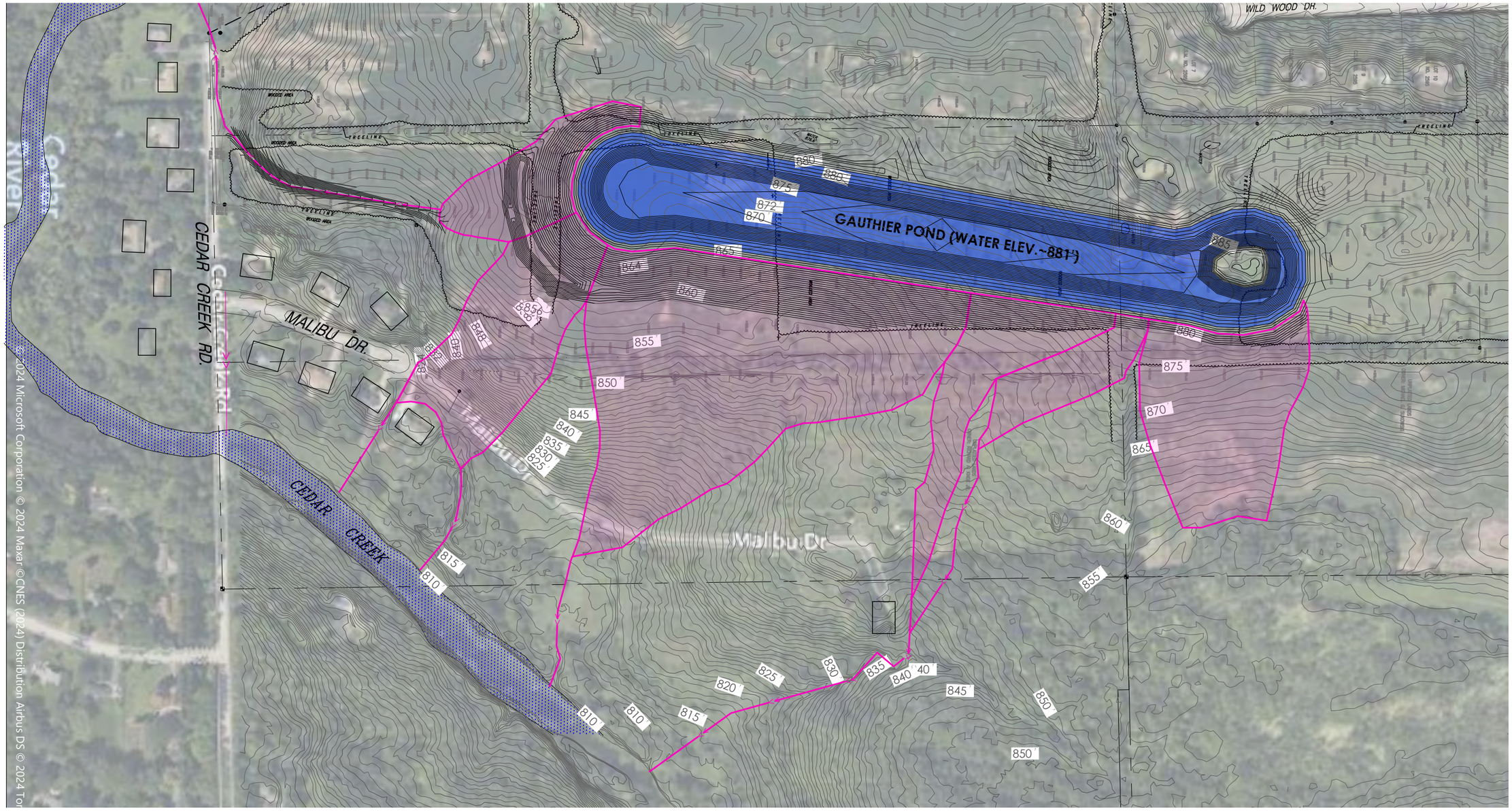
Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	**8.0" Round Outlet Pipe** L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	**120.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.73 cfs @ 23.01 hrs HW=881.63' (Free Discharge)
└**1=Outlet Pipe** (Inlet Controls 0.73 cfs @ 2.13 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond





N

GRAPHIC SCALE
0 300
(IN FEET)
1 inch = 300ft.

WATER FLOW PATHS IN EVENT OF EMBANKMENT BREACH FROM ANY LOCATION

DIFFUSE FLOW

CHANNELIZED FLOW
(EXISTING GRADES DIVERT FLOW AWAY FROM AND AROUND EXISTING HOUSES)

WATER FLOW PATH IN EVENT OF EMBANKMENT BREACH

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Designing in Harmony with the Environment
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Fax: (920) 458-0369
www.starkwithmiller.com

NO.	DATE	DESCRIPTION	BY

GAUTHIER POND
GAUTHIER
COVERED BRIDGE ROAD
CEDARBURG, WISCONSIN

SCALE
HOR. 1"=300'
VER. 1"=300'

DATE
08/06/2025

JOB
20748-B

BY
EBB

CK
RGM

SHEET
1 OF 1

MILLER ENGINEERS SCIENTISTS

Client: GAUTHIER Project: POND

Subject: SOIL PROPERTIES SUMMARY Project No.: 20748-001

By: RGM Date: 7/30/2025 Checked By: EBB Date: 8/6/2025 Page No.: 1/12

SOIL PROPERTIES OF THE CLAY TILL SLOGGANDE

IN-SITU MOISTURE CONTENT (w) AVERAGES 15% @ SATURATION

$G_s = 2.80 \therefore \gamma_{sat} = 141$ PCF

AVERAGE SPT(N) BLOW COUNTS FROM BOREHOLE LOGS = 19, NEGLECTING THE HIGH GROUP OF DATA ("HARD")

LOWER 1/3 SPT(N) = 18.5 ≈ "VERY STIFF" & S_u = 2467 PSF (PER ACOE EM 1110-2-1913 (12/23 draft))

COMPACTED CLAY TO BE USED IN CONSTRUCTION OF EMBANKMENTS

STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY ($\gamma_{d_{max}}$) = 116.8 pcf

$w_{optimum}$ = 14.4%

$\therefore \gamma_{moist}$ @ 100% = 134 PCF COMPACTION

WITH A COMPACTION SPECIFICATION OF "AT LEAST 98% OF STANDARD", γ_d field WILL BE AT AN AVERAGE OF ~ 102%

∴ AVERAGE BULK DENSITY OF COMPACTED EMBANKMENT CLAY ~ 137 PCF TO USE FOR STABILITY ANALYSIS.

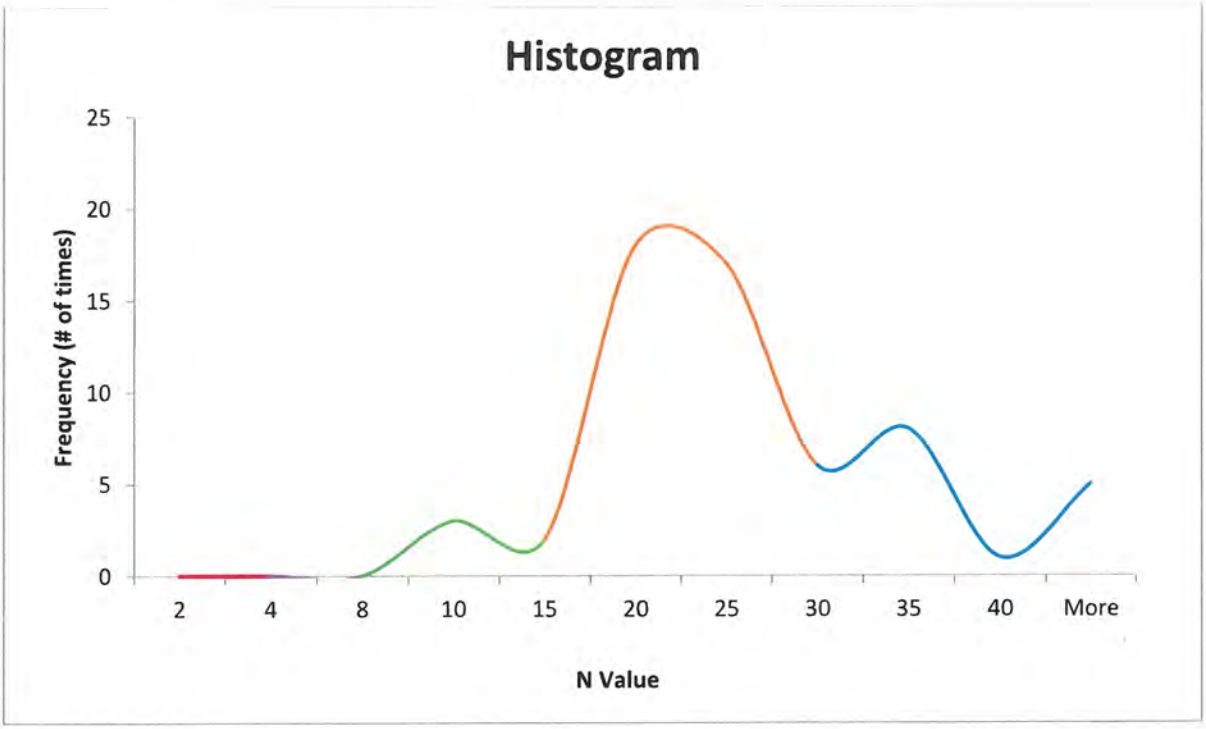
THE UNCONFINED COMPRESSIVE (QU) STRENGTH OF THIS CLAY COMPACTED WITH DOT&E EFFORT AT w = 16.3% TESTED AT 1947 PSF

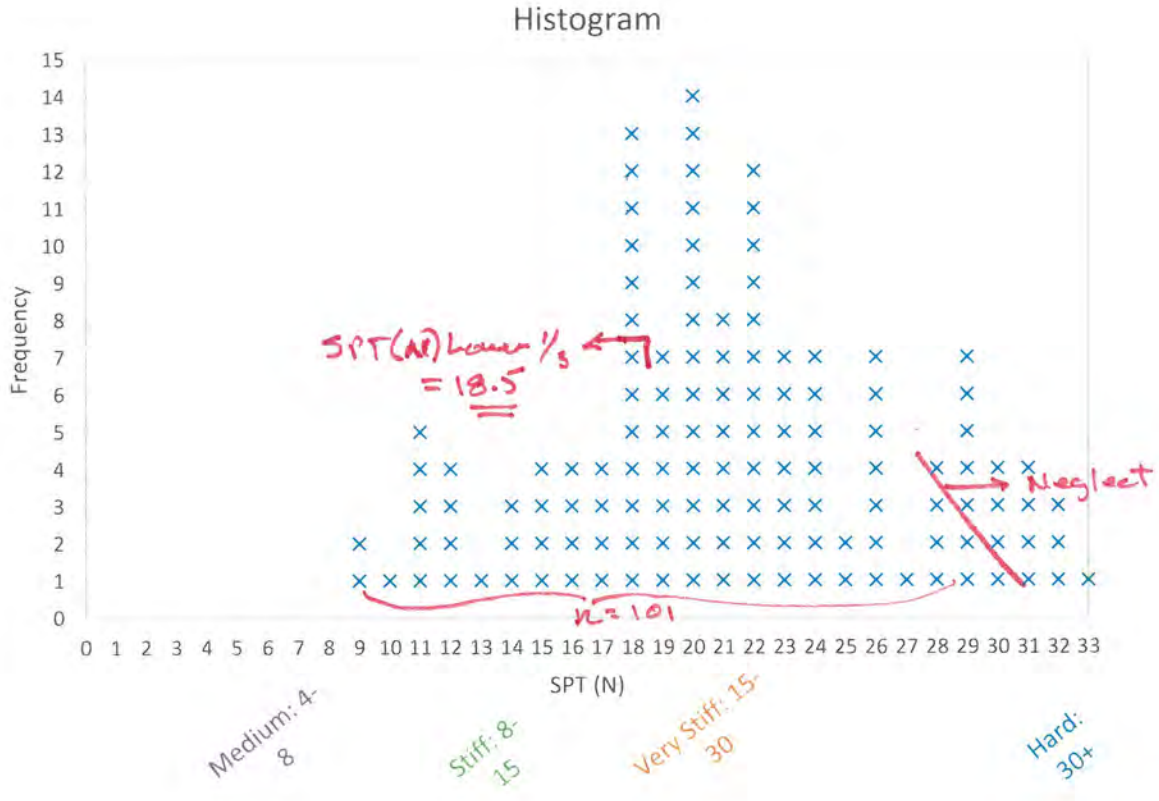
γ_d = 113.0 PCF = 96.7% COMPACTION

AND REPRESENTS A LOWER 10% OF EXPECTED AS BUILT STRENGTH OF 974 PSF UNDRAINED SHEAR STRENGTH TO BE USED IN CONSERVATIVE ANALYSIS AS COMPARED TO EM 1110-2-1913 REQUIREMENT OF LOWER 1/3.

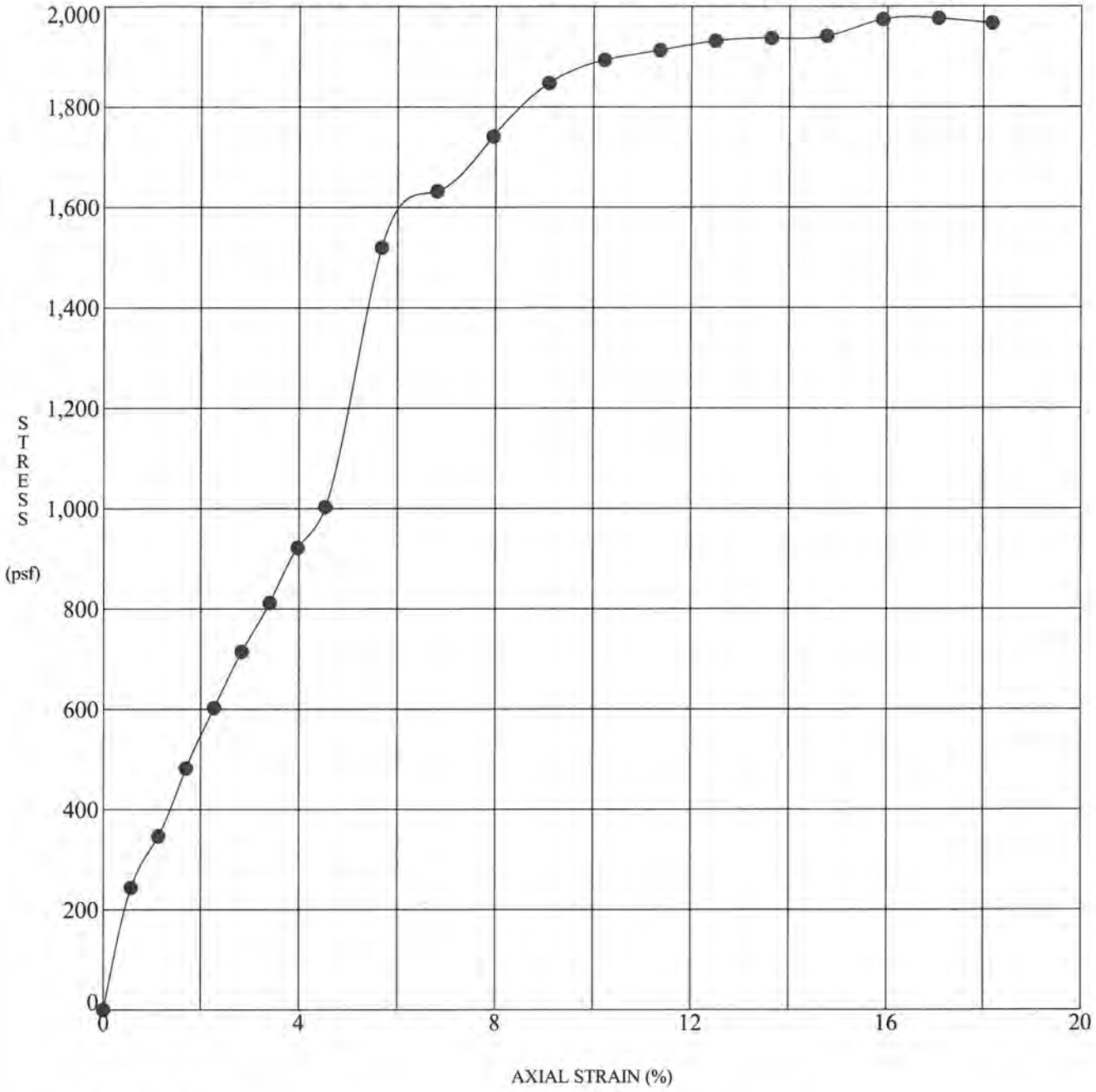
IN-SITU CLAY TILL

SPT(N) STANDARD PENETRATION BLOW COUNTS





UNCONFINED COMPRESSION TEST (ASTM D2166)



Sample Name.:
Lab ID: **Composite**
Max. Compressive Strength (psf): **1947** = q_u ∴ $S_u = \frac{1947}{2} = 974$ psf
Strain at Max. Compressive Strength (%): **15.0**
Moisture (%): **16.5**
Specific Gravity:
Void Ratio:
Wet Density (pcf): **131.6**
Dry Density (pcf): **113.0**

CLIENT : **Gauthier Properties at Covered Bridge**
PROJECT: **Gauthier Pond**
JOB NO.: **20748-001**
TEST DATE:
TESTED BY:
REVIEWED BY:

MILLER ENGINEERS SCIENTISTS

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LOG OF TEST BORING
GENERAL NOTES

Descriptive Soil Classification

GRAIN SIZE TERMINOLOGY

Soil Fraction	Particle Size	U.S. Sieve Size
Boulders	Larger Than 12"	Larger Than 12"
Cobbles	3" to 12"	3" to 12"
Gravel: Coarse	3/4" to 3"	3/4" to 3"
Fine	4.76mm to 3/4"	#4 to 3/4"
Sand: Coarse	2.00mm to 4.76mm	#10 to #4
Medium	0.42mm to 2.00mm	#40 to #10
Fine	0.074mm to 0.42mm	#200 to #40
Fines	Less Than 0.074mm	Smaller Than #200
Silt	0.005mm to 0.074mm	Smaller Than #200
Clay	Smaller Than 0.005mm	

(Plasticity characteristics differentiate between silt and clay.)

COMPOSITION TERMINOLOGY (ASTM D2487)

Primary Constituent: Gravel	Sand	Fines (Silt or Clay)
with sand...>=15% sand	with gravel.....>=15% gravel	with gravel....15-29% gravel
with silt.....5-12% silt	with silt.....5-12% silt	gravelly.....>=30% gravel
with clay.....5-12 clay	with clay.....5-12% clay	with sand.....15-29% sand
silty.....>12% silt	silty.....>12% silt	sandy.....>=30%sand
clayey.....>12% clay	clayey.....>12% clay	

RELATIVE DENSITY
COHESIONLESS SOILS

Term	"N" Value
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	over 50

The penetration resistance, N, is the summation of the number of blows required to affect two successive 6" penetrations of the 2" split-barrel sampler. The sampler is driven with a 140 lb. weight falling 30" and is seated to a depth of 6" before commencing the standard penetration test (ASTM 1586).

CONSISTENCY
COHESIVE SOILS

Term	pp (tons/sq. ft.)	"N" Value
Very Soft	0.00 to 0.25	<2
Soft	0.25 to 0.50	2-4
Medium	0.50 to 1.00	4-8
Stiff	1.00 to 2.00	8-15
Very Stiff	2.00 to 4.00	15-30
Hard	over 4.00	>30

PLASTICITY

Term	Plasticity Index
None to slight	0 to 4
Slight	5 to 7
Medium	8 to 22
High to Very High	over 22

SYMBOLS

DRILLING AND SAMPLING

CS--Continuous Sampling
RC--Rock Coring: Size AW, BW, NW, 2" W
RQD--Rock Quality Designator
RB--Rock Bit
FT--Fish Tail
DC--Drove Casing
C--Casing: Size 2 1/2", NW, 4", HW
CW--Clear Water
DM--Drilling Mud
HSA--Hollow Stem Auger
FA--Flight Auger
HA--Hand Auger
SS--2" Diameter Split-Barrel Sample
2ST--2" Diameter Thin-Walled Tube Sample
3ST--3" Diameter Thin-Walled Tube Sample
PT--3" Diameter Piston Tube Sample
AS--Auger Sample
PS--Pitcher Sample
NR--No Recovery
VS--Vane Shear Test

LABORATORY TESTS

pp--Penetrometer Reading, tons/sq.ft.
qu--Unconfined Strength, tons/sq. ft.
MC--Moisture Content, %
LL--Liquid Limit, %
PL--Plastic Limit, %
PI--Plasticity Index, %
SL--Shrinkage Limit, %
LI--Loss on Ignition, %
D--Dry Unit Weight, lbs./cu. ft.
pH--Measure of Soil Alkalinity or Acidity
FS--Free Swell, %
HNu--ppmv as Benzene
TLV--ppmv as Hexane
TPH--Total Petroleum Hydrocarbons, ppm

WATER LEVEL MEASUREMENTS

▼--Water Table Interpretation

Note: Water level measurements recorded in notes on the boring logs represent conditions at the time indicated and may not reflect static levels, especially in cohesive soils.

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Client: Gauthier Project: Pony

Subject: Summary of SPT(N) Blow Counts in CLAY Till (En-Site) Project No.: 2078

By: RLow Date: 7-10-25 Checked By: Date: Page No.:

Lowest N values

SPT(N) Tabulation

Neglecting N ≥ 35, N = 55

Depth (ft)	A	B	C	D	E	F	G	H	I	J	$\bar{X}$	σ
2	18	21	17	10	16	SM	SM	SM	17	18	16.7	3.1
4	31	20	18	21	30	18	23	22	9	31	22.3	6.6
7	9	11	22	23	30	65	20	26	23	31	23.0	6.4
9		16	17	20	34	41	24	32	35	38	22.2	6.5
12		27	18	22	23	28	34	22	22	24	24.4	4.4
14		29	67	35	24	18	24	19	22	18	22.0	3.7
17					22					19	19.0	2.5
19					15					20	21.3	3.1
$\bar{X}$	19.3	20.7	18.4	19.2	21.2	21.3	25.0	24.2	18.6	23.0	21.1	
σ	9.0	6.1	1.9	4.7	5.9	4.7	4.7	4.5	5.2	5.4	5.2	

$\bar{X}$ = 21.2 N, σ = 5.2

Depth (ft)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	$\bar{X}$	σ
					(n=74)													
2	SM	11	21	26	26	SM	11	25	19	31	SM	SM	SM	21	28	20	21.7	6.1
4	20	SM	12	34	26	SM	18	28	12	19	SM	12	21	29	22	29	21.7	6.9
7	21	GC	15	34	35	22	37	42	14	24	19	43	23	14	35	20	20.6	6.7
9	22	53	14	26	26	32	32	29	11	40	16	12	20	22	42	30	22.5	7.2
12	18	75			29	42	69	24	34	20	21	11	35	22	56	17	21.8	6.4
14	20	40			23	18	57	61	13	18	50/6"	16	23	33	19	15	19.8	5.3
17	19	50/6"			29	53	39	34	18	18	"	35	21	20	38	15	21.8	6.0
19	29	50/6"			24	43		30	50/6"26		25	28	20	20	40	20	24.5	3.9
																	21.8	5.9
25'						50/6"									36			
30'						50/6"												
$\bar{X}$:	21.3	—	15.5	30.0	26.1	24.0	—	—	17.0	19.8	20.2	15.8	21.3	22.6	25		20.8 :	21.2
σ:	3.4	—	3.3	4.0	2.1	5.9	—	—	7.9	2.2	3.3	6.3	1.2	5.5	—		5.4 :	4.2

Conclusion:

$SPT(\bar{N}) = 21.2 \pm 5.2\sigma$

Lower 1/3 is @ 1.5σ

$N_{design\ per\ ASCE} = 13.4 \Rightarrow S_u \approx 1.79\ ksf$

Job No. **20748-001** Date **7/15/25**

Project **Gauthier Pond - Cedarburg, WI**

Source of Material	**GS1/MULTIPLE BORINGS**
Description of Material	***LEAN CLAY(CL)**
Test Method	**Standard (ASTM D698) Method A**
Lab ID	**SH5415**

TEST RESULTS

Maximum Dry Density	**116.8 PCF**
Optimum Water Content	**14.4 %**
Corrected Maximum Dry Density	**PCF**

ATTERBERG LIMITS

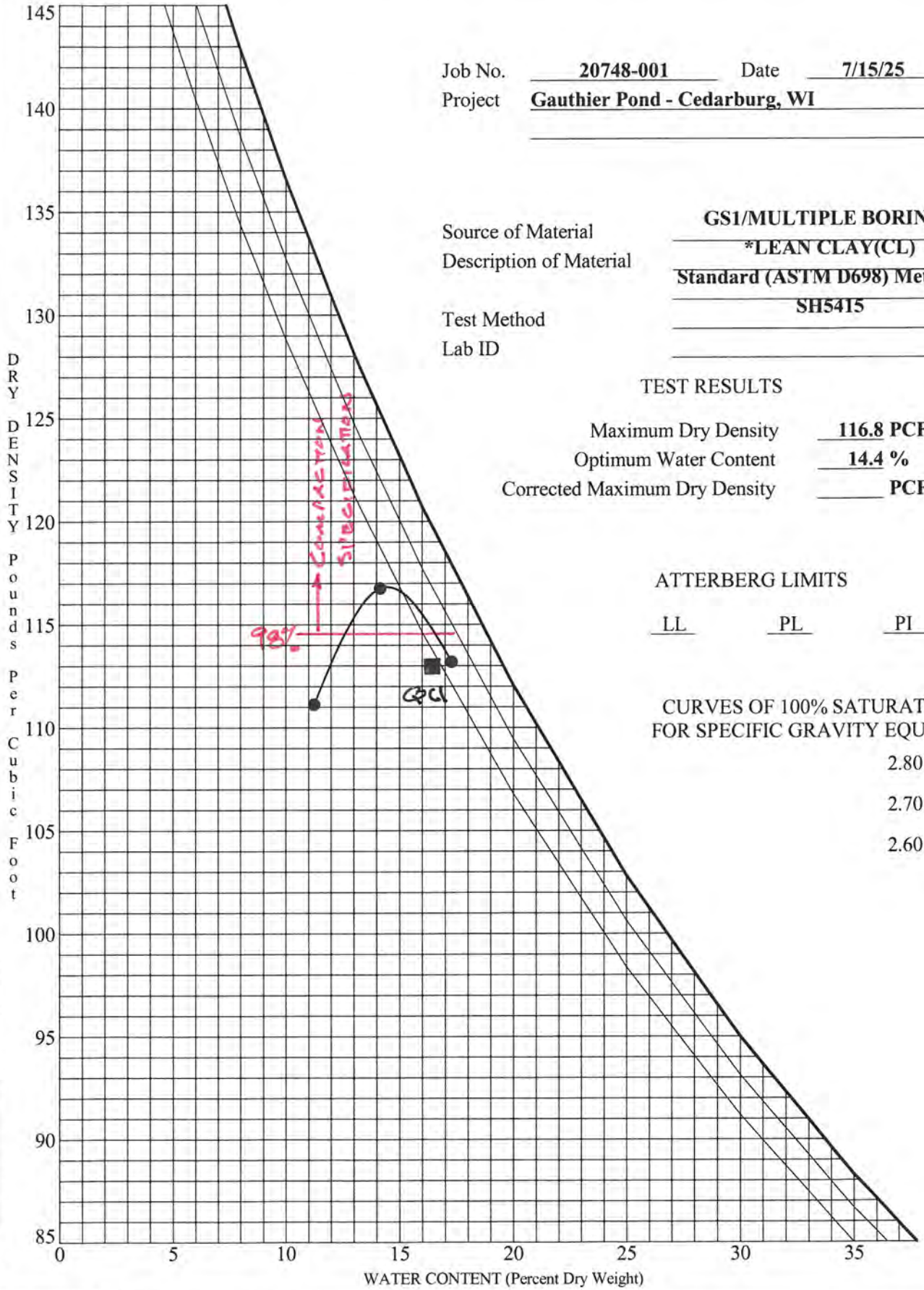
LL	PL	PI

CURVES OF 100% SATURATION FOR SPECIFIC GRAVITY EQUAL TO:

2.80

2.70

2.60



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MOISTURE-DENSITY RELATIONSHIP

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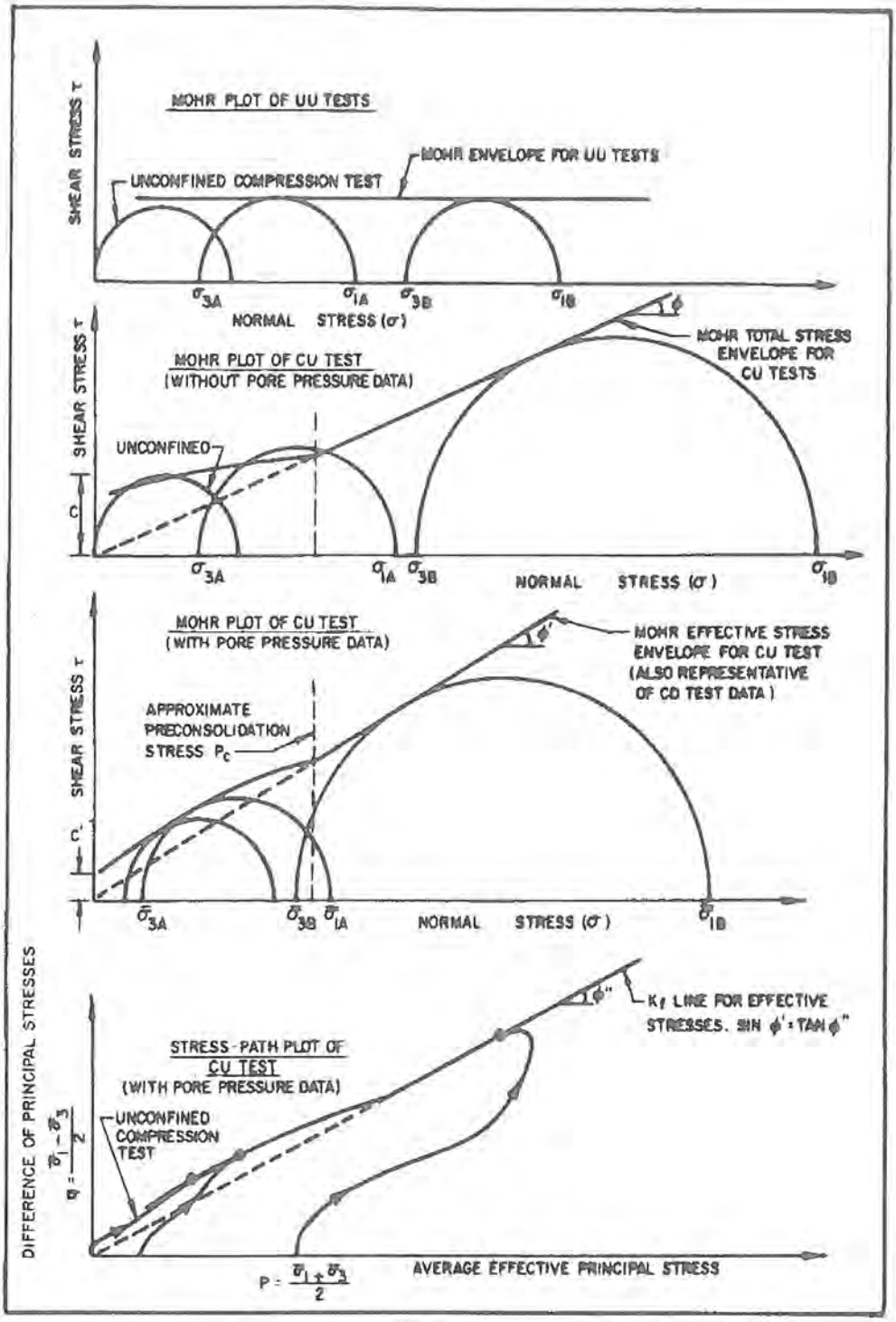


FIGURE 6
Triaxial Shear Test Relationships

STABILITY ANALYSIS

The clay till subgrade ranges from stiff to hard consistency. Neglecting the group of SPT(N) blow counts in the hard range, the lower 1/3 SPT(N) value is 18.5 (refer to attached histogram). This corresponds to an "undrained shear strength" of 2467 psf, which is substantially higher than the expected minimum shear strength of the compacted clay of 974 psf that will comprise the embankment (see Soil Properties Summary). Consequently, potential slip surfaces for analysis are confined above the relatively firm "base" (subgrade).

"Total stress" analysis for clay of low hydraulic conductivity (permeability) is appropriate to use in stability analysis because potential changes in loading will occur faster than excess pore pressures can dissipate. And because the effective stress of compaction will be more than the maximum principle stresses in the embankment, "undrained shear strength" is the appropriate characteristic strength parameter, neglecting "friction".

The following stability analyses used the Janbu's chart to approximate the critical slip circles for both the inside and outside slopes for which the "Method of Moments" was used to calculate hypothetical Factors of Safety (F). This was necessary because the quite flat slopes of this project extend off the upper end of the chart. The chart was used because it makes visually apparent the computational effects of the relevant parameters.

The US Army Corps of Engineers (**ACOE**) Engineering Manual 1110-2-1913 – Evaluation, Design, and Construction of Levees **advises a Safety (F) against slope failure of at least 1.3** for the post construction, design water level, and rapid drawdown conditions **using the lower 1/3 value of the range of soil strength**. The attached stability analyses provide the following Factors of Safety (F):

Loading Condition	Inside Slope	Outside Slope
Post Construction	**at least 6.5**	**5.8**
Pond Full	**at least 11.6**	**5.8**
Rapid Drawdown	**at least 6.5**	**5.8**

The analyzed Factors of Safety against potential slope failure are all at least four times that required by ACOE.

FILE 4

INSIDE SLOPE

METHOD OF MOMENTS

BASED ON JANBU SLIP CIRCLE (from chart)

SIGN WATER LEVEL

BORING 11

TOPSOIL

SILTY SAND

CL W/GRAVEL

12' THICK LAYER OF SAND & GRAVEL

BORING F

TOPSOIL

ML W/CL SE

CL

$X_o = 41'$

$Y_o = 37'$

89°

15'220'225'230'235'240'245'250'255'260'265'270'275'280'285'290'295'300'305'310'315'320'325'330'335'340'345'350'355'360'365'370'375'38(

METHOD OF MOMENTS BASED ON JANBU SLIP CIRCLE (from chart)

FILE 5

INSIDE SLOPE

SIGN WATER LEVEL

Adjusted via moment scales to chart: $(2.5)(17/8)(15+17/3)(.137) = -60$ kip ft

$(2.5)(10\frac{1}{2})(10)(.137) = -17$

-77

$306 = 25\%$

Chart Slope

Slice	(A) Area	(Lever Arm) Moment Arm	Moment: $A \cdot MA \cdot \gamma_m$
1	21	+27'	+78 kip ft
2	90	+20'	+247
3	120	+10'	+164
4	120	zero	—
5	90	−10'	−123
6	20	−22'	−60

$\Sigma M_o = 306$ kip ft

$\gamma_m = 137$ pcf

$h_t = 16'/2'$

10' THICK LAYER OF SAND & GRAVEL

4

1

6' 9' 11' 12' 13' 12' 10' 6'

$\bar{c} = S_u = .974$

$l = 60.6'$

$\Sigma M_R = .974(60.6')(39') = 2302$ kip ft

$F = \frac{\Sigma M_R}{\Sigma M_o} = \frac{2302}{306} = 7.5$

BORING C

TOPSOIL

CL

2 THIN SILT SEAMS

BORING D

TOPSOIL

SAND W/CL

SEAMS

CL

890'

880'

870'

860'

850'

15'220'225'230'235'240'245'250'255'260'265'270'275'280'285'290'295'300'305'310'315'320'325'330'335'340'345'350'355'360'365'370'375'38(

INSIDE SLOPE, $\cot \beta = 4$

$H = 16.5'$

$C = S_u \geq 974$ PSF $\quad \gamma_m = 137$ PCF

$N_o \geq 12$

$P_{d\ empty} = 16.5'(137) = 2260$

$F_{empty} \geq \frac{12(974)}{2260} \geq 5.2$

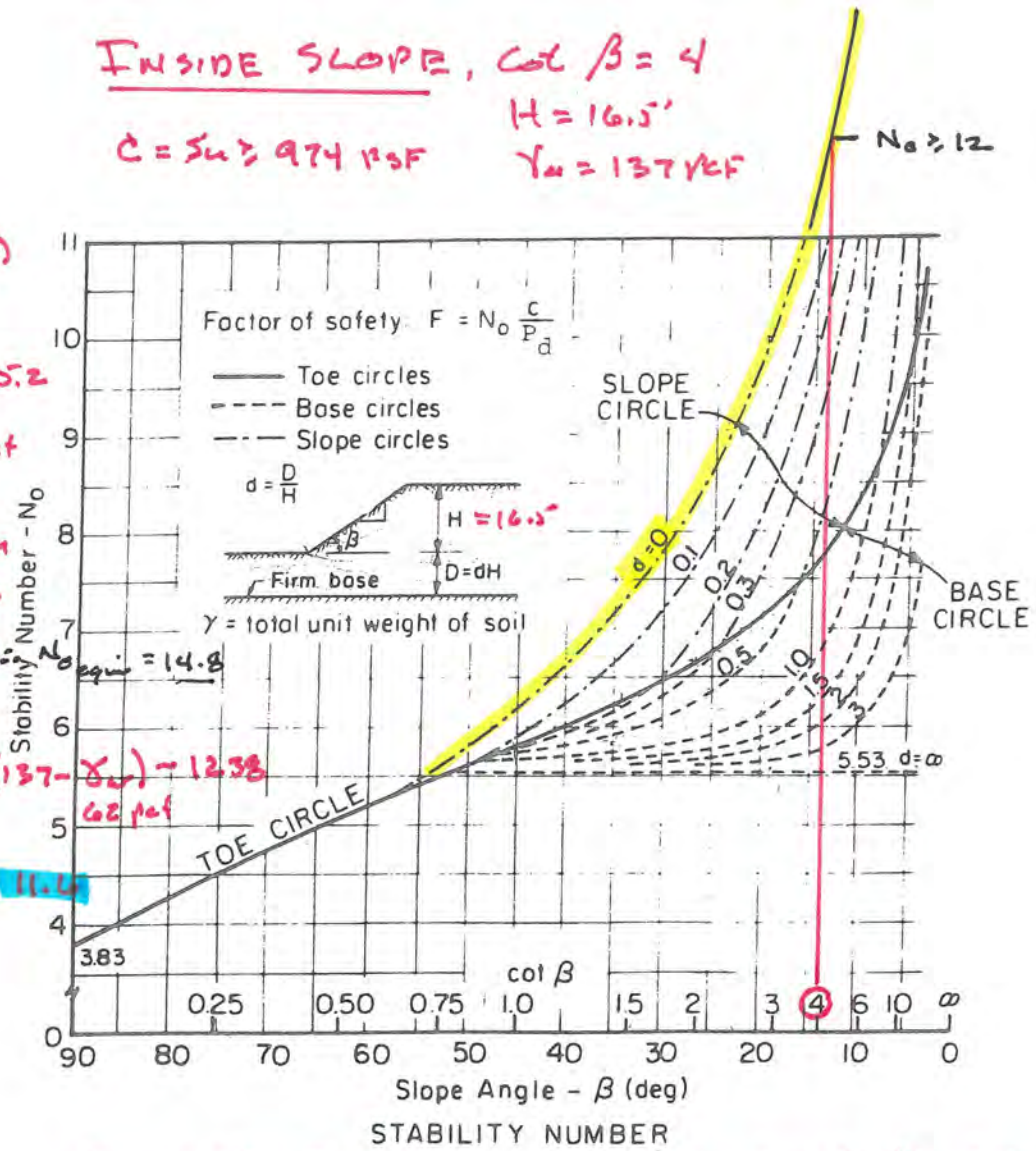
Not counting the flat 10H:1V shear slope.

Adjusting for that from "method of moments"

$F = 1.25(5.2) = 6.5$

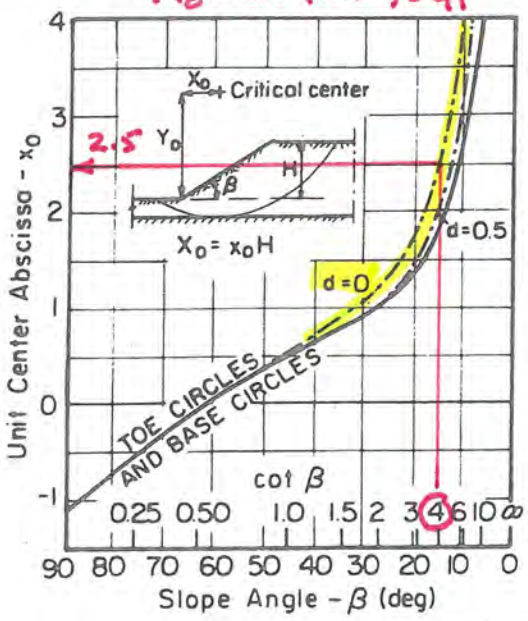
$P_{d\ pool\ full} = 16.5'(137 - \gamma_w) = 1238$ (62 pcf)

$F_{full} \sim \frac{14.8(974)}{1238} = 11.6$

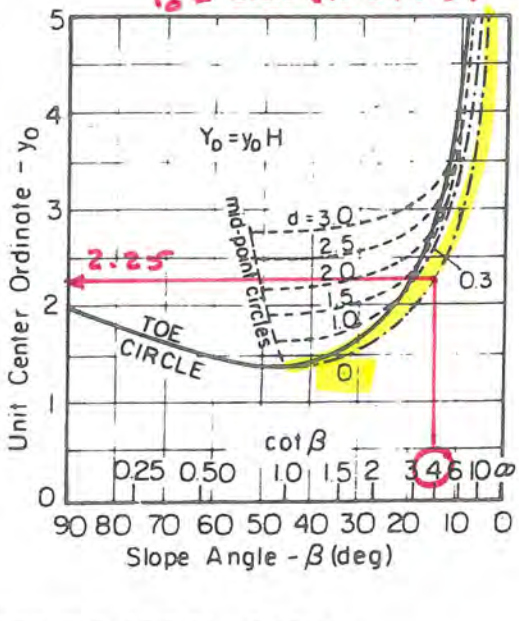


STABILITY NUMBER

$X_o = 2.5(16.5') = 41'$



$Y_o = 2.25(16.5') = 37'$



CENTER COORDINATES FOR CRITICAL CIRCLE

Fig. 6 SLOPE STABILITY CHARTS FOR $\phi = 0$ SOILS (after Janbu, 1968)

OUTSIDE SLOPE
METHOD OF MOMENTS
BASED ON JANBU SLIP CIRCLE (from chart)

2' THICK LAYER OF SAND & GRAVEL

BORING F
TOPSOIL
ML W/CL SEAMS
CL

$X_o = 88'$

$Y_o = 61'$

74.5°

315'320'325'330'335'340'345'350'355'360'365'370'375'380'385'390'395'400'405'410'415'420'425'430'435'440'445'450'455'460'

61'

(+) ← | → (−)

OUTSIDE SLOPE

H = 22'

BORING C
TOPSOIL
CL
2 THIN SILT SEAMS

BORING D
TOPSOIL
SAND W/CL SEAMS
CL

Slice	Area (ft²)	(A) Moment Arm (ft)	(MA) Overturning Moment = A · MA · γ_m
1	45	+36	+222 k·ft
2	85	+28	+326
3	137	+18	+338
4	163	+8	+179
5	128	−2	−35
6	69	−12	−113
7	37	−20	−101

$\Sigma = 816$ k·ft $= M_o$

1 2 3 4 5 6 7

45' 8' 85 10.5' 137 13' 163 16.5' 128 10.5' 69 6.5' 37

Area

$S_u = c = 874$ PSF

$\gamma_m = 137$ PCF

$L = 79'$

$\Sigma M_R = 61'(.74)(79) = 4693$ k·ft

$F = \frac{\Sigma M_R}{\Sigma M_o} = \frac{4693}{816} = 5.8$

1" = 10'

890' 880' 870' 860' 850'

GAUTHIER POND

MICHAEL & STACY GAUTHIER

SCALE

HOR. 1"=

VER. 1"=

OUTSIDE SLOPE, $\cot\beta = 6$

$H = 22'$

$\gamma_m = 137$ PCF

$c = S_u \approx 974$ PSF

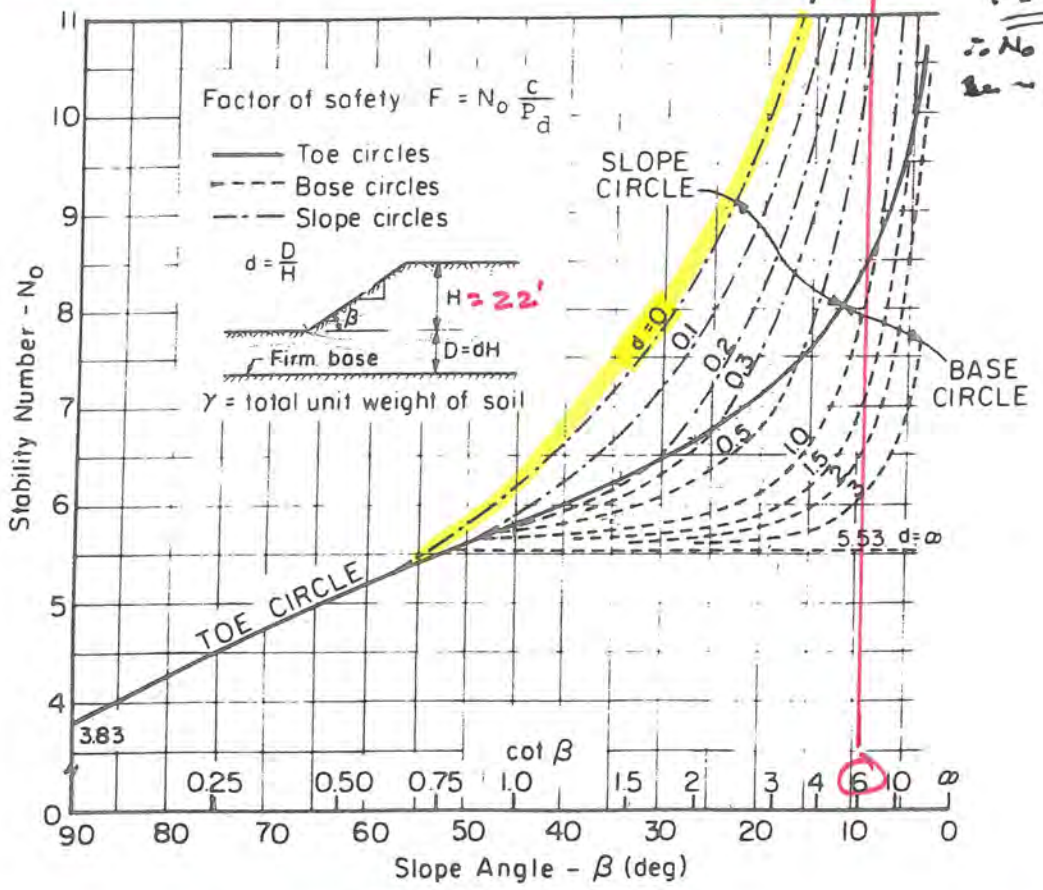
$P_d = H \cdot \gamma_m = 22(137) = 3014$

TOO FAR OFF CHART

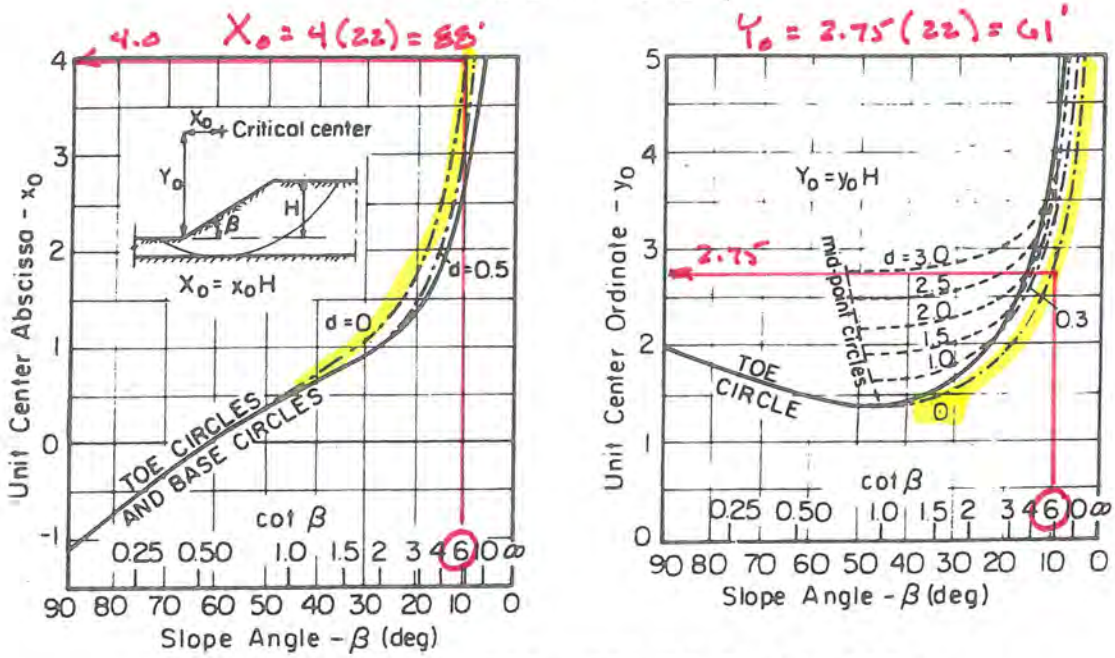
∴ USE METHOD OF MOMENTS. SEE NEXT PAGE (11"x17")

$F = 5.8$

∴ No chart would be ~ 18



STABILITY NUMBER



CENTER COORDINATES FOR CRITICAL CIRCLE

Fig. 6 SLOPE STABILITY CHARTS FOR $\phi = 0$ SOILS (after Janbu, 1968)

MILLER ENGINEERS SCIENTISTS

Client: GAUTHIER Project: POND

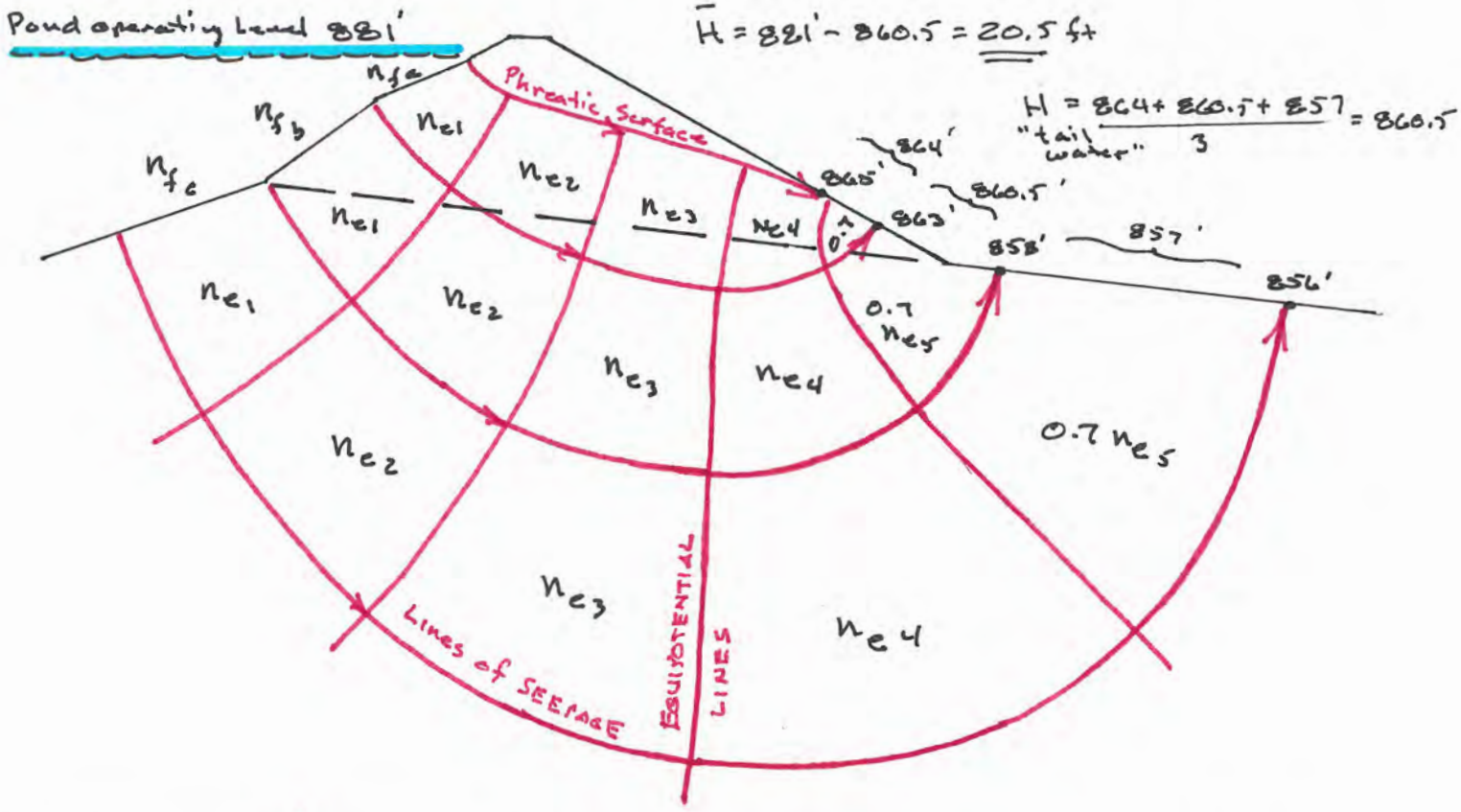
Subject: CROSS SECTIONAL SEEPAGE Project No.: 20748

By: RGH Date: 7/10/25 Checked By: EBB Date: 08/06/2025 Page No.: 1/4

TRANSFORMED CROSS SECTION FOR HORIZONTAL PERMEABILITY (k_h) TO BE 10 TIMES VERTICAL (k_v) DUE TO STRATA IN SUBGRADE & COMPACTED LIFTS

$k_v = 1 \times 10^{-7}$ ft/min, $k_h = 1 \times 10^{-6}$ ft/min

TRANSFORMED PERMEABILITY ($\bar{k}$) = $\sqrt{k_v \cdot k_h} = 3.17 \times 10^{-7}$ ft/min.



TRANSFORMED SECTION FLOW PATHS (n_f) & EQUIPOTENTIAL DROPS (n_e).

FLOW (Q) = $\bar{k} \cdot \bar{H} \left(\Sigma n_f / \Sigma n_e\right)$ DERIVED FROM $Q = k \cdot i \cdot A$ (Darcy's Law).

$Q = (3.17 \times 10^{-7}\ \text{ft/min})(20.5\ \text{ft})(3/4.7) = 4.15 \times 10^{-6}\ \text{ft}^3/\text{min}$ PER LINEAL FOOT OF EMBANKMENT LENGTH

$\times (\sim 2500\ \text{L.F.})(1440\ \text{min/day})(7.48\ \text{gal/ft}^3)$

$Q \sim 112$ gpd ESTIMATED SEEPAGE LOSS OUT OF SOUTH END AND EAST SIDE OF POND.

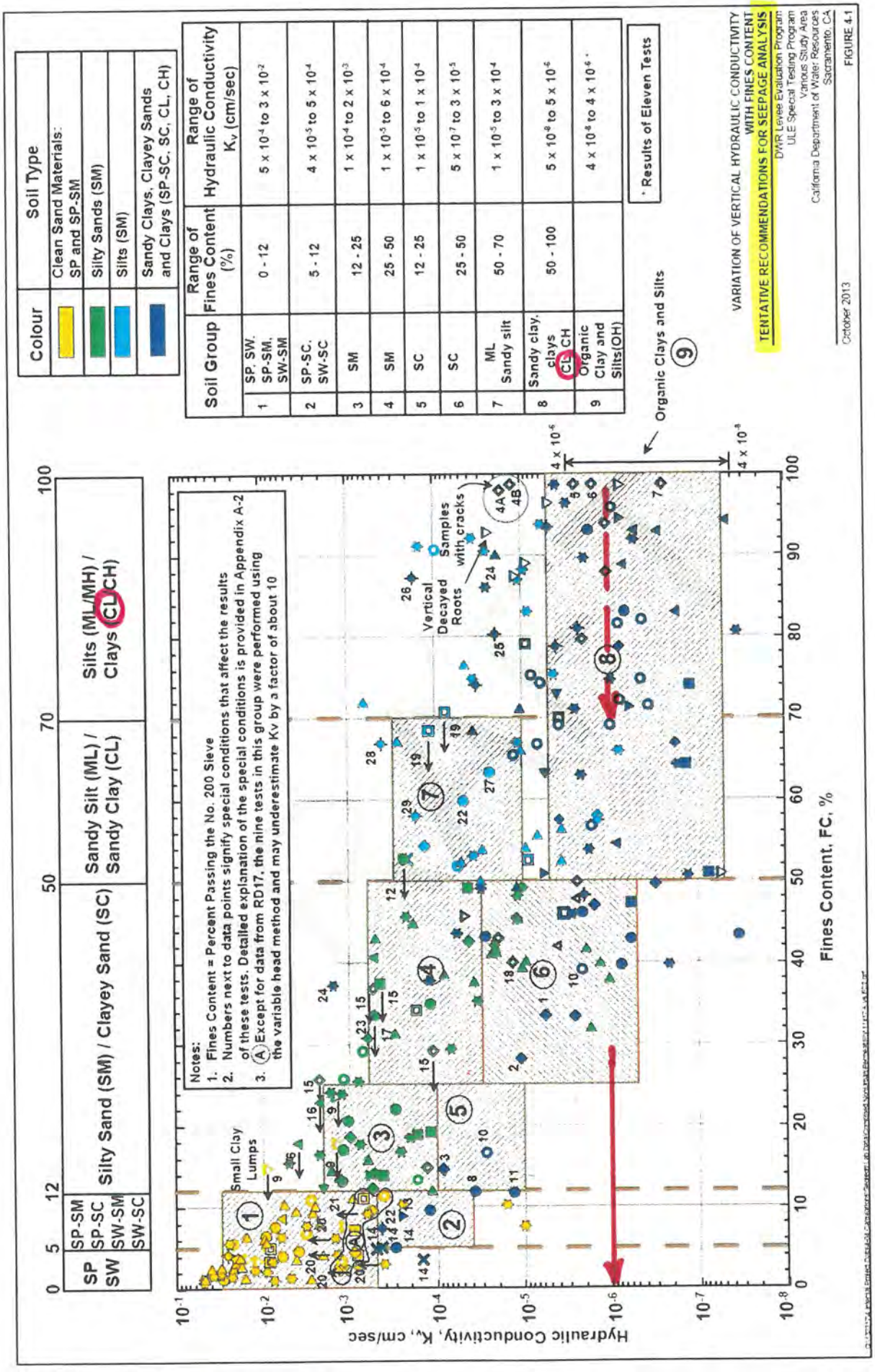
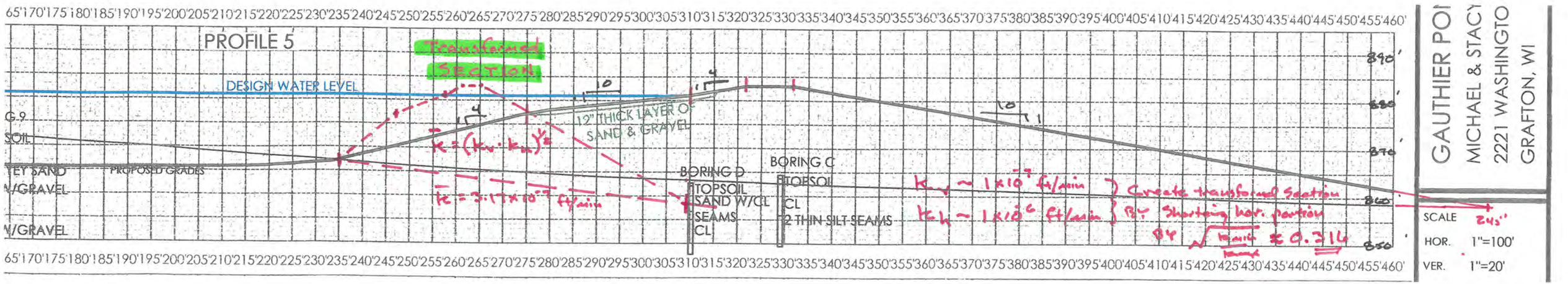
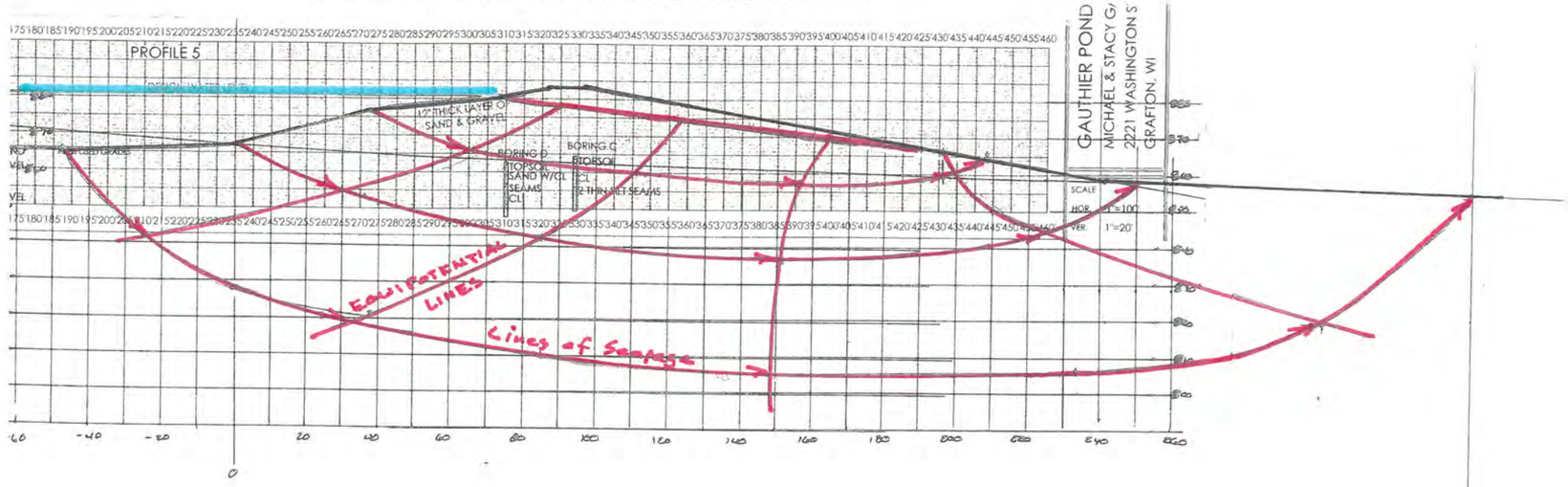


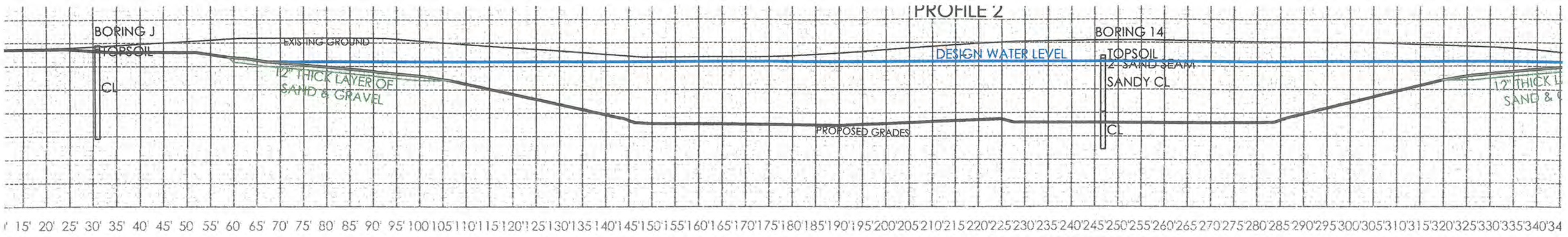
Figure 2-1. Variations of Vertical Hydraulic Conductivity Values with Fines Content (Tentative Ranges) Developed by CA DWR (URS 2015).



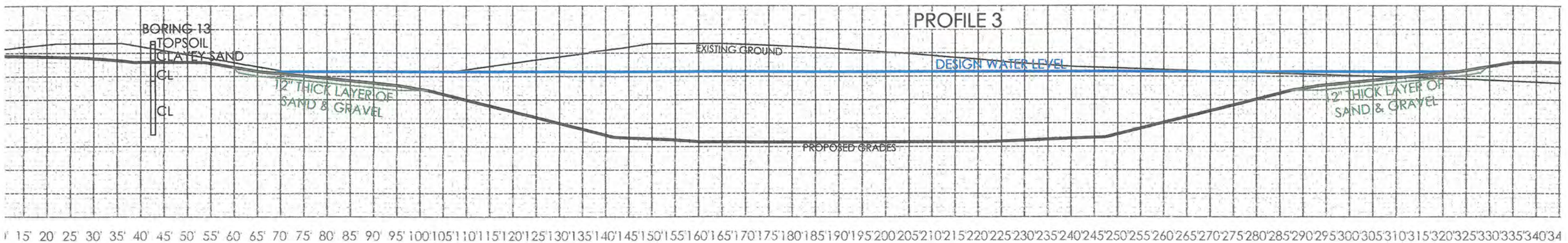
CROSS SECTION ANISOTROPIC SEEPAGE PATTERN



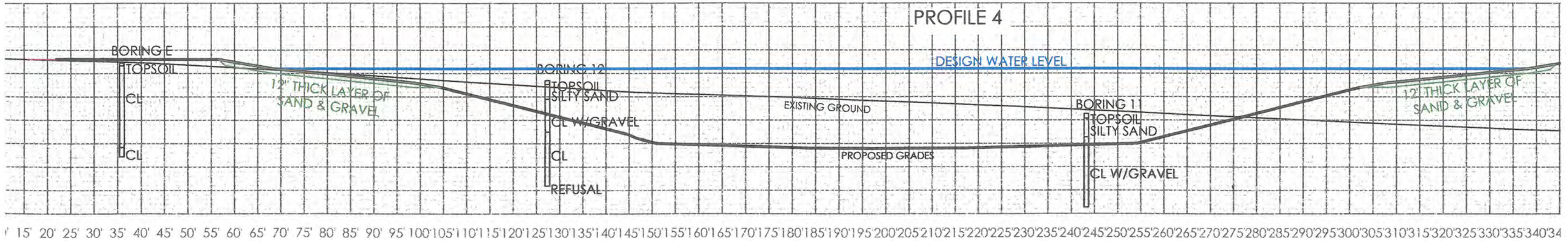
PROFILE 2



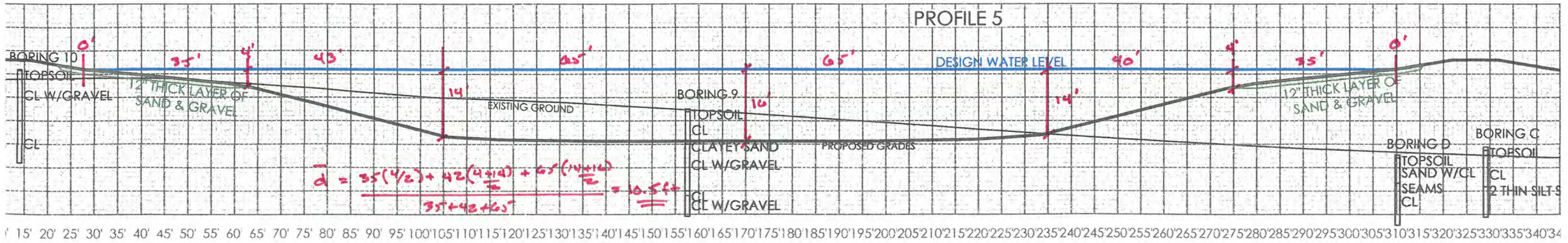
PROFILE 3



PROFILE 4



PROFILE 5



raSmith

CREATIVITY BEYOND ENGINEERING

MEMORANDUM

DATE: August 13, 2025

TO: Eric Ryer, Town Administrator

CC: Amy Barrows, Town Planner

FR: Troy Hartjes, P.E., Senior Project Manager

RE: Gauthier Pond Update 2025: Pond and CSM Resubmittal 8-5-25 (Received 8-6-25)
Tax Key Number 030100900200

Miller Engineers and the applicant have provided updates to plans, reports and exhibits in response to raSmith' s review letter dated June 27, 2025. The following letter provides the original comment from that letter, the response from the applicant and then our updated comment based on their response **(in bold).**

POND APPLICATION

The following comments again focus on the construction and performance of the pond, both short term (during and after construction) and long-term along with the long term considerations of the surrounding Town and surrounding resident infrastructure.

General Comments

1. Due to the presence of surrounding slopes and adjacent properties that have residences and other structural improvements at a lower elevation than the proposed pond, a detailed seepage analysis shall be completed.
   Applicant Response: Seepage Analysis – Comment addressed – see Appendix A
   raSmith Response: Comment addressed, nothing further needed.

2. The slope stability analysis provided is only for the short term. A more complete slope stability analysis which evaluates the short term (end of construction), long term, and flood condition needs to be completed. The slope stability analysis needs to account for the potential range of water levels within the pond and the phreatic surface which develops through the perimeter embankment.
   Applicant Response: Slope Stability Analysis – Comment addressed- see Appendix B
   raSmith Response: The analysis provided satisfies some of the cases in the Corp of Engineers Engineering Manual, with factors of safety noted above the minimum 1.3. However please provide a long term steady state analysis and if this would lower the factor of safety in that analysis.

3. Please provide a flow path for the downstream conditions if there was an embankment failure. Provide an evaluation if offsite structures would be impacted and if the offsite structures are occupied.
   Applicant Response: Flow path for downstream conditions – Comment addressed – see Appendix C

raSmith Response: **The August 6, 2025 report from Miller Engineers & Scientists states that a breach at the south end from the east side of the embankment would generally drain toward residences and Town Infrsatructure (roadways) on the west side of Malibu Drive, just as the natural drainage of surface runoff does. The response concludes that since this is the natural drainage path, and there is some distance, there would be no impact. However, the concern would be if there is a breach at one location in the embankment which releases over 25 million gallons of water all at once, the natural drainage pattern that directs water around the house would not be the same condition as just a natural drainage pattern. How is it proven that the drainage would go around the infrastructure and there would not be significant property damage? There is a small ditch/swale that is being constructed to divert flow to the south away from the residents on Malibu Drive, and we recommend the ditch that will be graded directly south of the embankment be extended to the north such that water from the south east side of the embankment is directed away from the houses along Malibu Drive and towards Cedar Creek. This ditch should be designed to adequately divert flow away from public and private infrastructure not owned by the applicant. In addition, a model or an analysis should be complete to show the actual depth of water when a breach would occur to confirm the adequacy of this diversion.**

4. Where is the stone tracking pad located? Assume it is at the proposed driveway, but it is not stated on the plan.
   Applicant Response: Tracking Pad – Comment addressed – see Pond Plan page 2
   raSmith Response: **Comment addressed, nothing further needed.**

5. Please provide more information on the driveway and access.
   a. What is the existing gravel access drive and dirt drive going across the site? Is that to be abandoned? If so, please provide a plan for vegetative restoration. Note that if it remains, Town code does allow two drives in this situation.
   b. A turn-a-round shall be constructed at the end of the very long driveway to accommodate emergency vehicles and vehicles that will be required to maintain the pond. The driveway shall be shown to remain a minimum of 12 ft. in width as shown currently on the plan.
   c. If there are additional houses located on the property in the future, this might be considered a shared driveway; we suggest adding some turn-outs every 250', which would be required by town code for a shared driveway.
   d. What is the steepness/grades for this driveway?

   Applicant Response: Not Applicable, owner using an existing drive, there is a turnaround.
   raSmith Response: Please confirm with the Fire Department the adequacy of the turnaround; if this is just utilized for construction purposes of the pond, and no emergency access is needed in post construction, this confirmation may not be required.

6. Is the actual location of the future house known? As designated on the plan it is very close to the proposed pond. Once built this pond could become a water of the state and Ozaukee County might have restrictions with future setbacks and shoreland use requirements (at a minimum provide documentation

that this was confirmed). We suggest reaching out to both DNR and Ozaukee County to confirm this will not be an issue long term. When placing the new house it should be designed to be 2 feet above the 100 year elevation of the pond.
Applicant Response: Not Applicable, house location not determined at this point in time.
raSmith Response: If no house location is determined at this point and future permits are needed when a residence is built, then nothing further needed at this point.

7. Show limits of riprap at 6" outfall pipe to make sure not impeding on existing wetland.
Applicant Response: Outfall pipe near wetland – Comment addressed, location on Pond Plan Page 2
raSmith Response: Comment addressed, nothing further needed.

8. Show location and detail of emergency spillway along berm area to help determine where flow will be directed for large storm events. Spillway should be located so flow drains away from property to the east. Provide erosion control within the spillway such as rip rap or a TRM.
Applicant Response: Emergency spillway – Comment Addressed, design and location on page 2
raSmith Response: Comment addressed. The plan shows spillway detail with riprap. The model shows the 100 year water elevation of 881.63 below the spillway elevation of 882.00.

9. What is the freeboard between the 100-year water elevation and the emergency spillway? Show the 2, 10 and 100 year water elevations of the pond. The letter with the applications referred to a 100 year design elevation so please provide the model for this pond. The model should then have the designed spillway that will help control the overflow or failure conditions that are mentioned in items 1, 3, and 8. Provide documentation of what rainfall event will activate the emergency spillway. Provide documentation of free board between the emergency spillway and the crest of the perimeter berm.
Applicant Response: Freeboard calculation – Comment addressed – see Appendix D
raSmith Response: The report states that the rainfall data was taken from Sheboygan County. Please verify Ozaukee County was used for the rainfall data. If the rainfall data is from Ozaukee County then the comment has been addressed. The model shows the 2, 10, and 100 year water elevations being 881.23, 881.36 and 881.63, respectively.

10. Provide documentation of how quickly the water within the pond will be drawdown by the 6-inch conduit and the storm event that will activate the emergency spillway for the 2, 10 and 100 year storm events.
Applicant Response: Pond drawdown – Comment addressed in Supplementary Design Report
raSmith Response: Comment addressed. Based on the model the 100 year water elevation is below the spillway elevation.

11. State on the plans who is responsible for watering the prepared seed bed for the no mow lawn seed mix. There needs to be assurance that the vegetation has been established.
Applicant Response: Watering seedbed – Owner will be responsible for this.
raSmith Response: A maintenance agreement will be required to ensure pond is maintained per the design parameters.

12. On sheet 3 of 3 label slopes of the berm and other lengths and grades. The scale and bar that is on the plan sheets are lacking or very hard to follow with such a small scale.
    Applicant Response: Label slopes – Comment addressed – shown on pond plan page 3
    raSmith Response: Comment partially addressed. Please show elevations at grade breaks within the cross-sections within the pond that can be verified when completing the as-built survey.

13. Upon completion of the embankment an as-built shall be provided. The slopes of 6:1 and 10:1 are very critical and need to be met.
    Applicant Response: As Built drawings requested – Will provide.
    raSmith Response: Comment addressed, will confirm as-builts upon completion.

14. It appears that the wetland within the pond area will not be able to drain out. Describe how the wetland will be able to drain so it will not become saturated causing the wetland vegetation to die off. The letter states the wetland ecological will be increased. Please explain how this will work with this potential condition.
    Applicant Response: Wetland, Comment addressed – explained in Supplementary Design Report
    raSmith Response: Comment addressed, nothing further needed.

15. Compaction shall be completed in maximum 8-inch lifts.
    a. Note 6 on sheet 3 of 3 mentioned the engineer being contacted if there are concerns with compaction or soils. Who is responsible for contacting the engineer? The engineer should be doing daily testing of the compaction of this embankment.
    b. The Town will then review the test results as part of the as-built.

    Applicant Response: Compaction – Comment addressed, now 8" lifts, testing by engineer
    raSmith Response: Comment addressed; the plan now states the appropriate lifts and this can be confirmed during construction.

16. Design of the embankments for creating the recreational lake should conform the current edition of the US. Army Corps of Engineers Engineering and Design Manual EM 1110-2-1913 "Design and Construction of Levees".
    Applicant Response: Design to USACE standard – Comment Addressed – Exceeds standard by 4x's
    raSmith Response: The analysis provided satisfies some of the cases in the Corp of Engineers Engineering Manual, with factors of safety noted above the minimum 1.3. However please provide a long term steady state analysis and if this would lower the factor of safety in that analysis.

17. Due to waves and wake erosion potential, a shoreline protection analysis and design shall be performed for the recreational lake to determine if the proposed 12-inch-thick layer of sand and gravel will be adequate or if riprap is required.
    a. What is the reason for the sand and gravel layer?
    b. Note 1 and 3 on sheet 3 of 3 reference the sand and gravel to be extended either 3' or several feet. If allowed, the note should be consistent with one dimension.

c. Provide documentation of the analysis to determine the wave height which will occur due to boat wake and confirm that the perimeter embankments will not be overtopped.

Applicant Response: Wave study – Comment addressed in Supplementary Design Report.

raSmith Response: **The report states that the wave height created from boat wakes will be 12 inches. Provide the type of boat that is expected to be used. Some boat types such as wake boats can create waves that will be much greater than 12-inches. As of now the report stated it was following state statute with no rip-rap on the banks, but this is not a natural shoreline. With the updated wake information, please confirm additional armoring is not needed on the embankment. We are more worried about the long term erosion and stability of the embankment.**

18. Take measures to minimize seepage along any conduit buried in the embankment. Measures such as anti-seep collars, sand diaphragms or use of bentonite are acceptable.

Applicant Response: Minimize Seepage – Comment addressed, utilize bentonite on Pond Plan page 4

raSmith Response: **Provide a detail showing the extents of the bentonite seal around the pipes. We are not sure if the seal is along the full length of pipe, or just around it and/or how high it extends. There should be no chance of seepage through/around the backfill of these pipe.**

19. Given the size of the site and the variation between the apparently observed water table and the measured water table, four additional monitoring wells at various locations (but a minimum of one upstream and one downstream of the pond) are recommended to understand groundwater flow direction and depth over the property. The monitoring wells are recommended to be monitored following construction to identify impacts resulting from construction of the recreational lake and infiltration structures.
    a. Upon completion and after year 2 the monitoring wells shall be reviewed and results provided to the Town.
    b. If adjacent residents complain of any well issues or concerns, the monitoring wells should be tested and results provided to the Town. It is suggested that the owner be liable to address future well concerns; both short term and long term impacts.

Applicant Response: Well monitoring - Not Applicable, Owner is using a low capacity well.

raSmith Response: **Provide existing groundwater elevations before and after the filling of the pond and monitor the elevations during construction to provide well information if requested to prove surrounding wells are not affected by pump.**

20. How is the proposed well controlled once the pond is completed and the permanent water elevations are maintained. Is there a high and low water elevation for the pumps to engage? Provide information on the pump analysis and layout of this pump and system.

Applicant Response: Pond well control – Comment addressed in Supplementary Design Report.

raSmith Response: **Provide a more detailed explanation of when the diversion will be removed and how the pond will be filled during dry conditions in the summer due to evaporation. The maintenance agreement should include language of how**

the pond will be filled and maintained and that the well will not operate more than 60 GPM at any time. This should be stated within the maintenance agreement.

21. Provide a detailed plan of the pond filling.
    a. Where are the pipe and pump locations between the creek and the pond?
    b. Where is the erosion control for this endeavor?
    c. Where is the electrical system to control this pump? Is an electrical permit required?
    d. How quickly will the water surface elevation rise during initial filling.
    e. Upon completion of the initial pond filling, what is the plan to abandon the diversion pump from Cedar Creek. This should be shown and called out on the plan.

    Applicant Response: Detail of pond filling – Comment addressed, added to Pond Plan page 4
    raSmith Response: **A detail of the creek water diversion (intake pipe assembly) was provided and it will be up to the applicant to make sure this works and operates as designed. However, we did not see any explanation of how this will be abandoned after construction. I assume it will just be removed, or will this remain? Is this how the pond elevation will be maintained, or will this be through the newly installed well (assume that is the case), but please confirm. Upon the well being installed and tested, and the intake pipe assembly installed, we ask that the applicant inform the Town that this operation is working properly and provide updates of when the pond has been filled.**

22. Infiltration studies shall be completed to design means of managing excess water from precipitation events. Four studies, two in the footprint of the recreational lake, and two outside the footprint, are recommended.

    Applicant Response: Infiltration studies, Comment addressed in Supplementary Design Report.
    raSmith Response: **Comment addressed.**

23. Additional details or specifications of the berm shall be included:
    a. Include a core trench or key-way along the centerline of the embankment up to the permanent pool elevation to prevent seepage at the interface between the existing soil and the fill material. The core trench or key-way shall be a minimum of 2 ft. below the existing grade and 8 ft. wide with a side slope of 1:1 (horizontal:vertical) or flatter. Determination of the final dimension of these features, at or above the minimums stated, is the responsibility of the Designer.
    b. Notes to proofroll the existing soils before placing fill/embankments.
    c. Who will confirm there are no sand layers or seams within the embankment?

    Applicant Response: Requested core trench incorporated, see Pond Plan page 3
    raSmith Response: **Additional details and design completed, therefore comment addressed.**

24. The Owners geotechnical engineer shall include a construction quality control report upon project completion and perform construction inspections and testing for proof rolls and density.

    Applicant Response: Quality Control Report – Comment addressed – will provide
    raSmith Response: **Comment addressed.**

25. A plan for the long-term maintenance and monitoring of the perimeter embankment should be submitted for review. This should be included in a required stormwater pond maintenance agreement.
    a. No woody vegetation shall be placed on the downhill slopes of the pond. Remove a minimum of 6 in. of the parent material (including all vegetation, stumps, etc.) beneath the proposed base of the embankment.
    b. Every 5 years the pond shall be inspected for slopes, seepages and vegetation on the downstream slopes (need to confirm the downstream slopes do not have trees taking growth). A third-party engineer, paid for by the owner, and submitted to the Town Engineer shall provide periodic inspections and review testing performed by the Owner's onsite geotechnical engineer. The applicant is responsible for costs related to the Town Engineer's review time.
    c. The plan should address vegetation management, verification of freeboard around the perimeter of the embankment, evaluation for animal burrows, evaluation for erosion on the inboard or outboard faces of the embankment and repair plans if maintenance is required.
    d. The agreement should require the owner to be responsible for these reviews, but allow the Town on-site to review and/or prepare the inspections and assess costs back to the owner, if not completed per the maintenance agreement.

Applicant Response: Comment addressed. Pond design has been refined and updated to include a seepage analysis, slope stability analysis. It is designed to exceed USACE Levee standards, added core trench as requested, revised to 8" lifts as requested, added a spillway, calculated that the pond has the ability to withstand 100+ year storm event, provided wave/erosion study, and a downstream study. This is a thoroughly designed pond that exceeds accepted factors of safety by 4x's. Owner will conduct annual inspections/maintenance of pond.

raSmith Response: **A maintenance agreement will be required to ensure pond is maintained per the design parameters and annual inspections are completed. The maintenance agreement should include language of how the pond will be filled and that the well will not operate more than 60 GPM. This was requested previously with examples provided of other pond maintenance agreements needed with other pond applications.**

26. The reference for the temporary topsoil stockpile should be updated to be more realistic with how much topsoil and the size of the stockpile will be.
    a. In addition, there is reference to stockpiling sand and gravel and silt layers that are encountered. Based on the borings that are actually within the cut locations, there will be quite a bit of material stockpiled. Where will this be done and how will it be managed? Since many of the borings are outside of the cut area, the few (6 or so) actually show a fair amount of sand and silt, so there could be quite a bit of excess material.
    b. There is a note that indicates grades will be adjusted to balance the site. Based on some quick calculations it does not appear to balance. Please provide quantity take-offs to show how the site will balance, including the topsoil.

Applicant Response: Topsoil – See Pond Plan page 2. Cut/Fill was provided

raSmith Response: **Comment addressed.**

27. The connection to Covered Bridge Road needs more detail. Is there a culvert required at this driveway? What are the exact grades? The scale of the drawing is not appropriate to determine what is being done at this location.
    a. A permit is required for a new driveway connection.

    Applicant Response: Not applicable, Owner not adding a driveway to Covered Bridge Road.
    raSmith Response: **A new driveway is not needed/shown anymore; comment addressed.**

28. Once the embankment is started, how will the flows get to the sediment trap that is being built?
    Applicant Response: Sediment – Comment addressed.
    raSmith Response: **Comment addressed.**

CSM APPLICATION

1. Please provide who did the wetland delineation (state on the CSM).
   Applicant Response: Comment Addressed - Wetland delineator is now noted
   raSmith Response: **Comment addressed.**

2. There is road dedication as part of the CSM along Cedar Creek Road, however it does not extend the entire length of the property that abuts Cedar Creek Road. The right of way dedication along Cedar Creek Road should extend to Cedar Creek
   Applicant Response: Comment Addressed - Updates made
   raSmith Response: **Comment addressed.**

3. There is an existing farm building and silo on the adjacent property along Covered Bridge Road that may encroach on to this property. This infrastructure should be shown on the CSM.
   Applicant Response: Comment Addressed - Information added
   raSmith Response: **Comment addressed.**

4. The amount of acreage on sheet 1 of 9 is 132.3901; while the legal description on sheet 5 0f 9 states 132.3601. Please make sure these numbers are in agreement.
   Applicant Response: Acreage totals – Comment addressed – updated totals to match
   raSmith Response: **Comment addressed.**

In summary, there are a few calculations and analysis that are still required to ensure safety upon completion of this embankment (in regard to the pond). Although these items, once provided, will help with this assurance, it is still suggested that a stormwater maintenance agreement be required, and as a condition of approval, an agreement is provided that holds the owner responsible for any failure if it were to occur.

Upon review of this letter, these items, particularly the maintenance agreement and overall pond construction assurances should be discussed at the August 27th meeting. The applicant may be able to provide some of the responses in advance of the meeting but based on timing, even with these resubmittals, there will not be enough time to conduct another review in advance of the meeting. If everything is agreed upon within the review and agreements are ultimately put in place that protects the town and downstream property owners, a conditional approval for the pond application would be recommended. All plans will need to be submitted to Ozaukee County

for review as well. The CSM application and rezoning, if any approvals are given, should be conditioned upon any pond application approval.

If you have any questions or comments, please contact me at (262) 317-3305 or by email at troy.hartjes@rasmith.com.

Cedarburg Fire Department

W61 N631 Mequon Ave ● PO Box 327 ● Cedarburg, WI 53012
Station – (262)375-7630 ● Fax – (262)375-9203

August 22, 2025

Sara Jacoby
Assistant Administrator/Clerk
Town of Cedarburg
1293 Washington Ave.
Cedarburg, WI 53012

RE: Gauthier Pond Review

Dear Asst. Administrator/Clerk Jacoby,

We have reviewed the plans sent to us regarding the proposal for the creation of a pond in the area of Covered Bridge Rd. between Kaehler's Mill Rd. and Cedar Creek Rd., referred to as the Gauthier Pond. In reviewing the plans, we noted that it includes a path, which appears to be existing, that extends to the proposed area of construction. The plans indicate that the portion of this path that extends to the pond is to be revegetated following construction. This gives us some concern as to our ability to access the pond in the event of an emergency. Without access to the pond, our response to and arrival there could be significantly delayed, costing those involved in an emergency situation critical minutes. Maintaining a path that is accessible, by UTVs at a minimum, to and around the pond would be ideal for our response to this site for any emergency situations.

The plans do not indicate whether structures intend to be erected on the property or not. If structures are to be erected, vehicle access roads or driveways capable of supporting firefighting apparatus must be provided to any structures.

Please let us know if you have any questions.

Sincerely,

Blake R. Karnitz
Captain of Community Risk Reduction
Cedarburg Fire Department

cc. Jeffrey J. Vahsholtz, Fire Chief, Cedarburg Fire Department

Cut/Fill Report

Generated: 2025-08-06 12:20:13

By user: eblum

Drawing: I:\DATA\20700\20748 - Gauthier Lake\CAD\DESIGN\I:\DATA\20700\20748 - Gauthier Lake\CAD\DESIGN\20748 - A Pond Grading Plan_recover.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Gauthier Cut Fill Balance	full	1.000	1.000	1182880.90	138552.03	154750.63	16198.60<Fill>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	1182880.90	138552.03	154750.63	16198.60<Fill>

* Value adjusted by cut or fill factor other than 1.0

Remove gravelly sand fill from total fill because gravelly sand will be imported to the site.
Gravelly Sand Fill Volume=199,116 cubic feet=7,375 cubic yards
Total Fill=154,750.6-7,375=147,375.6 cubic yards
Total Net=8,824 cubic yards (~6% of total volume of fill, OK)

MILLER
ENGINEERS
SCIENTISTS
An Employee-Owned Company

August 6, 2025

20748-001

Michael & Stacy Gauthier
Gauthier Properties at Covered Bridge, LLC
2221 Washington Street
Grafton, WI 53024

Subject: **Gauthier Pond - Supplementary Design Report**
Town of Cedarburg, Wisconsin

To Whom It May Concern:

Pursuant to the Town's request, this report supplements our May 23, 2025, *Pond Plan Report* with more detailed technical description and presentation of analyses conducted regarding design of the subject proposed artificial pond. This supplementary report should be used in combination with the prior report and responds to raSmith's June 27 *Memorandum* and the July 1 phone conference requesting additional detailed information on a number of minor items that are now addressed in the accompanying updated Plans.

The pond is designed for an on-site earthwork balance of excavation and compacted clay fill to form the embankments on the east and south sides (refer to the attached *Cut/Fill Balance Sheet*). Any excavated sand will be used to line the interior pond slopes below the imported gravelly sand layer.

This report provides the following detailed information:

A) Seepage Analysis
B) Stability Analysis
C) Flow Path of Water in the event of Embankment Failure
D) Pond Freeboard
E) Impacts on the Wetland incorporated into the Pond
F) Shoreline Protection
G) Pond Filling and Water Supply Details

SEEPAGE ANALYSIS

As indicated by the soil exploration boring logs accompanying the May report, the natural geology of the site consists predominantly of stiff to very stiff lean clay soil that has been pre-consolidated by glacial action and contains spatially variable silt and fine-grained sand seams that may be either hydraulically confined or unconfined. Although continuity of the silt and sand seams and lenses is largely indeterminant, it's reasonable to assume horizontal hydraulic conductivity to be on the order of ten times the average vertical conductivity in the natural subgrade.

Results of hundreds of hydraulic conductivity (permeability) tests that we have performed in our lab over the years on this region's lean clay glacial till average about 1×10^{-7} feet/minute.

Any silt and sand seams that are exposed in the site's subgrade during pond construction will be sealed off with at least two feet thickness of compacted clay. A most simplistic and overly conservative level of seepage analysis attributing just two feet thickness of clay over an assumed pervious subgrade (which is not the predominant case) results in a hypothetical maximum seepage loss of only about 3 inches of water per year. This is close to the natural pre-existing net annual infiltration of about 10% of the average annual precipitation (of about 30 inches) due to evapotranspiration over vegetated land surface. The actual seepage, as limited by the native predominantly clay subgrade, is expected to be less than one inch of water per year. That amounts to about 1,000 gallons per day (less than 1 gpm) from the 13.2-acre pond.

A more realistic approximation is provided by cross-sectional analysis. The tallest section of compacted clay embankment will be near the pond's south end, which is Profile 5 on sheet 3 of the plans. The embankment will be constructed in lifts not exceeding 8" thickness once compacted. Because permeability of compacted clay layers tends to be greater parallel to the lifts than perpendicular through them, the plans require that the embankments be constructed with their successive lifts maintaining an inward construction progress slope not flatter than 10 parts horizontal to 1 part vertical. This substantially reduces the effective hydraulic gradient through the embankment.

Nevertheless, the cross-sectional seepage analysis included in Appendix A of this report conservatively attributes the compacted lifts to be horizontal and the embankment to have 10 to 1 horizontal permeability to vertical (consistent with ACOE Engineering Manual 1110-2-1901-*Seepage Analysis and Control for Dams*), and similar to the subgrade assumption. Seepage analysis of anisotropic soils is most efficaciously performed by "transforming" the actual geometric cross section by reducing the horizontal proportions by the square root of the quotient of the vertical and horizontal permeabilities, in this instance by about 0.32. On the transformed figure, conventional manual seepage flow net analysis can be performed to develop the "shape factor" which, in combination with the hydraulic head, allows the flow quantity to be computed using an equivalent permeability that is the square root of the product of the horizontal and vertical attributed permeabilities.

Based on this, the theoretical seepage loss through the south and east embankment is predicted to be only about 112 gpd (less than 1/10th gpm). This amounts to less than ¼ inch per year of theoretical seepage emerging from the lower portions of the outside slope of the embankment and adjacent natural subgrade. The seepage from the pond bottom and out of the west side of the pond that will be cut into the relatively high and flat ground to the west will likely each be of similar magnitude. This is just several percent of the natural precipitation falling on the ground surface. Consequently, **the relatively impervious embankment and subgrade limit seepage to an immiscible and inconsequential amount.**

During construction, surficial sandy soils that are exposed after topsoil stripping underneath the outer half of the embankment may be left in place to provide the benefit of acting as a "drainage blanket" relieving hydrostatic pressure underneath the embankment. The prepared subgrade for the embankment will be mapped and documented in a construction report providing detailed "as built" information.

Native subgrade and compacted clay hydraulic conductivity (permeability) tests will be performed during construction using a combination of precision infiltrometers in the field as well

as pressure permeameter tests in our lab on intact (Shelby tube) samples taken from the native subgrade and embankments. Results of these tests will be included in the construction report.

STABILITY ANALYSIS

This section of the report describes, and Appendix B specifically presents, how the analysis presented in our May report conservatively covered all potential critical conditions required by ACOE Engineering Manual 1110-2-1902 (Slope Stability) and used a more conservative interpretation of the soil's available shear strength in the stability analysis than is required by Engineering Manual 1110-2-1901 *Seepage Analysis and Control for Dams* as well as ACOE's Engineering Manual 1110-2-1913 *Evaluation, Design, and Construction of Levees*.

Homogenous clay construction of this pond's design provides an embankment that is, in effect, all "impervious core". The native clay subgrade and fill consisting of the native clay compacted to form the embankment has high strength, high resistance to external and internal erosion, and has negligible settlement potential.

"Total stress" analysis was used as is most appropriate for evaluation of the predominantly clay native subgrade and embankments consisting of stiff to very stiff lean clay because the potential changes in loading (changes in stress) occur faster than excess pore pressures can dissipate in clay of low permeability. Because the maximum principal stresses within the embankment is well within the pre-consolidation pressures of the glacial till subgrade as well as what will be developed within the clay embankments due to compaction, stability analysis using "undrained shear strength" while attributing no internal soil friction is appropriate.

The ranges of shear strength of the native clay subgrade are indicated by the Standard Penetration Tests (SPT) performed during the soil borings. The lower 1/3 value of the SPT tests is a "blow count" of 18.5, which is "very stiff" and corresponds to an undrained shear strength in clay of 2,500 psf.

Although this same clay will be used to construct the embankment, compaction to provide at least 98% of the Standard Proctor (ASTM D698) Maximum Dry Density (as is specified in the plan) will not be as strong, and this becomes the critical shear strength for stability analysis. An "unconfined" compressive strength of 1,947 psf as measured by "unconfined" compression test (QU) in our lab on a composite sample of the site clay that was compacted to 96.7% (just under the 98% compaction requirement) corresponds to the upper bound of "stiff" consistency and provides a lower bound shear strength of 974 psf (a shear strength of 0.5 tsf) that was used in our stability analysis of the embankment. This is less than what will be the lower 1/3 value of soil shear strength of actual construction and therefore provides a conservative analysis. Therefore, the analysis provided in Appendix B is more conservative than required by ACOE Engineering Manual 1110-2-1913 (*Evaluation, Design, and Construction of Levees)*.

Janbu's chart was used to define critical potential slip circles for which "Method of Moments" manual calculations were performed and the relatively flat designs slopes of this project extend beyond the range of the chart. These calculations along with more detailed description of the analysis are included in Appendix B.

The ACOE Engineering Manual 1110-2-1913 *(Evaluation, Design, and Construction of Levees)* **advises a slope stability Factor of Safety (FOS) of at least 1.3** for any of the several critical conditions: post construction, operation, and rapid drawdown.

The Factor of Safety (FOS) for the inside slope of the pond immediately after construction where the compacted clay embankment will be tallest (in the vicinity of profile 5) **is at least 6.5.** Once filled, the computed Factor of Safety increases to 11.6 because the water exerts external orthogonal stress (water pressure profile) on the inside face of the embankment. This acts against potential sliding. Alternatively, the buoyant unit weight of the soil can be used in "total" stress analysis, as is included in Appendix B. **In the event of any future "rapid drawdown", the Factor of Safety returns to at least 6.5.** The excavation slopes into the existing predominantly stiff to very stiff clay till subgrade inside the pond have a Factor of Safety about 2.5 times that; about 16 for post construction and rapid drawdown and almost 30 while the pond is full.

Although the **outside slopes** of the embankment (at 6 parts horizontal to 1 part vertical) are even flatter than the interior slopes, their effective height is slightly more for which **the computed Factor of Safety is 5.8 for all conditions** where the compacted clay embankment will be tallest (in the vicinity of profile 5).

These Factors of safety are all at least four times what is required by ACOE's Engineering Manual 1110-2-1913 *(Evaluation, Design, and Construction of Levees)* **and are greater at all locations where the embankments are less height.**

Compacted clay shear strength will be verified during construction using a combination of in situ penetration tests in the field and lab unconfined compression tests performed on intact (Shelby tube) samples taken from the field.

FLOW PATH OF WATER IN THE EVENT OF EMBANKMENT FAILURE

The south end of the pond's west side drains only across the Gauthier's property directly to Cedar Creek and the north end of the east side drains only onto undevelopable wetlands. Runoff from the land along the east side of the pond doesn't flow toward any houses. While any breach from the south end of the east side would generally drain toward residences on the west side of Malibu Drive, just as the natural drainage of surface runoff does. *Water Flow Path in Event of Embankment Breach Figure* in Appendix C indicates there is sufficient detailed drainage path relief for any substantial leak from any part of the pond to prevent property damage.

Nevertheless, at the onset of construction **grading to create an interceptor drainage swale will be performed to collect the natural runoff from the land in the vicinity of the south end of the pond to divert runoff** from its present natural course toward the several houses on the west side of Malibu Drive.

The **very gentle exterior side slopes of the embankment and its massive cross section** are not subject to development of leaks from burrowing animals. This, **in combination with the clay strength and inherent erosion resistance, provides an unusual degree of protection from water release** other than through the pond's designed outlet features which flow only over Gauthier land to the southwest to the creek.

The owner maintaining the ability to drain the pond for any maintenance purpose will also allow it to be drawn down for any other reason should that ever become necessary. This can be accomplished using the length of 3-inch diameter HDPE pipe that will be used to draw water from the creek during initial filling as a siphon (after initiating flow with a pump) to drain off water across the Gauthier's property to the southwest toward the creek. Using this method, 1/3 of the pond's water volume can be drained within 10 days and 90% of its water can be drained in 30 days. This could be greatly accelerated by operating a sizable pump to provide parallel drainage if that ever became necessary.

POND FREEBOARD

A hydraulic analysis of the pond's operating water levels is provided in Appendix D. The pond receives runoff from a quite small tributary drainage area and direct precipitation onto the pond surface. Outflow of any of that exceeding evaporation losses will be through the 8" diameter outlet pipe placed at the pond's normal pool elevation of 881 feet. In addition to the outlet pipe, a wide grassy emergency spillway swale is designed to drain out of the west side of the pond over the owner's property. These outlets drain across the owner's property to the southwest and into a ravine on the owner's property that drains directly to Cedar Creek.

Using the rainfall data from Sheboygan County and the tributary area that drains to the pond, including the pond surface itself, inflows into the pond are estimated to be 50 cfs during a 1-year, 24-hour event and 168 cfs during a 100-year, 24-hour event. Assuming the pond water elevation at the beginning of a storm is at the design water level, the 8-inch diameter pipe will discharge water from the pond at a rate sufficient to avoid raising the water level above the top of pipe. It will take only several days for the pond to drain back to normal level. Consequently, **it will take a substantially more than a "100 year" 24-hour storm before the pond water level rises to the spillway** elevation of 882.0 feet.

IMPACTS OF THE WETLAND INCORPORATED INTO THE POND

Wetland #6 that will be incorporated into the northern end of the pond consists of an isolated depression in the clay soil. It receives runoff from a relatively small area of former agricultural land and has no outlet. Therefore, it's hydraulic condition ranges from several feet of water depth during wet periods with little to no water depth during dry periods. As such, it's of low quality providing low ecologic value. In contrast, **incorporating this wetland into the pond's design will** maintain a relatively constant water level that will **stabilize wetland plants and integrate its ecologic functions** with the pond's, providing positive environmental impacts.

SHORELINE PROTECTION

Using the WDNR storm-wave height calculator, the maximum wind driven wave height in the pond is estimated to be 0.6 feet because of the limited fetch. Therefore, the pond's edge is classified by WDNR as "low-energy" shoreline. Wave height due to boat wake will be about one foot, which is the lower threshold of "moderate-energy shoreline". The gentle shoreline bottom and shore slope of just 10% that will be covered with gravely sand, in combination with emergent aquatic vegetation, will dissipate these small waves. This approach to wave dissipation is consistent with the State Statutes which discourage the use of rip rap to armor low energy sites, but some stone may be applied in any locations needed or desired by the owner.

POND FILLING AND WATER SUPPLY DETAILS

The water level in the Dolomite bedrock which underlies the region and from which all of the water supply wells in the area draw their water is close to the water level of the adjacent portion of Cedar Creek. Although WDNR has issued a "high capacity" well permit for this property, initial filling of the pond will take about eight months using a combination of creek water withdrawal and a water well that will be constructed close to the west side of the pond about midway along its north-south length. **This well will be identical to the type of construction of the residential wells in the area** but will be more distant from any of them than the residential wells are from each other. **It will be operated at an estimated 60 to 65 gpm** (which is below "high capacity") at a distance of at least 900 feet from the closest residential well. The well will be operated **so that it doesn't affect any of the existing residential well logs in the area**.

A pumping test will be performed at completion of well installation, and the water level and flow rate will be monitored and recorded during operation. The well's pump will be operated by manual switch and its discharge to the pond will be though a relatively short segment of small diameter buried pipe.

Water from the creek will be withdrawn from a ten feet long segment of 4-inch diameter perforated plastic pipe that contains filter media surrounding a 2-inch diameter perforated plastic water intake pipe. This assembly will be placed in the creek near its bank, supported several inches off the bottom. A portable electric pump positioned on the land terrace above the flood level of the creek will draw not more than 63 gpm and force it through about 1,100 lineal feet of buried 3-inch diameter HDPE pipe up to the pond.

CLOSURE

Please call or email if you have any questions regarding this plan or the information and calculations presented herein.

Sincerely,

MILLER ENGINEERS & SCIENTISTS

Emily Blum, PE
Project Manager
eblum@startwithmiller.com

8-6-25

Roger G. Miller, PE
President
rmiller@startwithmiller.com

8/6/2025

Enclosures: Appendix A
Appendix B
Appendix C
Appendix D
Gauthier Pond Plan
Cut/Fill Balance Sheet
WDNR Correspondence

Gauthier Pond Applications
Overview of Response to General Comments – Troy Hartjes Letter 6-27-2025

Comment #1: Seepage Analysis – Comment addressed – see Appendix A

Comment #2: Slope Stability Analysis – Comment addressed- see Appendix B

Comment #3: Flow path for downstream conditions – Comment addressed – see Appendix C

Comment #4: Tracking Pad – Comment addressed – see Pond Plan page 2

Comment #5: Not Applicable, owner using an existing drive, there is a turnaround.

Comment #6: Not Applicable, house location not determined at this point in time.

Comment #7: Outfall pipe near wetland – Comment addressed, location on Pond Plan Page 2

Comment #8: Emergency spillway – Comment Addressed, design and location on page 2

Comment #9: Freeboard calculation – Comment addressed – see Appendix D

Comment #10: Pond drawdown – Comment addressed in Supplementary Design Report

Comment #11: Watering seedbed – Owner will be responsible for this.

Comment #12: Label slopes – Comment addressed – shown on pond plan page 3

Comment #13: As Built drawings requested – Will provide.

Comment #14: Wetland, Comment addressed – explained in Supplementary Design Report

Comment #15: Compaction – Comment addressed, now 8" lifts, testing by engineer

Comment #16: Design to USACE standard – Comment Addressed – Exceeds standard by 4x's

Comment #17: Wave study – Comment addressed in Supplementary Design Report.

Comment #18: Minimize Seepage – Comment addressed, utilize bentonite on Pond Plan page 4

Comment #19: Well monitoring - Not Applicable, Owner is using a low capacity well.

Comment #20: Pond well control – Comment addressed in Supplementary Design Report.

Comment #21: Detail of pond filling – Comment addressed, added to Pond Plan page 4

Comment #22 : Infiltration studies, Comment addressed in Supplementary Design Report.

Comment #23: Requested core trench incorporated, see Pond Plan page 3

Comment #24: Quality Control Report – Comment addressed – will provide

Comment #25: Comment addressed. Pond design has been refined and updated to include a seepage analysis, slope stability analysis. It is designed to exceed USACE Levee standards, added core trench as requested, revised to 8" lifts as requested, added a spillway, calculated that the pond has the ability to withstand 100+ year storm event, provided wave/erosion study, and a downstream study. This is a thoroughly designed pond that exceeds accepted factors of safety by 4x's. Owner will conduct annual inspections/maintenance of pond.

Comment #26: Topsoil – See Pond Plan page 2. Cut/Fill was provided

Comment #27: Not applicable, Owner not adding a driveway to Covered Bridge Road.

Comment #28: Sediment – Comment addressed.

Gauthier Pond Applications
Overview of Response to General Comments – Troy Hartjes Letter 6-27-2025 (con't)

CSM Application

Comment #1: Comment Addressed - Wetland delineator is now noted

Comment #2: Comment Addressed - Updates made

Comment #3: Comment Addressed - Information added

Comment #4 Acreage totals – Comment addressed – updated totals to match

Comment #5: zoning district designations removed

Meeting Date: 8/27/25
Agenda Item: # 5a

TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

SPECIAL PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Eric Ryer, Administrator, Sara Jacoby, Asst. Admin./Clerk

MEMO WRITTEN: August 13, 2025

SUBJECT: **Agenda Item # 5a:** Discussion and feedback regarding a concept plan for a major land division by Charlie Hutchinson for property located at 461 Horns Corners Road **[NE ¼ Sec. 32, 7.46 acres, zoned R-2 Single-Family Residential District]***

BACKGROUND INFORMATION	
Project Name	Hutchinson Concept Plan
Applicant Name	Charlie Hutchinson
Consulting Planner and/or Engineer	NA at the Concept Stage
Size of Parcel	7.46 acres
Existing Zoning	R-2 Single-Family Residential
Requested Zoning	No Change; R-2 Single-Family Residential
Abbreviated Legal	NE ¼ of Sec. 32
Future Land Use Map Designation	Residential Neighborhood – South Allows: R-2

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Residential	R-2
South	Residential	CR-A
East	Residential, Conservancy	R-2, C-1
West	Agricultural	A-2

ZONING REQUIREMENTS	***Proposed***	***Required***
	R-2	**R-2**
Minimum Lot Size	Greater than 0.92 acres for all proposed lots	0.92 acres
Open Space	Pond Outlot shown Size TBD	No Open Space Requirement for R-2, or 0%
Minimum Lot Width	TBD	Width: 150' Frontage: 75' cul de sac 120' curve; 150' Other
Min. Street Building Setback	TBD	75'
Minimum Side Yard	TBD	25'
Minimum Rear Yard	TBD	25'

BACKGROUND

The applicant is proposing a subdivision on a 7.46 acre parcel zoned R-2 Single-Family residential just north of the Greystones neighborhood. The access to the site would be off Horns Corners Road at an existing access point. The subdivision is proposed to be serviced by a new private road built to Town standard. There is no proposed rezoning required for this project.

EXECUTIVE ANALYSIS

1. **Zoning / Density / Comprehensive Plan / Open Space**

   The property is located in the southwest corner of Town off of Horns Corners Road. The zoning is currently R-2, with no zoning change proposed. The R-2 district is allowed for this parcel per the Comprehensive Plan. The attached zoning map demonstrates a consistency with other properties to the north and east, making the proposed concept plan generally consistent with the surrounding area. The property is designated as Residential Neighborhood – South in the Comprehensive Plan, which allows for R-2 zoning. The proposed lot sizes would all meet the 0.92 acre required minimum lot size. The concept plan also shows a common outlot for the stormwater pond, which would constitute open space for the development.

   As the application letter states:

   - This six-lot subdivision reflects the developer's commitment to responsible development that respects the Town's rural charm, enhances its housing options, and aligns with the values and vision laid out in the Master Plan.
   - The applicant is proposing to subdivide the existing 7.46-acre parcel into six single-family residential lots, all of which will be .92 acres or greater. Access to all homesites will be provided via a newly constructed private road, built to Town standards but maintained privately - ensuring safe, efficient access while reducing infrastructure and maintenance responsibilities for the Town. The development will feature newly constructed, semi-custom homes ranging from 2,500 to 4,500 square feet, designed to blend seamlessly with the Town of Cedarburg's rural charm and high-quality residential character. These homes will incorporate timeless architectural styles, high-end finishes, and natural exterior materials such as stone, brick, wood, and fiber cement siding to ensure durability, elegance, and harmony with the surrounding landscape.
   - The subdivision will be governed by thoughtfully crafted covenants that promote aesthetic consistency and elevated design standards-such as requiring garage doors to be side-facing to maintain clean streetscapes and architectural integrity. Each home will be uniquely designed, yet contribute to a cohesive neighborhood feel that emphasizes privacy, curb appeal, and quality craftsmanship.

2. **Shoreland / Wetland / Floodplain**

   The County mapping does not show the presence of shoreland zoning, wetlands, or floodplains on the parcel. See the attached map.

3. **Wastewater**

   Homes would be served by individual wells and septic.

4. **Access**

   The homesites would be accessed off Horns Corners Road at an existing entrance, and be served by a private shared driveway. With six homesites proposed, it would comply with Town ordinance that allows for up to seven lots off of one private shared driveway.

Next Steps

This is the concept discussion to gather general support for the project. The next step would be formal submittal of a major land division application, along with all supporting materials. The plans and documents would then be forwarded for engineering review, and to applicable reviewing agencies and jurisdictions.

STAFF COMMENT / ACTION REQUESTED

The proposed concept plan is consistent with the Comprehensive Plan. The existing R-2 zoning is consistent with surrounding areas to the north and east, and the proposed lot size would be similar to surrounding developments.

ATTACHMENTS

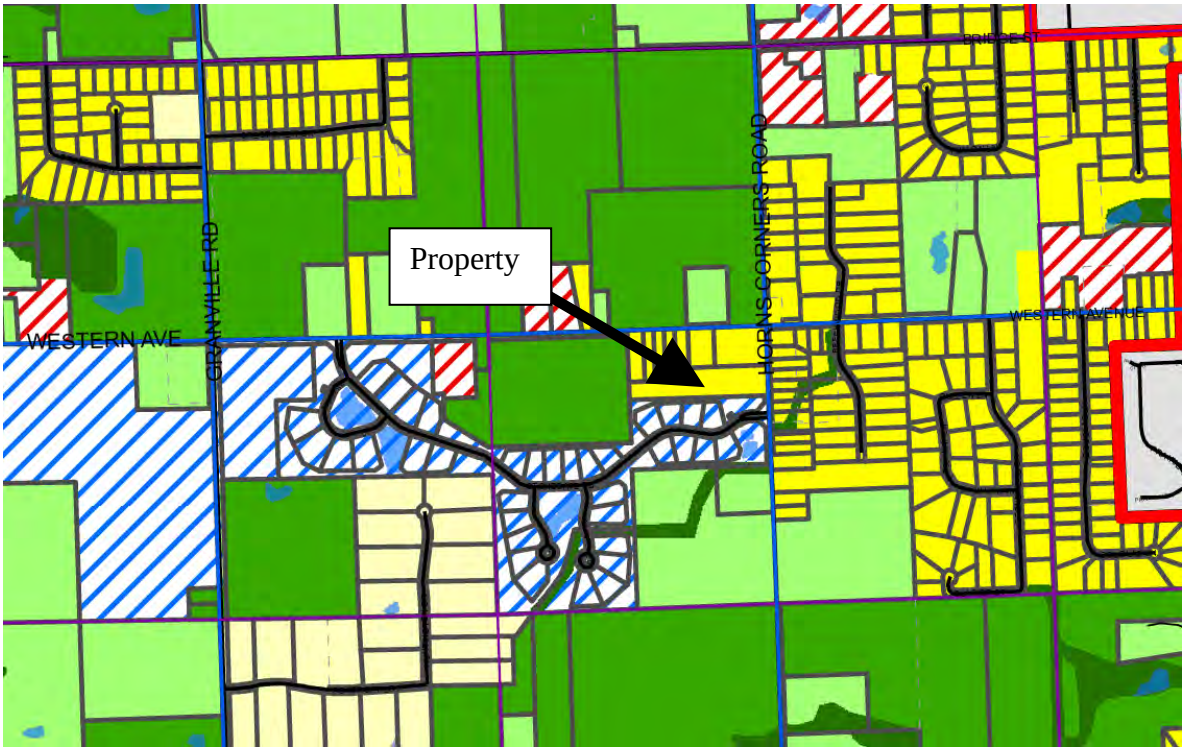
I. Maps/ Applicant Materials

COPIES MAILED/E-MAILED TO

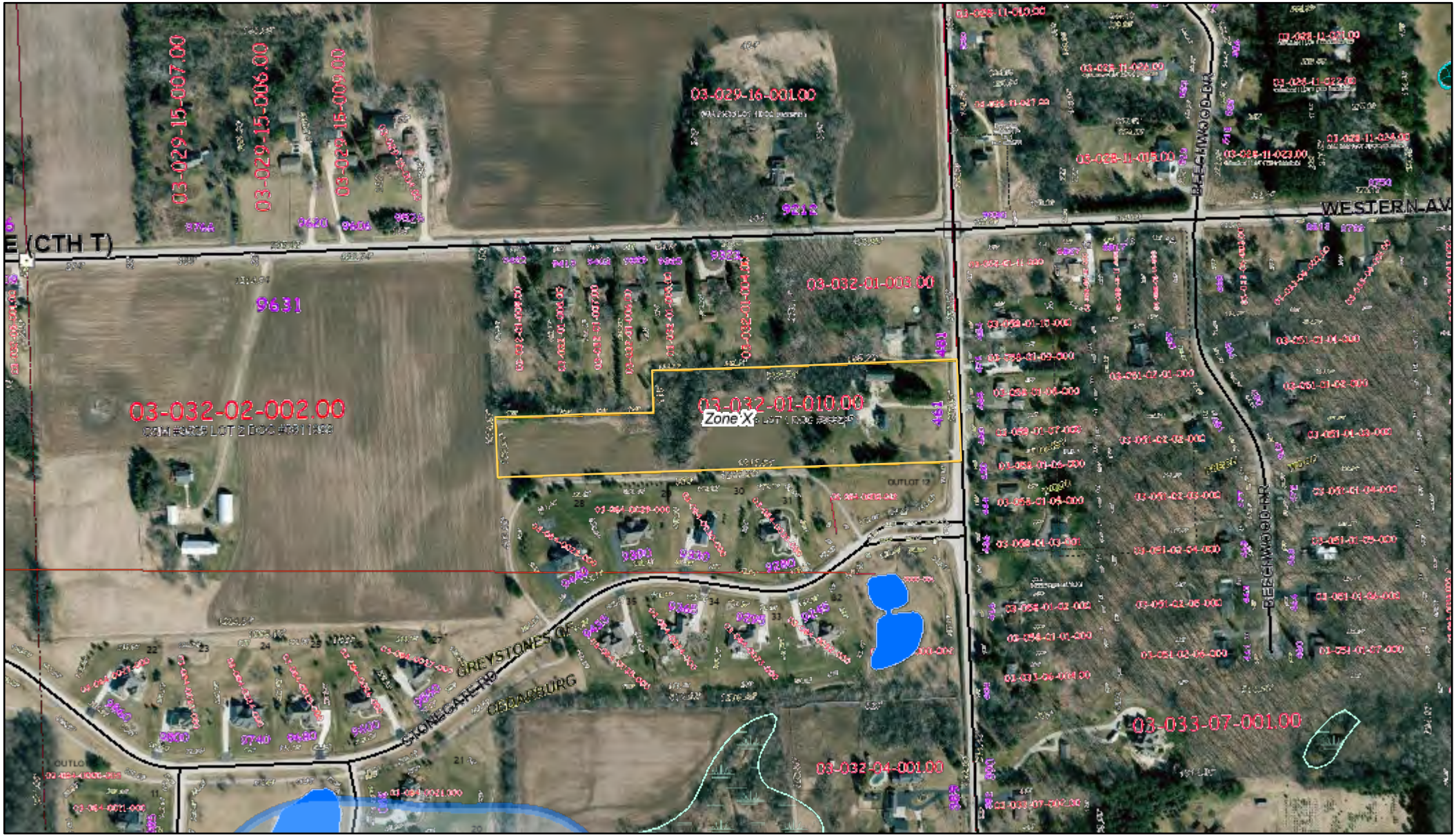
I. Charlie Hutchinson: charlie@teamhuc.com
II. Lester Bartel, property owner

Action	Date	Status
Concept Discussion	8-27-2025	This Meeting
Plan Commission Meeting on preliminary plat	-	-
Town Board Meeting on preliminary plat	-	-
Plan Commission final plat action	-	-
Town Board final plat action	-	-

ATTACHMENT I.



Ozaukee County Shoreland Zoning



8/21/2025, 2:50:06 PM

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0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

- Shoreland and Floodplain Zoning Fill
- Shoreland and Floodplain Zoning
- Wetlands Within Shoreland
- Wetlands Regulated
- Wetlands Open Water
- Hydro Polygon
- Hydro Polyline

PLSS Corners

- Quarter Section Corner
- Section Corner

Local Roads

- Local
- Historical Parcel Lines

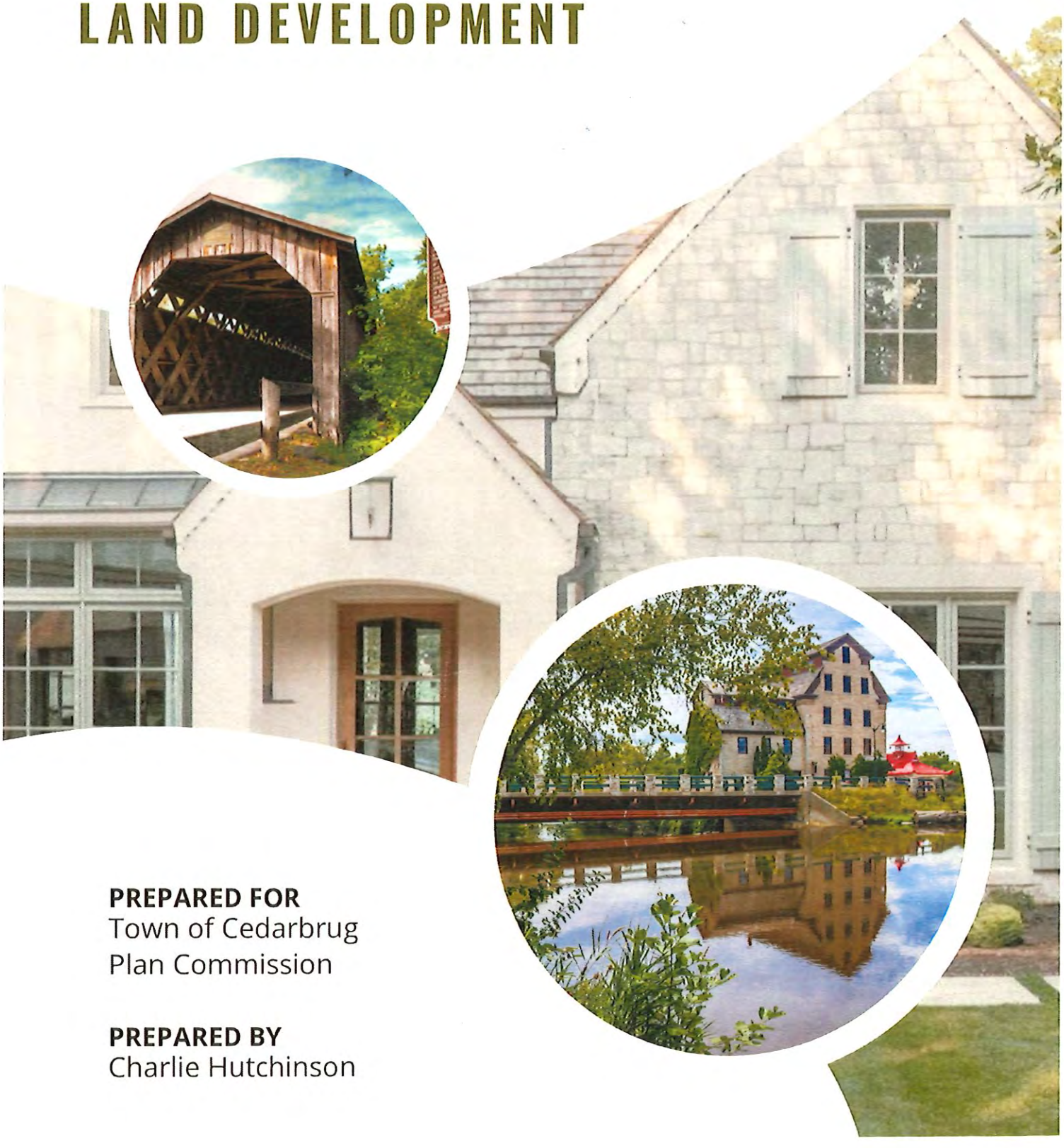
Parcels

- Tax Parcel

- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

461 HORNS CORNERS

LAND DEVELOPMENT



PREPARED FOR
Town of Cedarbrug
Plan Commission

PREPARED BY
Charlie Hutchinson

Project Description:

The applicant is proposing to subdivide the existing 7.46-acre parcel into six, single-family residential lots, all of which will be .92 acres or greater. Access to all homesites will be provided via a newly constructed private road, built to Town standards but maintained privately - ensuring safe, efficient access while reducing infrastructure and maintenance responsibilities for the Town. The development will feature newly constructed, semi-custom homes ranging from 2,500 to 4,500 square feet, designed to blend seamlessly with the Town of Cedarburg's rural charm and high-quality residential character. These homes will incorporate timeless architectural styles, high-end finishes, and natural exterior materials such as stone, brick, wood, and fiber cement siding to ensure durability, elegance, and harmony with the surrounding landscape.

The subdivision will be governed by thoughtfully crafted covenants that promote aesthetic consistency and elevated design standards—such as requiring garage doors to be side-facing to maintain clean streetscapes and architectural integrity. Each home will be uniquely designed, yet contribute to a cohesive neighborhood feel that emphasizes privacy, curb appeal, and quality craftsmanship.

The concept plan aligns with the Town's Master Plan by offering low-density, estate-style housing on spacious lots while preserving the rural and scenic nature of the area. Infrastructure will be designed with care, including private driveways, appropriate stormwater management systems, and landscaping that enhances natural beauty.

Developer Biography – Charlie Hutchinson

Charlie Hutchinson is an experienced real estate professional with 13 years in the industry and 9 years as a real estate investor and renovation specialist. As the President of Houseworks Collective, one of Wisconsin's top-producing real estate teams, Charlie has been directly involved in more than 750 residential sales across the greater Milwaukee area, including many in Ozaukee County.

In addition to leading a high-performing sales team, Charlie has personally invested in and overseen the renovation of numerous properties—ranging from cosmetic improvements to full-scale gut rehabs. He holds a general contractor's license and brings a deep understanding of home design, project management, and value creation through thoughtful, high-quality renovations.

Charlie's connection to Cedarburg is both personal and generational. His wife, Jeni, is a Cedarburg native, and together they live in the area with their two daughters, Rosie and Lucy. Many of their extended family members also call Cedarburg home, making this project not just a business endeavor, but a meaningful investment in the future of a community they care deeply about.

This six-lot subdivision reflects Charlie's commitment to responsible development—one that respects the Town's rural charm, enhances its housing options, and aligns with the values and vision laid out in the Master Plan.


461 HORNS CORNERS ROAD
Show search results for 461 HORNS ...
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03-032-01-008.00
03-032-01-007.00
03-032-01-006.00
03-032-01-005.00
03-032-01-004.
493.61'
492.67'
492.45'
492.22'
492'
374'
373.72'
373.14'
372.86'
481
123.74'
247.56'
495.22'
866.54'
118'
03-032-01-010.00
CSM #3629 LOT 1 DOC #0852071
461
287.07'
10115.07'
150'
100'
100'
100'
169.07'
1317.64'
1277.30'
600'
OUTLOT 12
66.99'
22.47'
248.48'
213.62'
115.43'
34.08'
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29
30
31
191.45'
03-084-0029-000
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03-084-0000-012
228.28'
264'
220'
178.98'
41.42'
114.42'
403.90'
100'
256.94'
60ft


LOT 4
LOT 2
LOT 1
LOT 6
LOT 5
LOT 3
LUCY LANE
LUCY LANE
LUCY LANE
OUTLOT
POND


LOT 4
LOT 2
OUTLOT
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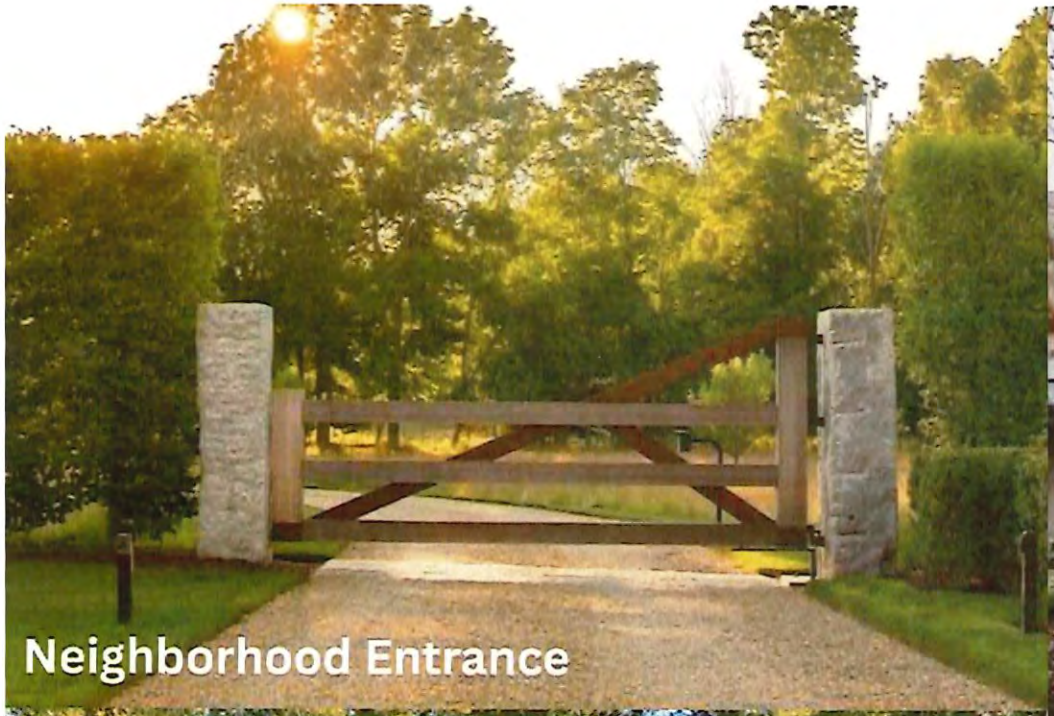
Neighborhood Entrance


Attractive Natural Materials


Classic Design - High End Feel


2,500-4,500 sq feet