Meeting:	**Plan Commission**
Place:	1293 Washington Ave., Cedarburg
Date/Time:	July 15, 2026 / 7:00PM*
Web Page:	www.townofcedarburgwi.gov
Posted:	July 10, 2026

*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
Presiding 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	Cedar Corp. / Stantec
Plan Commissioner	Anne Lewandowski	Asst. Administrator/Clerk	Sara Jacoby
		Town Engineer	Troy Hartjes, raSmith

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

2. **MINUTES OF PREVIOUS MEETINGS**
   a. Approval of June 17, 2026 Plan Commission Meeting Minutes*

3. **PUBLIC HEARING**
   a. Public hearing to take comment on a pond permit application by Ryan Sberna for the construction of an approximate 0.4 acre man-made recreational pond mainly for fishing and swimming located at 156 Green Bay Road **[SE 1/4 SEC 35, 9.85 acres, zoned E-1 Estate District & C-1 Conservancy, owners Ryan & Elizabeth Sberna]**

4. **OLD BUSINESS**
   a. Discussion and possible recommendation on a preliminary plat for a major land division by Charlie Hutchinson for Horns Corners Preserve for property located at 461 Horns Corners Road **[Owner: Horns Corners Preserve, LLC, NE ¼ Sec. 32, 7.46 acres, zoned R-2 Single-Family Residential District]***
   b. Verbal update on the Zoning Code Update project

5. **NEW BUSINESS**
   a. Discussion and possible recommendation on a pond permit application by Ryan Sberna for the construction of an approximate 0.4 acre man-made recreational pond mainly for fishing and swimming located at 156 Green Bay Road **[SE 1/4 SEC 35, 9.85 acres, zoned E-1 Estate District & C-1 Conservancy, owners Ryan & Elizabeth Sberna]***

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
June 17, 2026

Present: David Salvaggio, Presiding Commissioner Don Borgwardt, Larry Lechner, Kerry Carmichael, Tom Gaertig, Anne Lewandowski, Steve Wolf

Also Present: Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk, Adam Monticelli, Director of Public Works, Amanda Schaefer, Consulting Planner, Troy Hartjes, Town Engineer

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
   Presiding Commissioner Borgwardt called the meeting to order at 7:00 pm. The meeting began with the pledge of allegiance.

2. **MINUTES OF PREVIOUS MEETINGS**
   a. **Approval of May 20, 2026 Plan Commission Meeting Minutes***
   Commissioner Gaertig made a motion to approve the meeting minutes from May 20, 2026. Chairman Salvaggio seconded the motion, and it passed unanimously.

3. **PUBLIC HEARING**
   a. **None**

4. **OLD BUSINESS**
   a. **None**

5. **NEW BUSINESS**
   a. **Discussion and possible recommendation on a preliminary plat for a major land division by Charlie Hutchinson for Horns Corners Preserve for property located at 461 Horns Corners Road [Owner: Horns Corners Preserve, LLC, NE ¼ Sec. 32, 7.46 acres, zoned R-2 Single-Family Residential District]***
   The applicant is requesting approval of a preliminary plat that includes six buildable lots and one outlot 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. The subdivision was proposed to be serviced by a new private shared driveway. There is no proposed rezoning required for this project. Concept review took place at the August 27, 2025, Special Plan Commission Meeting, where the applicant received unanimous, positive feedback on the initial concept plan design.

   Presiding Commissioner Borgwardt noted members of the general public would be allowed to speak related to this application, but Plan Commission would not respond directly to comments, as there is no public hearing. Harvey Padek of 9390 Stonegate Road in the Greystone Subdivision, resident and HOA president spoke, noting they do not contest the development, but did have some questions including but not limited to if lot 6 met size requirements; if the stormwater pond is adequately designed noting they would request an aerator for the pond; requested additional trees to buffer the Greystones subdivision; and requested that snow plowing not obstruct the walking path.

   Planner Schaefer and Engineer Hartjes summarized the application for the Plan Commission. Commissioner Lewandowski referenced the Cedarburg Fire Department request for a wider private shared driveway easement of 20' instead of 16', and it was clarified that lot 6 does meet the Town minimum requirement of 40,000 square feet.

   Applicant Charlie Hutchinson noted he would work with the Town to make requested changes.

   Planner Schaefer noted staff recommended approval subject to the following conditions: outstanding punch list items and legal comments are resolved, including clarifying that the access is a private shared driveway, not a road and would not receive a road name; landscape plan be submitted; refuse and recycling, and mailbox clarifications and notations provided; all necessary permits must be secured from the proper entities; all objecting and approving agency questions, comments, and/or concerns are resolved.

DRAFT

Commissioner Lechner made a motion the Plan Commission recommend approval of the preliminary plat subject to the conditions previously listed by Planner Schaefer. Chairman Salvaggio seconded. It was clarified the Plan Commission would like the item to return to Plan Commission prior to advancing to Town Board. The motion carried 6-1-0, with Commissioner Lechner dissenting.

b. Discussion and possible recommendation on a preliminary plat for Brandt Highlands for a six lot subdivision on approximately 24 acres by ELB Joint Venture (Don Levy) for the property with tax key #030050300200 [Owner: EBL, NE ¼ Sec. 5, 24.67 acres, zoned E-1 Estate & C-1 Conservancy]*

The applicant is requesting the creation of six E-1 Estate residential parcels accessed by a private shared driveway. EBL Joint Venture (Don Levy) appeared before the Plan Commission at the February meeting with: 1) a concept application for a six-lot major land division; 2) a rezoning application to rezone the property in question from A-1 Agricultural to E-1 Estate Residential, while leaving C-1 lands unchanged. The Plan Commission gave unanimous positive feedback on the major land division, and unanimous recommendation to approve the rezoning. At their March meeting, the Town Board unanimously approved 2026-2, "An Ordinance to Rezone Land and Amend the Zoning Map for approximately 24 acres of land from A-1 Agricultural to E-1 Estate Residential for the property with Tax Key #030050300200, while leaving C-1 Conservancy lands unchanged, in the Town of Cedarburg, Ozaukee County, Wisconsin."

Planner Schaefer and Engineer Hartjes summarized the application and staff comments. Attorney Hoeft noted he would work with Mr. Levy to address legal comments he has in regard to the applicable legal documents. Planner Schaefer noted staff recommended approval subject to the following conditions: all staff report outstanding punch list items and legal comments are resolved, including clarifying that the access is a private shared driveway, not a road and would not receive a road name; landscape plan be submitted; refuse and recycling, and mailbox clarifications and notations provided; all necessary permits must be secured from the proper entities; all objecting and approving agency questions, comments, and/or concerns are resolved.

Commissioner Gaertig made a motion the Plan Commission recommend approval of the preliminary plat to the Town Board subject to the conditions previously listed by Planner Schaefer. Commissioner Lewandowski seconded, and the motion carried unanimously.

c. Discussion and feedback regarding a concept plan for a minor land division by John Haeberlin (applicant) for property located at 1126 Wauwatosa Road [Owner: John Haeberlin, NW ¼ Sec. 22, 2.19 acres, zoned B-2 Planned Business District]*

The applicant requested a concept review to, "split northern and southern parts of lot – north to become additional land / parking for CSH building @ 1170 Wauwatosa Rd."

Planner Schaefer presented the staff report, noting that both the proposed parcel and parent parcel have direct access to STH 181 and that the applicant will need to work with WisDOT for any new access points. It is expected that the property will be subject to Ozaukee County Shoreland Zoning, and there are wetland indicators present. Planner Schaefer indicated that a rezone from B-2 Planned Business District to B-3 Business District would be required for the new land being added to the 1170 Wauwatosa Road parcel via CSM so split zoning does not occur on the parcel and that a land combination would be needed to use part of the land for parking. She noted dimensional requirements and setbacks must be met for both the new lot and parent parcel, and all zoning code and land division code regulations apply to any future Minor Land Division application (CSM). She noted all principal, conditional, and accessory uses apply to a property along with their proper order of development; in the B-2 Planned Business District, a parking lot would be considered an accessory or ancillary use, meaning it is only permitted after the principal structure is present or under construction on site. Parking cannot be a standalone use. Lastly, the Town design standards would apply to any upcoming applications.

Owner/Applicant John Haeberlin spoke to his plans for the land, his desire to create more parking spaces for his property at 1170 Wauwatosa Road, and his intention to commission a survey and a wetland delineation.

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The Commission generally supported his concept plan, with no formal action taken.

d. Discussion and feedback regarding a concept plan application for a Conditional Use Permit Amendment by Kristin Forrer and Carly Corson for Daily Market Co. within the existing multi-tenant building located at 1170 Wauwatosa Road [Owner: CSH Building, LLC, NW ¼ Sec. 22, 2.02 acres, zoned B-3 Business District]*

The applicant requested a, "site plan review for retail shop (800 sf); use will be in SW corner of CSH building facing Wauwatosa Road; retail market with kitchen (500 sf)."

Planner Schaefer presented the staff report. She noted per the conditions on the current CUP, parking along the north lot line is prohibited. The current site plan is utilizing that parking along with introducing additional stalls to that area, which is not allowed. Additionally, four stalls are proposed to be removed from the area just to the north of the batting cages space. These site limitations and proposed changes lead to a parking plan that offers less parking than the current parking plan associated with the existing CUP. Parking requirements will need to be addressed with a future application that must include a detailed parking analysis. Parking for this property may also be addressed with the CSM Concept by Mr. Haeberlin.

Staff recommended that the previous CSM concept is addressed first, then a formal joint CUP amendment application be made by both Daily Market Co. and the 1170 CSH Building LLC so all site and building improvements can be addressed at the same time. Planner Schaefer noted a more detailed business plan – hours of operation, number of employees, expected number of customers per day, list of special events and how the rental space is used, etc. should be submitted, along with a more detailed site plan showing all existing and proposed conditions – includes proposed landscaping, lighting, parking improvements, location of dumpster enclosures, location of loading / delivery areas, etc. It should be noted that all existing conditions listed on the current Conditional Use Permit must be considered with any future applications.

Commissioner Lewandowski expressed positive interest in the proposal. Commissioner Borgwardt reiterated the need to clean up the parking plan that has been an issue for some time. Attorney Hoeft noted that a text amendment may be necessary to include with the next application(s) depending upon final uses for which the applicant intends to apply. The Plan Commission gave positive feedback to the overall concept, with no formal action taken.

e. Discussion and possible recommendation on Ordinance 2026-10, "An Ordinance to Amend Chapter 184 Land Division of the Town of Cedarburg, Ozaukee County, Wisconsin"*

Administrator Ryer summarized that Wisconsin 2025 Act 68 was enacted December 2025, and requires all local governments to amend land division/subdivision ordinances by July 1, 2026. The law makes changes to existing statutory language and introduces new requirements for the approval of subdivision plats. The draft ordinance has been reviewed by Town legal counsel.

Commissioner Gaertig made a motion to recommend adoption of 2026-10, "An Ordinance to Amend Chapter 184 Land Division of the Town of Cedarburg, Ozaukee County, Wisconsin" including minor grammatical corrections. Commissioner Carmichael seconded and the motion carried unanimously.

6. ADJOURNMENT

Commissioner Lewandowski made a motion to adjourn at 8:00 pm. Commissioner Carmichael seconded and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

DRAFT

Meeting Date: 7/15/26
Agenda Items: # 3a, 5a

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amanda Schaefer, Consulting Planner, Troy Hartjes, Consulting Engineer

MEMO WRITTEN: July 8, 2026

SUBJECT: **Agenda Item # 3a:** Public hearing to take comment on a pond permit application by Ryan Sberna for the construction of an approximate 0.4 acre man-made recreational pond mainly for fishing and swimming located at 156 Green Bay Road **[SE 1/4 SEC 35, 9.85 acres, zoned E-1 Estate District & C-1 Conservancy, owners Ryan & Elizabeth Sberna]**
Agenda Item # 5a: Discussion and possible recommendation on a pond permit application by Ryan Sberna for the construction of an approximate 0.4 acre man-made recreational pond mainly for fishing and swimming located at 156 Green Bay Road **[SE 1/4 SEC 35, 9.85 acres, zoned E-1 Estate District & C-1 Conservancy, owners Ryan & Elizabeth Sberna]***

BACKGROUND INFORMATION	
Project Name	Sberna Pond Permit
Applicant Name	Ryan Sberna
Consulting Planner and/or Engineer	General Engineering Company
Size of Parcel	9.85 Acres
Existing Zoning	E-1 & C-1
Requested Zoning	No Change
Abbreviated Legal	SE ¼ of Sec. 35
Future Land Use District	Historic District – Hamilton Allows E-1

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Residential & Conservancy	R-3 & C-1
South	Residential & Conservancy	R-2 & C-1
East	Residential & Conservancy	R-2 & C-1
West	Residential, Agricultural & Conservancy	R-2, R-3, C-1, A-1

BACKGROUND

Ryan Sberna has submitted an application seeking approval of a pond permit for a new 0.4 acre man-made recreational pond used mainly for fishing and swimming on a 9.85-acre parcel located at 156 Green Bay Road. The property is zoned E-1 Estate and C-1 Conservancy and is designated as Historic District - Hamilton on the Comprehensive Plan Future Land Use Map, which allows for E-1 zoning. The application was reviewed with the Landmarks Chair, Town staff, and the Wisconsin State Historic Preservation Office regarding evaluation criteria and Town precedent related to pond projects that did not appear before the Landmarks Commission. After review and confirmation with the Town Attorney, it has been determined that this pond does not have to appear as an item in front of the Landmarks Commission.

EXECUTIVE REVIEW

1. **Zoning**
   The property is currently zoned E-1 & C-1. There are no plans for rezoning or land division for this parcel as part of the application, and all E-1 Estate District and C-1 Conservancy District requirements are met. The approximate boundary of the C-1 Conservancy District is properly identified on the proposed site plan.

2. **Size / Depth**
   The applicant's site plan illustrates a pond water surface area of approximately 11,765 sf, representing approximately 2.74% of the total lot area, which is within the Town's 15% maximum (or 5 acres in total size per individual pond) for pond coverage. The maximum depth of the pond is proposed to be 12'. Since the pond is less than 1 acre, it does not trigger the requirement that the pond plans be prepared by a State of WI licensed civil engineer. Current ordinance requires an as-built survey must be provided to the Town upon completion of construction for the Town Engineer or Director of Public Works to verify construction compliance with the approved plans.

3. **Erosion Control Permit / Wetlands**
   The applicant will be required to pull an erosion control permit from the Building Inspector. As part of the project, spoils from the pond construction are being kept on-site and an existing berm is being extended and a new berm constructed. However, these are less than 4' in height and no berm permit is required. Engineer review noted the project itself has no wetlands or floodplain impacts. There were no wetlands found on site and although the project is within a floodway, there are no restrictions for grading of a pond within this floodway (located within Zone X on floodplain mapping and no permitting required). Due to file size, the stormwater and erosion control plan is available upon request.

4. **External Agency Approvals**
   Nick Mikkelson of Ozaukee County Land and Water Management had the following comment: "The proposed recreational pond project for Ryan and Elizabeth Sberna, located at 156 Green Bay Road, will not be located within a wetland area. Per the plans received dated 6-17-2026 all filling, grading, and excavating is to be done in areas not mapped as wetlands per the DNR wetland inventory mapping." A revised Shoreland Permit from Ozaukee County (#SLP0475; associated with the previous proposed outbuilding) to include the proposed pond was issued by Nick Mikkelson.

5. **State Historic Preservation Office**
   Jason Tish, Preservation Education Coordinator at the State Historic Preservation Office, had the following to offer:

"Our data does not show any recorded burials in the vicinity of 156 Green Bay Rd. In the Town of Cedarburg. There's no legal requirement to consult with my office before excavation unless there's any state or federal funding involved. If any human remains turn up during excavation, work must stop immediately and our office must be contacted - 608-264-6464. There's more info about that here. If archaeological remains turn up we'd love to know about it for our records, but there's not legal requirement to let us know."

6. **Cedarburg Fire Department**
   Town staff provided the application materials to Blake Karnitz from the Cedarburg Fire Department. Mr. Karnitz indicated CFD had no concerns with the pond, other than wondering if they could draft water from the pond for firefighting purposes. He noted it looks like there is a gravel path to the NW of the proposed pond, and is wondering if that will be remaining. This would not be a requirement, but good to know if it would be an option for CFD.

7. **Town Engineer Review / Comment**
   The Town Engineer, Troy Hartjes, P.E., reviewed the pond permit application and associated materials. See the attached letter. He noted that any and all Town approvals should be contingent upon receipt of the following permits: Notice of Intent from Wisconsin DNR (greater than 1 acre of disturbance); Chapter 30 Permit from DNR (working within 500' of a navigable waterway). Note the applicant already recognized this and said this permit is required. A shoreland zoning permit from the County has already been obtained and provided.

STAFF FINDINGS

Staff finds that the proposal, as conditioned, is consistent with the intent of the Town's zoning ordinance and pond standards contained in Art III 320-27, Art III 320-29, and Art XI 320-118 (updated by Ordinance 2026-5). The proposed pond is proportionate to the property size, and the design incorporates natural contours and a grassed perimeter that will visually integrate the pond into the surrounding landscape. The proposed landscaping enhancements are complementary to the residential setting and will contribute to the site's long-term aesthetic and environmental value. It should be noted that there will be limited public view of this proposed pond from the Green Bay Road right-of-way due to its intended location and the property's existing, densely-vegetated buffer along Green Bay Road.

With the implementation of the Town Engineer's recommended comments and the Town's erosion control requirements, the project will maintain proper drainage and slope stability and will not adversely affect adjoining properties.

PUBLIC NOTICE

Pond permit applications require a Class 2 notice in the News Graphic in consecutive weeks with the last notice published 7 days before the public hearing at the Plan Commission meeting. The notices were published in the News Graphic on June 30th and July 7th in accordance with these requirements. Postcards were also mailed to all properties within 1,000 ft. of the subject property on June 25th. The public hearing for the pond permit application will take place at the Plan Commission meeting.

ACTION REQUESTED

The Plan Commission should hold a public hearing and come back to the matter at item #5a. The Commission should discuss the pond permit and consider a recommendation on this matter.

BASIS OF DECISION: The application must meet all applicable pond standards and general standards of the Ordinance as summarized below (updated via the attached Ordinance 2026-5):

Applicable Pond Standards per (§ 320-118)

B. Pond Permit. No pond shall be constructed, altered or extended in any zoning district unless a Town of Cedarburg permit is obtained and posted. Except as otherwise provided herein for shared ponds, man-made ponds will not be permitted within 25 feet of any lot line or within 50 feet of a bicycle path. Native plantings may be required around any side of a pond that is within 100 feet of a public bicycle path. A pond permit from the Town shall not be required for the following:

(1) Wildlife ponds/wetland scrapes constructed with the assistance and approval of the Wisconsin Department of Natural Resources or the Ozaukee County Land and Water Conservation Department and which are located at least 100 feet from a property line; and

(2) Landscape ponds or ground depressions less than 1,000 square feet in area, less than three feet in depth and greater than 25 feet from a property line or 50 feet from a bicycle path.

(3) Storm water ponds approved by the Town in connection with a required stormwater retention or drainage plan for a land division, subdivision, or site plan development.

C. Lot area. Ponds shall be considered a special accessory use and shall not be limited to any given yard but shall not occupy more than 15% of the total lot area, nor more than 5 acres in total size per individual pond.

D. Hearing. A public hearing shall be held by the Plan Commission before any permit is issued. A Class 2 legal notice shall be published in the qualified newspaper, and at least 10 days prior to the hearing a notice sent to owners of record of property within 1,000 feet of the proposed pond or pond to be altered or extended. The Plan Commission and Town Board should take into consideration citizen input at the hearing. The Town Board shall also take into consideration recommendations from the Plan Commission before arriving at a decision whether to grant a permit for the pond. In the event that the property situated within the one-thousand-foot area is owned entirely by a single property owner, then notice shall be given to the next adjacent property owner so that at least two property owners in each cardinal direction are provided notice of the hearing.

E. Site plan. Plans for the proposed pond shall be submitted with the application for a pond permit to assist the Town Board and Plan Commission in their determinations. The plans shall consist, as a minimum, of a plan view and a typical cross section of the proposed pond. Any new pond or enlargement of any pond resulting in a total pond size of 1 acre or greater shall require plans prepared by a State of Wisconsin licensed civil engineer. The plans shall address seepage, liners, landscaping, subsidence, embankment strength, surface water drainage in the pool area, erosion control and be certified by the engineer. The plan view shall include the configuration of the pond with dimensions and maximum depth areas, distances to property lines, drainage easements, structures, outlet structures, septic systems, spoil locations, proposed overflow spillway, proposed landscaping and any other information that may help the Town Board and the Plan Commission evaluate the pond. The typical cross section shall identify the bank and bottom slopes, maximum depth, outlet and/or overflow structures with elevations and normal water level elevation. A description of the soil type(s) and hydraulic conditions at the site shall be provided to determine the feasibility of a pond.

F. Fees. A fee as set by the Town Board as part of the annual fee schedule shall be submitted with the permit application to help defray the cost of processing the application and the cost of the public hearing. The applicant is also responsible for reimbursement to the Town for all professional services fees and costs, geotechnical and other study costs, fees and other expenses incurred by the Town as part of the pond permit application.

G. Construction and maintenance. Location, construction and maintenance of the pond shall be in accordance with the Town permit and regulations and shall also meet state and county rules and regulations. An as-built survey must be provided to the Town upon completion of construction for the Town Engineer or Director of Public Works to verify construction compliance with the approved plans.

H. Shared ponds. The Plan Commission and Town Board shall review pond permit applications for ponds proposed to cross lot lines on an individual basis.

Other applicable Ordinance standards.

(1) Preservation of Topography (§320-10.E). Preservation of topography, views and wooded slopes. In order to protect the property owner from possible damage due to change in the existing grade of adjoining lands and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would result in increasing any portion of the slope to a ratio greater than 1 1/2 horizontal to one vertical, within a distance of 20 feet from the property line, except with the written consent of the owner of the abutting property and with the approval of the Plan Commission, or which would alter the existing drainage or topography in any way as to adversely affect the adjoining property. In no case shall any slope exceed the normal angle of slippage of the material involved, and all slopes shall be protected against erosion. The Board shall consider the effects of new development atop hills and ridges in an effort to preserve viewsheds. Homes located within farm fields should be located with the goal of preserving views and productive farmland. Where feasible, existing tree lines, mature trees, hedgerows, barns, silos and other significant historic structures and wooded slopes should be preserved.

POSSIBLE MOTION(s): Motion to recommend to the Town Board the APPROVAL of the petitioner's request, based on the specific findings and subject to any applicable terms and conditions listed below:

RECOMMENDED CONDITIONS OF APPROVAL

1. Erosion control and stormwater permits shall be obtained from the Town. A maintenance agreement is not recommended in this instance (Town Engineer can explain at the meeting).

2. Resolve all engineering comments in the attached engineering letter.

3. Provide copies of the following to the Town prior to construction commencing: Notice of Intent from Wisconsin DNR (greater than 1 acre of disturbance); Chapter 30 Permit from DNR (working within 500' of a navigable waterway). Note the applicant already recognized this and said this permit is required. A shoreland zoning permit from the County has already been obtained and provided.

4. An as-built survey must be provided to the Town upon completion of construction for the Town Engineer or Director of Public Works to verify construction compliance with the approved plans.

ATTACHMENTS

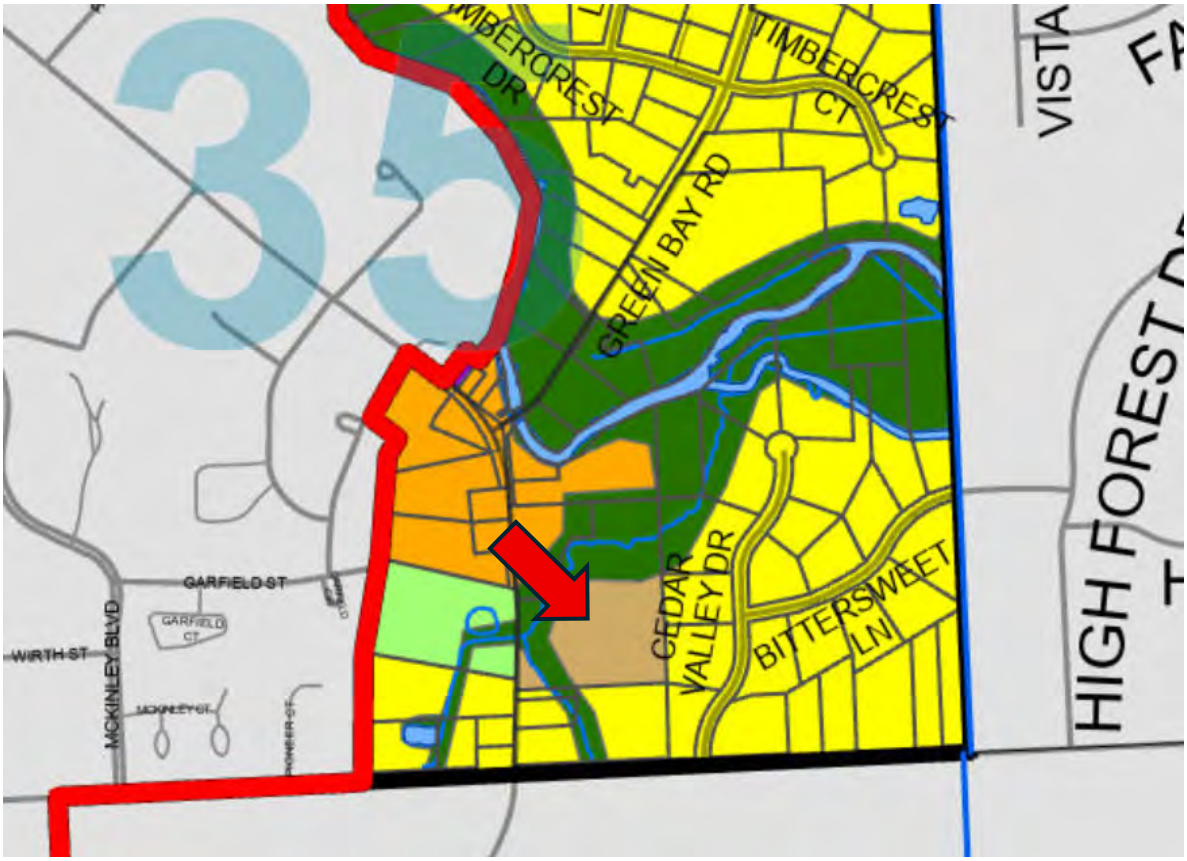
I. Zoning Map
II. Shoreland Zoning Map
III. Applicant Materials
IV. Ordinance 2026-5
V. raSmith Review Letter

COPIES EMAILED TO

I. Ryan Sberna: Ryan ryans@eepowersolutions.com
II. Nick Mikkelson, Ozaukee County: nmikkelson@ozaukeecounty.gov
III. Blake Karnitz, CFD: bkarnitz@cityofcedarburg.wi.gov

Action	Date	Status
Public Notice in News Graphic	6-30 & 7-7-26	Published
Mail post cards to property owners of record within 1,000 feet of the proposed pond or pond to be altered or extended.	6-25-26	Mailed
Plan Commission meeting & public hearing	7-15-26	This meeting
Town Board meeting	-	Upcoming

ATTACHMENT I.



Legend

- TCOD Town Center Overlay
- C-1 Conservancy
- A-1 Agricultural
- A-2 Prime Agricultural
- B-1 Neighborhood Business
- B-2 Planned Business
- B-3 Business
- CR-A Countryside Residential A
- CR-B Countryside Residential B
- E-1 Estate Residential
- M-1 Industrial
- M-2 Planned Industrial & Mixed Use
- M-3 Quarrying
- P-1 Public & Private Park
- PUD Planned Unit Developments
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- TR Transitional Residential
- TR-2 Transitional Residential

Shoreland Map



7/9/2026, 12:26:16 PM

Local Roads
- Local
- Parcels

Cross Section Line
- NOT LETTERED, MAPPED; LETTERED, MAPPED
- Shoreland Buffer Outline

Flood Hazard Zone
- AE & VE Floodway
- AE, VE, & AO, Floodplain
- Wetland Inventory
- Wetland Points
- Shoreland Buffer
- Hydro Polygon

Hydro Lines
- NO
- YES

1:1,344

0 85 170 340 ft

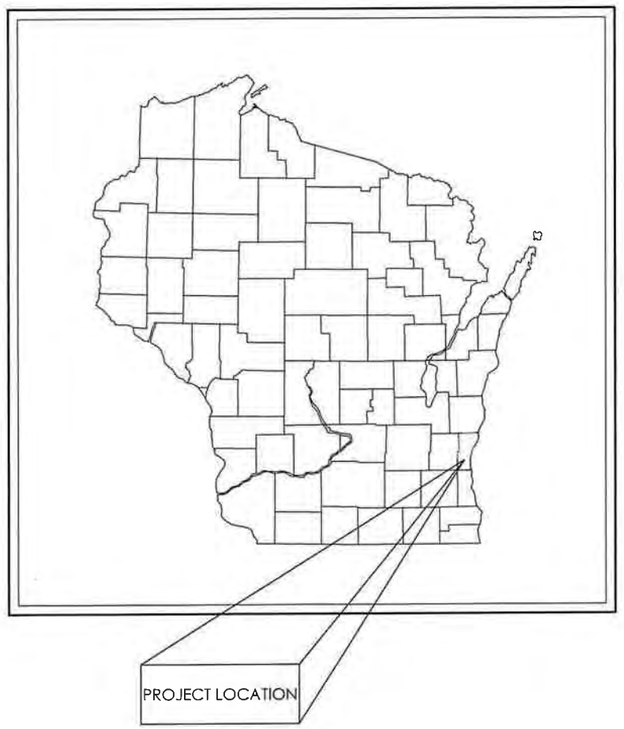
0 25 50 100 m

Ozaukee County

PRELIMINARY NOT FOR CONSTRUCTION

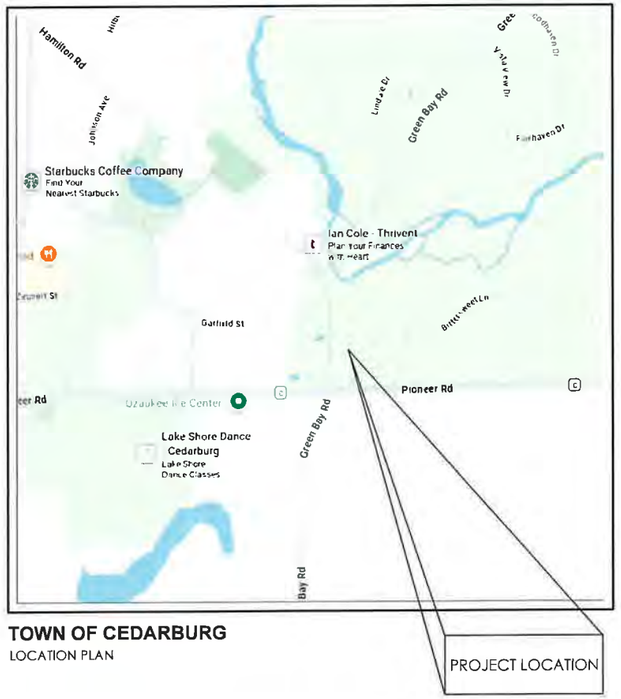
SBERNA RECREATION POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI



N

NO SCALE



TOWN OF CEDARBURG
LOCATION PLAN

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C3.0-C3.2	PROPOSED GRADING & E.C.
C4.0	PROPOSED EROSION CONTROL
C5.0-C5.2	POND DETAILS
C6.0-C6.2	MISC. DETAILS
C7.0	LANDSCAPE PLAN

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

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TITLE PAGE
SBERNA RECREATIONAL POND
RYAN SBERNA
TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

NO.	BY	DATE
REVISIONS		

SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	G1.0

PROFESSIONAL ENGINEER
WISCONSIN
06/16/26
BRADLEY R. BOETTCHER
E-34916
PORTAGE, WI

Engineers • Consultants • Inspectors
General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901
Phone: 608-742-2169
Fax: 608-742-2592
Email: gec@generalengineering.net
Website: www.generalengineering.net

G:\Current Files R-Z\Wisconsin Lake and Pond\01-26000-078 Ryan Sberna Pond Development\01-26000-078 Pond Development\CAD 01-26000-078 Pond Development\01-G1.0-TP-01-26000-078.dwg, 6/15/2026 5:29:56 PM, ANSI full bleed B (17.00 x 11.00 Inches), 1:1

PRELIMINARY NOT FOR CONSTRUCTION

CONSTRUCTION NOTES

GENERAL

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED, BY CONTRACTOR, PRIOR TO CONSTRUCTION.

STORM SEWER

1. STORM SEWER PIPE LENGTHS ARE SHOWN MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

GRADING & EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
2. SILT FENCE, TEMPORARY SEDIMENT BASIN, & ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRUBBING.
3. CONTRACTOR IS RESPONSIBLE FOR WEEKLY DNR INSPECTION REPORTS IN ACCORDANCE WITH NR 216.46(9).
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.
5. ANY AREAS WHERE GRADING IS COMPLETE SHALL BE STABILIZED WITH FERTILIZER, SEED, & MULCH AS SOON AS POSSIBLE.
6. ALL BEST MANAGEMENT PRACTICES WILL BE INSTALLED BY THE TIME THE CONSTRUCTION SITE IS CONSIDERED STABILIZED.
7. A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
8. STOCKPILES LEFT INACTIVE FOR 7 DAYS SHALL BE SEEDED AND SURROUNDED BY SILT FENCE.
9. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
10. EROSION CONTROL MAT CLASS I, TYPE A WILL BE USED IN NON-CHANNEL AREAS AND CLASS I, TYPE B WILL BE USED IN CHANNEL AREAS.
11. TRACKING PADS SHALL BE USED AT THE CONSTRUCTION ENTRANCE AND EXITS.
12. ALTHOUGH ROCK CONSTRUCTION TRACKING PADS MAY NOT BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INSTALL THEM AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO MINIMIZE TRACKING ONTO ADJACENT STREETS. THESE PADS ARE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
13. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST CONTROL.
14. SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER'S HEIGHT.
15. BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY. DECOMPOSING STRAW BALES WILL BE REPLACED (TYPICAL BALE LIFE IS THREE MONTHS).
16. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
17. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.
18. ALL EROSION CONTROL MAT SHALL BE INSTALLED WITHIN 24 HOURS OF FINAL GRADES BEING ESTABLISHED.

EXISTING LINETYPES LEGEND

San	SANITARY SEWER
ST	STORM SEWER
WM	WATER MAIN
FM	FORCE MAIN
E	ELECTRIC
OE	OVERHEAD ELECTRIC
GAS	GAS
FO	FIBER OPTIC
T	TELEPHONE
TV	TV
X X X X	FENCE
	GUARD RAIL
GL GL GL	GRADING LIMITS
SF SF SF	SILT FENCE
DB DB DB	DOUBLE SEDIMENT BARRIER
	TRAIN TRACKS
	TREELINE

SYMBOLS LEGEND

- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- VALVE
- CURB STOP
- TRACER WIRE TERMINAL BOX
- WELL
- PROPERTY CORNER
- LIGHT POLE
- POWER / TELEPHONE POLE
- GUY WIRE
- UTILITY PEDESTAL
- SIGN
- SOIL BORING
- MONITORING WELL
- MAILBOX
- CAUTION — POTENTIAL HAZARD
- BENCHMARK
- GEC-CP # — CONTROL POINT
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP SYMBOL

ABBREVIATION LIST

B-B = BACK TO BACK
BOC = BACK OF CURB
BOP = BOTTOM OF PIPE
BOW = BOTTOM OF WALL
C-C = CENTER TO CENTER
CL = CENTERLINE
CP = CONTROL POINT
DIA = DIAMETER
ELEV = ELEVATION
EOG = EDGE OF GRAVEL
EOP = EDGE OF PAVEMENT
EX = EXISTING
FL = FLOW LINE
FM = FORCE MAIN
HC = HORIZONTAL CURVE
HP = HIGH POINT
IE = INVERT ELEVATION
INL = INLET
INV = INVERT
IOS = INSIDE OF STRUCTURE
L = LENGTH
LN = LINE
LP = LOW POINT
MH = MANHOLE
MIN = MINIMUM
MP = MIDPOINT
PC = POINT OF CURVE
PI = POINT OF INTERSECTION
PRO = PROPOSED
PT = POINT OF TANGENT
PVC = POINT OF VERTICAL CURVE
PVI = POINT OF VERTICAL INTERSECTION
PVMT = PAVEMENT
PVT = POINT OF VERTICAL TANGENT
R = RADIUS
ROW = RIGHT OF WAY
S = SANITARY SEWER SERVICE LATERAL
SAN = SANITARY SEWER
SE = SPOT ELEVATION
ST = STORM SEWER
STA = STATION
STD = STANDARD
TC = TOP OF CURB
TOP = TOP OF PIPE
TOW = TOP OF WALL
TYP = TYPICAL
UOS = UNLESS OTHERWISE SPECIFIED
VC = VERTICAL CURVE
W = WATER MAIN SERVICE LATERAL
WM = WATER MAIN

DIGGERS HOTLINE NOTE

DIGGERS HOTLINE
DIAL 811 or 1-800-242-8511
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days Notice Before You Excavate

OWNER

RYAN SBERNA
156 GREEN BAY RD.
CEDARBURG, WI 53012
PHONE: (414) 877-2040

UTILITIES

1. **ELECTRIC**
CEDARBURG LIGHT & WATER UTILITY
N30W5926 LINCOLN BLVD
CEDARBURG, WI 53012
PHONE: (262) 375-7650

2. **TELEPHONE**
SPECTRUM
1515 WEST WASHINGTON ST
WEST BEND, WI 53095
PHONE: (866) 874-2389

3. **GAS**
WE ENERGIES
PO BOX 2046
MILWAUKEE, WI 53201-2046
PHONE: (800) 242-9137

4. **CABLE TV**
SPECTRUM
1515 WEST WASHINGTON ST
WEST BEND, WI 53095
PHONE: (866) 874-2389

5. **WATER**
CEDARBURG LIGHT & WATER UTILITY
N30W5926 LINCOLN BLVD
CEDARBURG, WI 53012
PHONE: (262) 375-7650

6. **MUNICIPALITY**
TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012
PHONE: (262) 377-4509

GEC
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LEGEND & NOTES
SBERNA RECREATIONAL POND
RYAN SBERNA
TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

NO.	BY	DATE	REVISIONS

SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	G1.1

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PARCEL NO. 03-050-0020.001

LOT 2 CSM # 367

LOT 3 CSM # 367

LOT 1 CSM # 3930

LOT 2 CSM # 3930

PARCEL NO. 03-050-0020.006

PARCEL NO. 03-050-0024.001

GREEN BAY RD

40'

75'

ORDINARY HIGH WATER MARK (O.H.W.M)

APPROXIMATE EDGE OF CREEK

EX. EDGE OF WETLANDS

APPROXIMATE LOCATION OF C-1 CONSERVANCY DISTRICT LINE

EX. R.OW.

EX. CENTERLINE OF ROADWAY

EX. HOUSE

EX. HOUSE

C/L MOUND

EX. SILO

OUT BUILDING

EX. BERM

EX. PROPERTY LINE

EX. CONTOURS, TYP.

EX. SETBACK, TYP.

EX. SHED

GEC-CP 1

GEC-CP 2

GEC-CP 3

CONTROL POINT TABLE

POINT ID	NORTHING "Y"	EASTING "X"	ELEVATION "Z"	DESCRIPTION
GEC-CP1	473613.8320	2508987.6290	715.09'	PK NAIL
GEC-CP2	473707.9750	2509051.0300	713.18'	PK NAIL
GEC-CP3	473352.4250'	2509220.9670'	708.48'	IRON PIN

GEC
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EXISTING SITE PLAN
SBERNA RECREATIONAL POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

REVISIONS	NO.	BY	DATE

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SHEET NO.	C1.0

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CONTROL POINT TABLE

POINT ID	NORTHING "Y"	EASTING "X"	ELEVATION "Z"	DESCRIPTION
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PARCEL NO. 03-050-0020.001

PARCEL NO. 03-050-0020.006

LOT 2 CSM # 367

LOT 3 CSM # 367

LOT 1 CSM # 3930

LOT 2 CSM # 3930

PARCEL NO. 03-050-0024.001

GREEN BAY RD

EX. EDGE OF WETLANDS

EX. RETAINING WALL

EX. SEPTIC SYSTEM

ORDINARY HIGH WATER MARK (O.H.W.M)

APPROXIMATE EDGE OF CREEK

EX. HOUSE

EX. CONCRETE

C/L MOUND

EX. CENTERLINE OF ROADWAY

EX. WELL

EX. EDGE OF CONCRETE

EX. STORM INLET

EX. SILO

EX. RETAINING WALL

EX. ELECTRICAL TRANSFORMER

GEC-CP 2

OUT BUILDING

EX. EDGE OF ASPHALT PAVEMENT

EX. BERM

GEC-CP 1

EX. PROPERTY LINE

EXISTING EVERGREEN TREES TO REMAIN

EXISTING DECIDUOUS TREES TO BE RELOCATED

EX. CONTOURS, TYP.

APPROXIMATE EDGE OF CREEK

ORDINARY HIGH WATER MARK (O.H.W.M)

EX. R.O.W.

EX. BERM

EX. SHED

APPROXIMATE LOCATION OF C-1 CONSERVANCY DISTRICT LINE

GEC-CP 3

DIGGERS HOTLINE
DIAL 811 or 1-800-242-8511
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EXISTING SITE PLAN
SBERNA RECREATIONAL POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

	DATE	BY	NO.	REVISIONS

N W E S

0 60
SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C1.1

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NOTES:

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3. ALL PROPOSED BERMS SHALL UNDER 4' IN HEIGHT.

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PARCEL NO. 03-050-0020.001

PARCEL NO. 03-050-0020.006

EX. EDGE OF WETLANDS

LOT 2 CSM # 367

EX. RETAINING WALL

EX. SEPTIC SYSTEM

C/L MOUND

40'

EX. HOUSE

EX. HOUSE

EX. CONCRETE

LOT 3 CSM # 367

EX. WELL

EX. EDGE OF CONCRETE

EX. STORM INLET

EX. SILO

EX. RETAINING WALL

EX. ELECTRICAL TRANSFORMER

OUT BUILDING

EX. CENTERLINE OF ROADWAY

EX. EDGE OF ASPHALT PAVEMENT

EX. BERM

PARCEL NO. 03-050-0020.006

PROPOSED SCHEDULE 40 PVC PIPE, TYP.

ORDINARY HIGH WATER MARK (O.H.W.M)

PROPOSED 4' INLINE WATER LEVEL CONTROL STRUCTURE

PROPOSED SWALE, TYP.

PROPOSED BEACH AREA

PROPOSED 10' GRASSED WALKWAY

GREEN BAY RD

APPROXIMATE EDGE OF CREEK

PROPOSED WATER ELEVATION

PROPOSED BOTTOM OF POND

PROPOSED TOP OF POND

75'

PROPOSED FLOTATION DEVICE

POND DETAILS:

TOTAL POND AREA: 18,310 SQ FT
WATER SURFACE AREA: 11,765 SQ FT
BEACH AREA: 830 SQ FT
NORMAL WATER ELEVATION: 709.75'
TOP OF POND: 710.5'-710.7'
OVERFLOW WEIR: 710.25'
MAX POND DEPTH: 12'

40'

LOT 1 CSM # 3930

EX. R.O.W.

PROPOSED BERM, TYP.

APPROXIMATE LOCATION OF C-1 CONSERVANCY DISTRICT LINE

EX. BERM TO BE EXTENDED

EX. SETBACK, TYP.

40'

EX. SHED

PARCEL NO. 03-050-0024.001

LOT 2 CSM # 3930

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PROPOSED SITE PLAN
SBERNA RECREATION POND
RYAN SBERNA

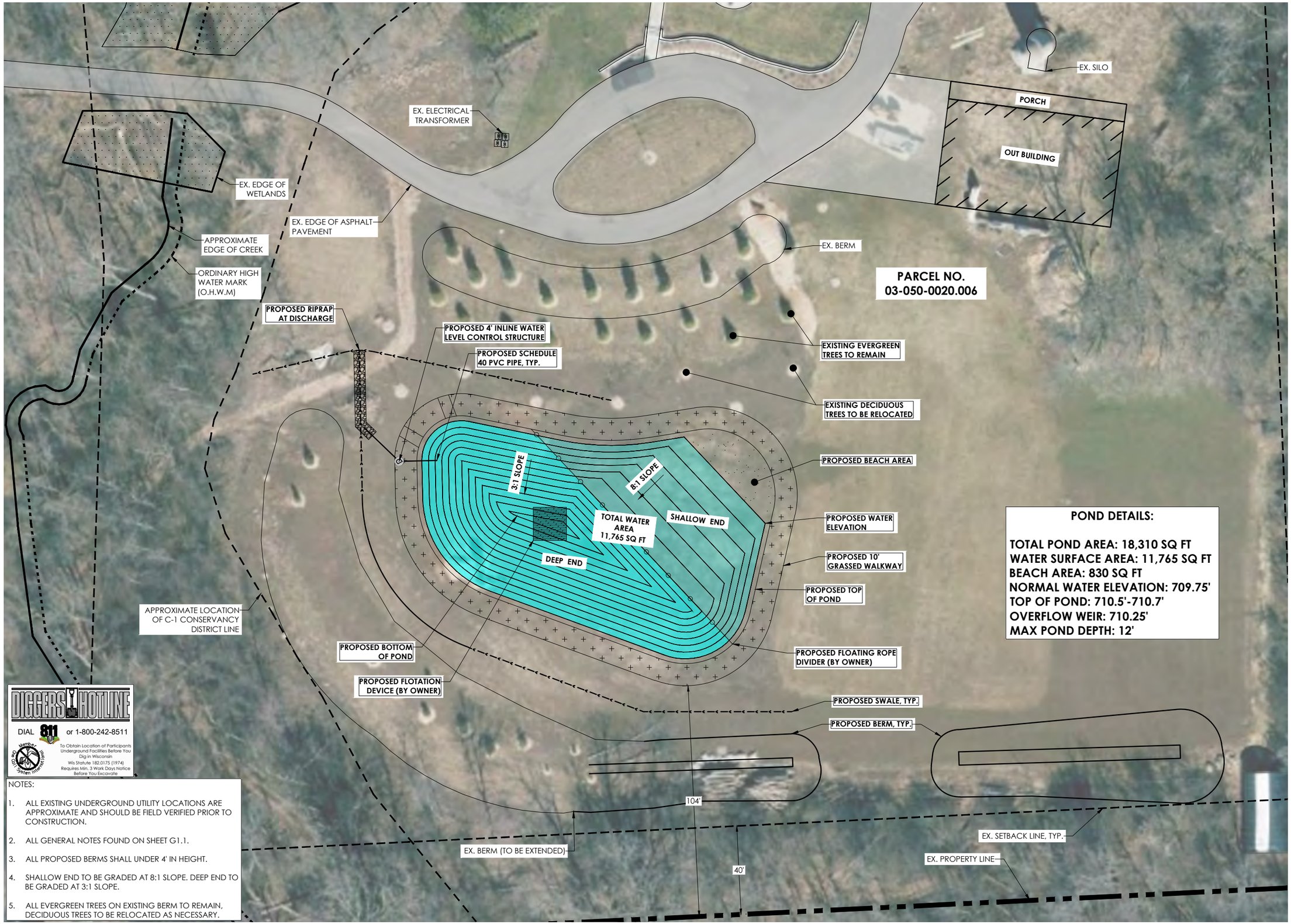
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3. ALL PROPOSED BERMS SHALL UNDER 4' IN HEIGHT.
4. SHALLOW END TO BE GRADED AT 8:1 SLOPE. DEEP END TO BE GRADED AT 3:1 SLOPE.
5. ALL EVERGREEN TREES ON EXISTING BERM TO REMAIN, DECIDUOUS TREES TO BE RELOCATED AS NECESSARY.

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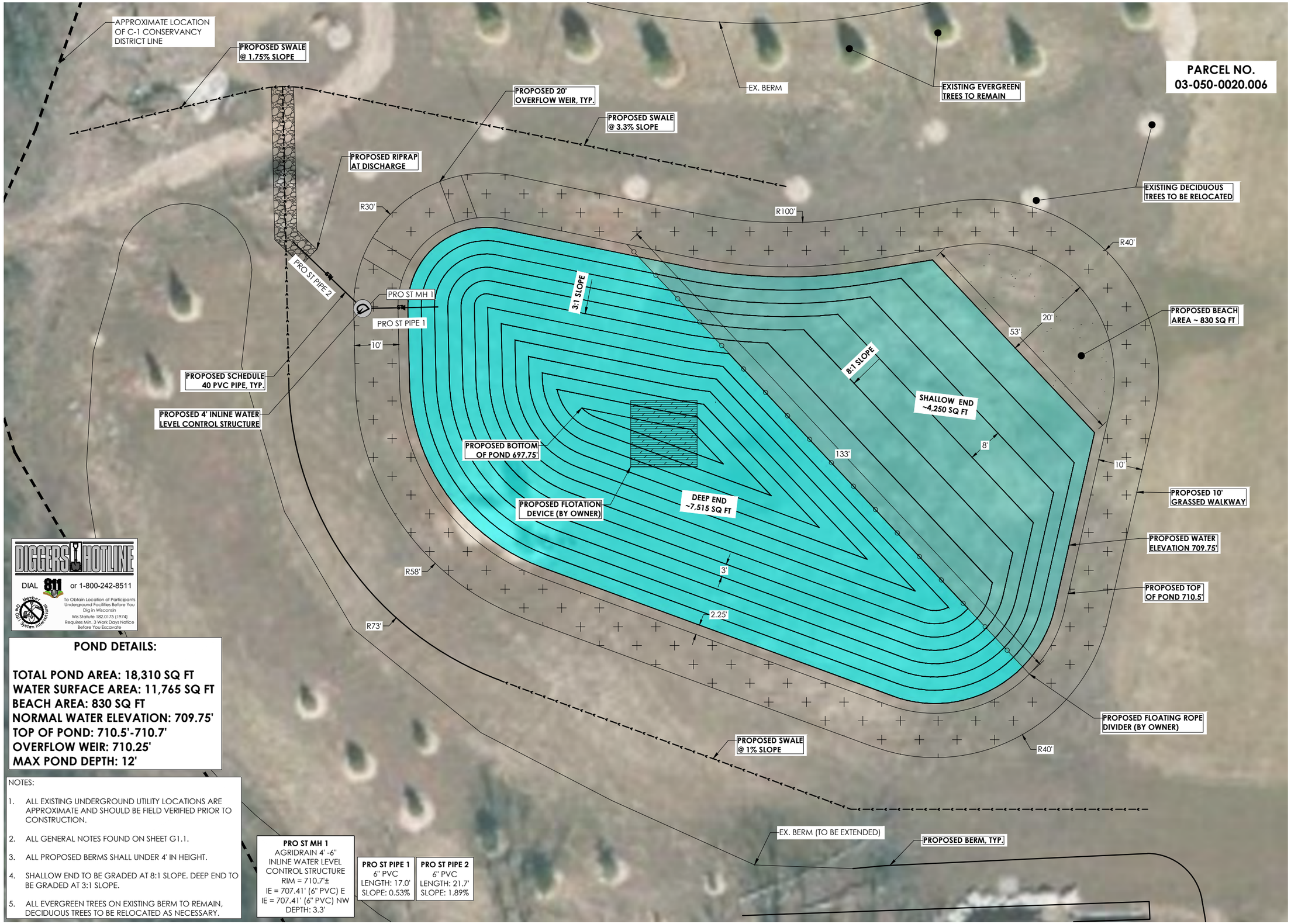
PROPOSED SITE PLAN
SBERNA RECREATIONAL POND
RYAN SBERNA
TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

REVISIONS	NO.	BY	DATE

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POND DETAILS:

TOTAL POND AREA: 18,310 SQ FT
WATER SURFACE AREA: 11,765 SQ FT
BEACH AREA: 830 SQ FT
NORMAL WATER ELEVATION: 709.75'
TOP OF POND: 710.5'-710.7'
OVERFLOW WEIR: 710.25'
MAX POND DEPTH: 12'

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PRO ST MH 1
AGRIDRAIN 4' -6" INLINE WATER LEVEL CONTROL STRUCTURE
RIM = 710.7'±
IE = 707.41' (6" PVC) E
IE = 707.41' (6" PVC) NW
DEPTH: 3.3'

PRO ST PIPE 1
6" PVC
LENGTH: 17.0'
SLOPE: 0.53%

PRO ST PIPE 2
6" PVC
LENGTH: 21.7'
SLOPE: 1.89%

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PROPOSED SITE PLAN
SBERNA RECREATIONAL POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

REVISIONS	NO.	BY	DATE

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SCALE

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TOP OF POND: 710.5'-710.7'
OVERFLOW WEIR: 710.25'
MAX POND DEPTH: 12'

EX. EDGE OF ASPHALT PAVEMENT
EX. SILO
PROPOSED FILL AREA
PRO. PORCH
PRO. OUT BUILDING
ORDINARY HIGH WATER MARK (O.H.W.M)
EX. EDGE OF WETLANDS
PROPOSED 3:1 SLOPE
APPROXIMATE EDGE OF CREEK
EX. BERM
PROPOSED FILL AREA
PROPOSED SWALE @ 1.75% SLOPE
PROPOSED SWALE @ 3.3% SLOPE
PROPOSED 5:1 SLOPE
PROPOSED 3:1 SLOPE
PROPOSED 10:1 SLOPE
PARCEL NO. 03-050-0024.001
EX. CONTOUR, TYP.
CONTRACTOR TO AVOID DISTURBANCE TO EX GRAVEL PATH
PROPOSED 20' BROAD CRESTED OVERFLOW WEIR, TYP.
PROPOSED CLASS III RIPRAP AT DISCHARGE
3:1 SLOPE
8:1 SLOPE
SHALLOW END
DEEP END
PROPOSED BEACH AREA ~ 830 SQ FT
PROPOSED WATER ELEVATION 709.75'
PROPOSED TOP OF POND 710.5'
PROPOSED SHALLOW END AT MAX 8:1 SLOPE
PROPOSED 10' WIDE GRASSED WALKWAY @ 2.0% SLOPE
PROPOSED 3:1 SLOPE
PROPOSED 4:1 SLOPE
PROPOSED BOTTOM OF POND 697.75'
PROPOSED SWALE @ 1.0% SLOPE
PROPOSED CONTOUR, TYP.
PROPOSED 5:1 SLOPE
EX. PROPERTY LINE
EX. SHED
EX. BERM
PROPOSED BERM, TYP.
PROPOSED 4:1 SLOPE
APPROXIMATE LOCATION OF C-1 CONSERVANCY DISTRICT LINE

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3. ALL PROPOSED BERMS SHALL UNDER 4' IN HEIGHT.
4. ALL GRADING ACTIVITIES SHALL REMAIN OUT OF C-1 CONSERVANCY DISTRICT LINE AND AWAY FROM ANY WETLANDS.
5. EXACT EXCESS FILL LOCATION TO BE COORDINATED WITH OWNER.

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
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PROPOSED GRADING PLAN
SBERNA RECREATIONAL POND
RYAN SBERNA
TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

NO.	BY	DATE
REVISIONS		

0 40
SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C3.0

G:\Current Files R-Z\Wisconsin Lake and Pond\01-26000-078 Ryan Sberna Pond Development\01-26000-078 Pond Development\CAD 01-26000-0782_CIVIL\Production Drawings\1_Bid Plan Set\1-C3.0-PGP-01-26000-078.dwg, 6/16/2026 1:02:59 PM, ANSI full bleed B (17.00 x 11.00 Inches), 1:1

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED FILL AREA

PROPOSED SWALE @ 1.75% SLOPE

PROPOSED SWALE @ 3.3% SLOPE

PROPOSED 20' BROAD CRESTED OVERFLOW WEIR, TYP.

PROPOSED CONTOUR, TYP.

PROPOSED BOTTOM OF POND 697.75'

DEEP END

SHALLOW END

PROPOSED WATER ELEVATION 709.75'

PROPOSED TOP OF POND 710.5'

PROPOSED TOP OF POND 710.7'

PROPOSED 10' WIDE GRASSED WALKWAY @ 2.0% SLOPE

PROPOSED SWALE @ 1.0% SLOPE

PROPOSED BERM, TYP.

APPROXIMATE LOCATION OF C-1 CONSERVANCY DISTRICT LINE

SE:705.26 SE:706.22 SE:707.78 SE:706.89 SE:707.76 SE:708.60 SE:708.75 SE:709.27 SE:709.79 SE:710.66 SE:712.50 SE:709.53 SE:710.00 SE:710.25 SE:710.50 SE:710.70

PARCEL NO.
03-050-0024.001

DIGGERS HOTLINE
DIAL 811 or 1-800-242-8511
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days Notice Before You Excavate

NOTES:

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RYAN SBERNA
TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

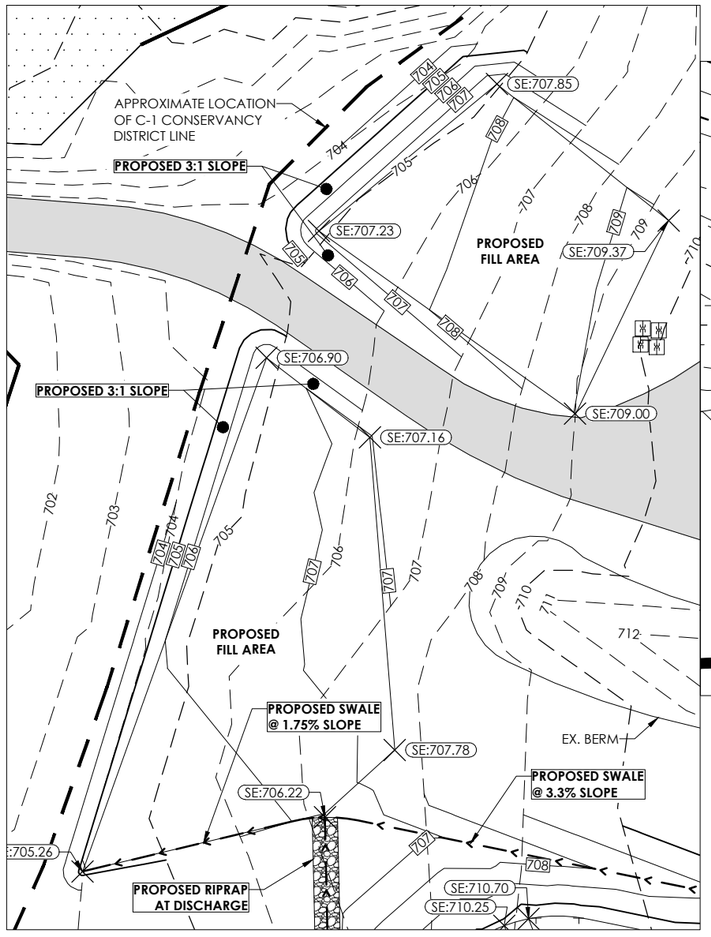
NO.	BY	DATE
REVISIONS		

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SCALE

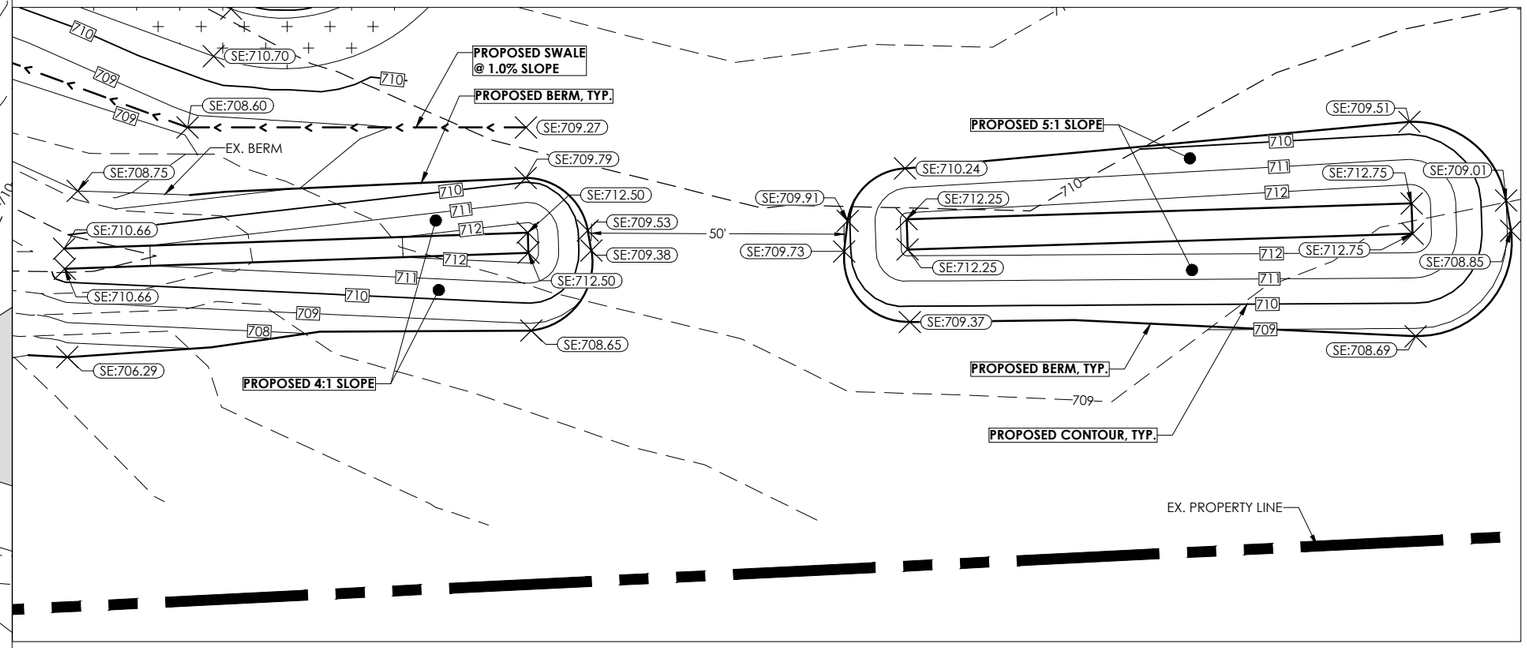
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ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C3.1

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PRELIMINARY NOT FOR CONSTRUCTION



SCALE 1" = 30'



SCALE 1" = 30'

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PROPOSED GRADING PLAN
SBERNA RECREATIONAL POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

NO.	BY	DATE
REVISIONS		

0 30
SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C3.2

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PRELIMINARY NOT FOR CONSTRUCTION

SURFACE LEGEND:

- PROPOSED EROSION MAT CLASS 1 TYPE A
- PROPOSED EROSION MAT CLASS 1 TYPE B

PROPOSED SEDIMENT LOG, TYP.
PROPOSED SILT FENCE, TYP.
PROPOSED FILL AREA
EX. EDGE OF WETLANDS
ORDINARY HIGH WATER MARK (O.H.W.M)
APPROXIMATE EDGE OF CREEK
PROPOSED ROCK CONSTRUCTION ENTRANCE, EXACT LOCATION MAY VARY
OUT BUILDING
EX. BERM
EX. CONTOURS, TYP.
PROPOSED SEDIMENT LOG, TYP.
PROPOSED FILL AREA
PROPOSED GRADING LIMITS, TYP.
PROPOSED SILT FENCE, TYP.
PROPOSED SWALE @ 3.3% SLOPE
PROPOSED SWALE @ 1.75% SLOPE
PROPOSED CONTOUR, TYP.
PARCEL NO. 03-050-0024.001
LIMIT DISTURBANCE TO EXISTING GRAVEL PATH
PROPOSED EROSION MAT CLASS I, TYPE A, TYP.
PROPOSED WATER ELEVATION 709.75'
PROPOSED TOP OF POND 710.5'
PROPOSED BOTTOM OF POND 697.75'
PROPOSED EROSION MAT CLASS I, TYPE B, TYP.
PROPOSED BERM, TYP.
PROPOSED SWALE @ 1.0% SLOPE
PROPOSED DITCH CHECK APPROXIMATELY EVERY 100'
EX. BERM
PROPOSED GRADING LIMITS, TYP.
PROPOSED SEDIMENT LOG, TYP.
APPROXIMATE LOCATION OF C-1 CONSERVANCY DISTRICT LINE
EX. SHED
EX. PROPERTY LINE

DIGGERS HOTLINE
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PROPOSED EROSION CONTROL PLAN
SBERNA RECREATIONAL POND
RYAN SBERNA
TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

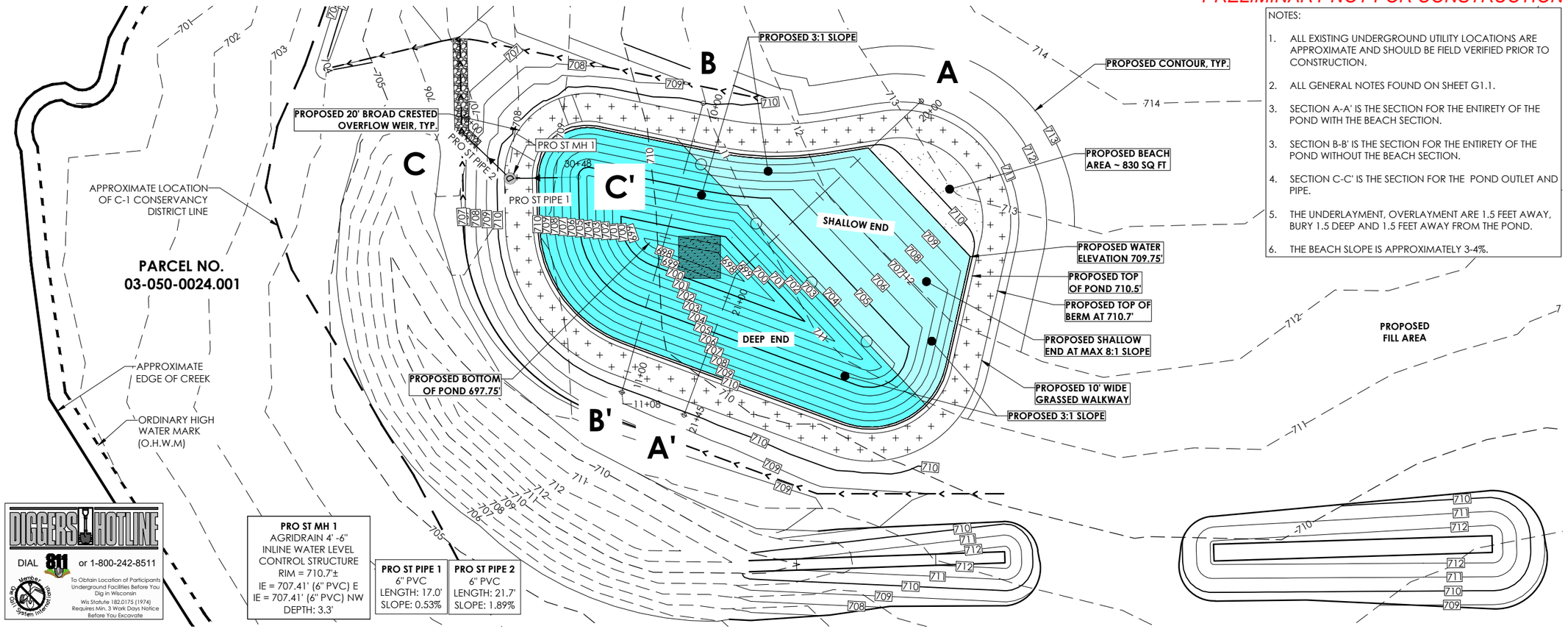
NO.	BY	DATE
REVISIONS		

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SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C4.0

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PRELIMINARY NOT FOR CONSTRUCTION



NOTES:

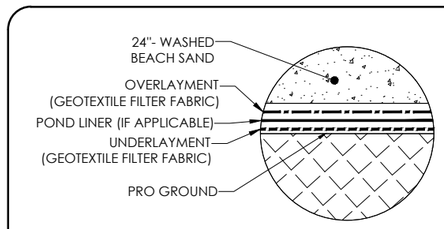
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5. THE UNDERLAYMENT, OVERLAYMENT ARE 1.5 FEET AWAY, BURY 1.5 DEEP AND 1.5 FEET AWAY FROM THE POND.
6. THE BEACH SLOPE IS APPROXIMATELY 3-4%.

DIGGERS HOTLINE
DIAL 811 or 1-800-242-8511
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
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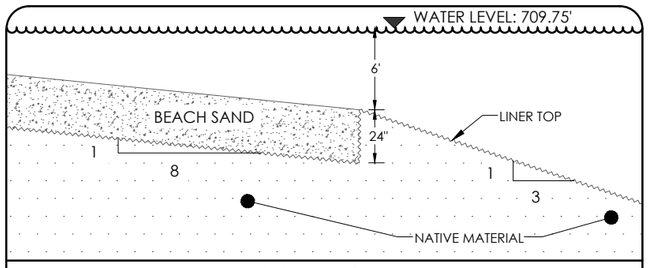
PRO ST MH 1
AGRIDRAIN 4' -6" INLINE WATER LEVEL CONTROL STRUCTURE
RIM = 710.7'±
IE = 707.41' (6" PVC) E
IE = 707.41' (6" PVC) NW
DEPTH: 3.3'

PRO ST PIPE 1
6" PVC
LENGTH: 17.0'
SLOPE: 0.53%

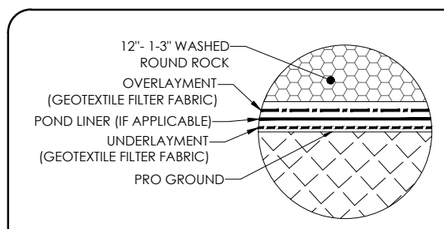
PRO ST PIPE 2
6" PVC
LENGTH: 21.7'
SLOPE: 1.89%



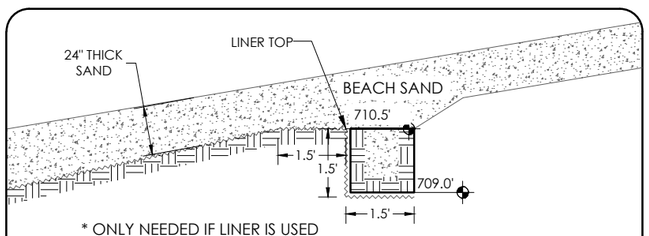
SAND LINER DETAIL (5D)



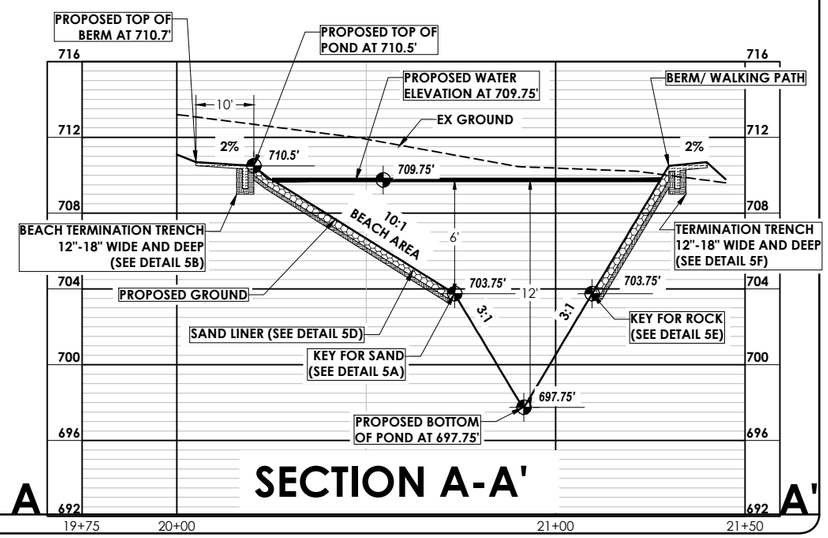
KEY FOR SAND DETAIL (5A)



1-3" ROCK LINER DETAIL (5C)



BEACH TERMINATION TRENCH DETAIL (5B)



SECTION A-A'

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POND DETAILS
SBERNA RECREATIONAL POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

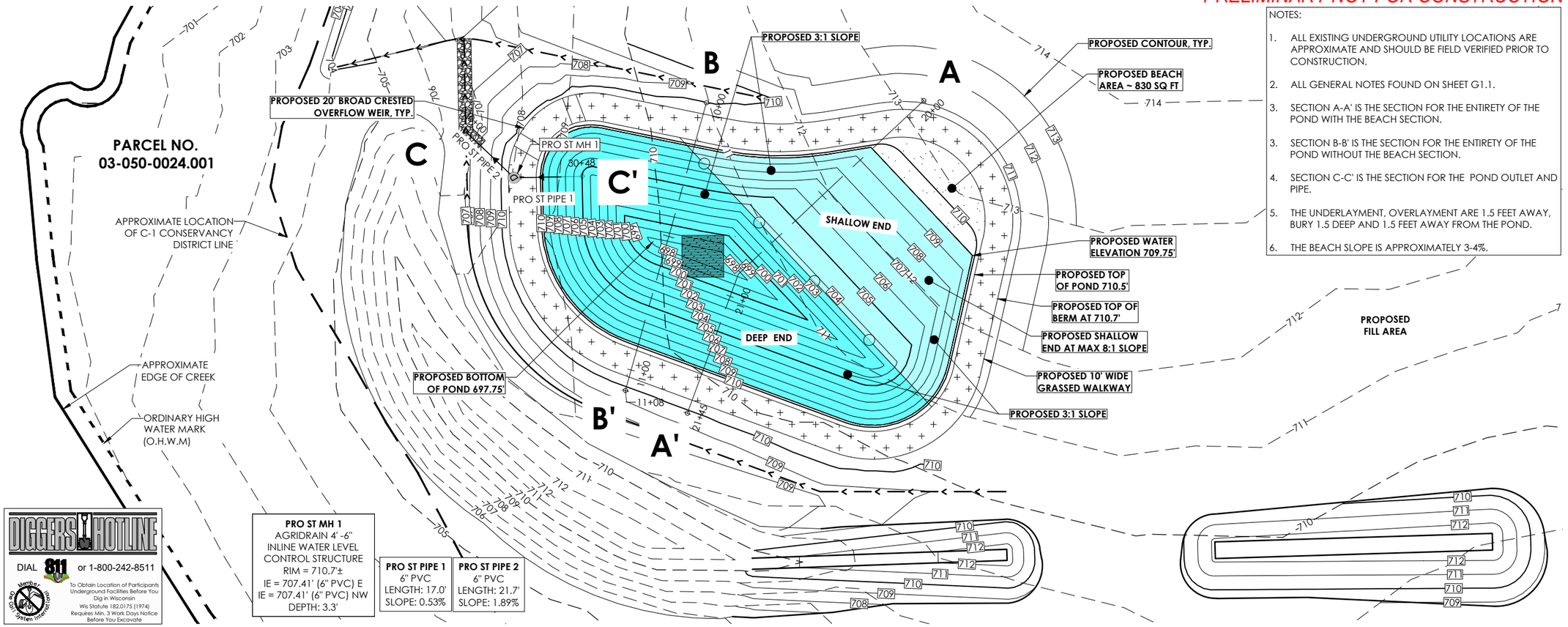
NO.	BY	DATE
REVISIONS		

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SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C5.0

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PRELIMINARY NOT FOR CONSTRUCTION



NOTES:

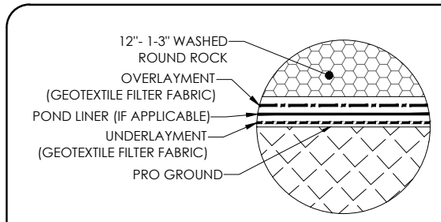
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
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DIAL 811 or 1-800-242-8511
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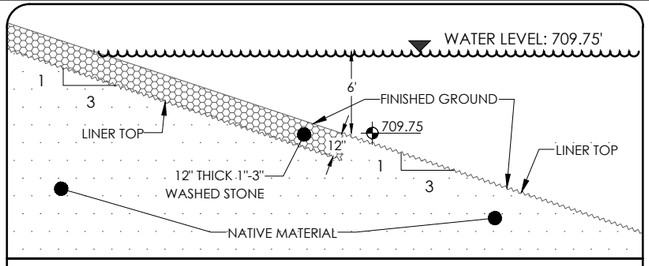
PRO ST MH 1
AGRIDRAIN 4' -6"
INLINE WATER LEVEL CONTROL STRUCTURE
RIM = 710.7'±
IE = 707.41' (6" PVC) E
IE = 707.41' (6" PVC) NW
DEPTH: 3.3'

PRO ST PIPE 1
6" PVC
LENGTH: 17.0'
SLOPE: 0.53%

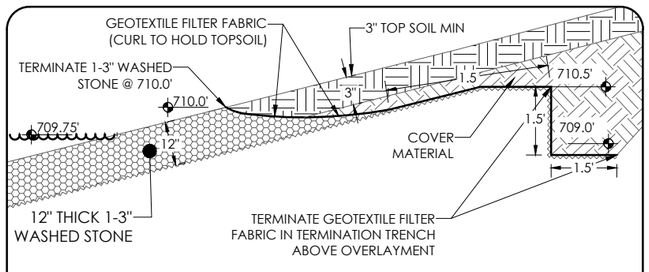
PRO ST PIPE 2
6" PVC
LENGTH: 21.7'
SLOPE: 1.89%



1-3" ROCK LINER DETAIL (5C)

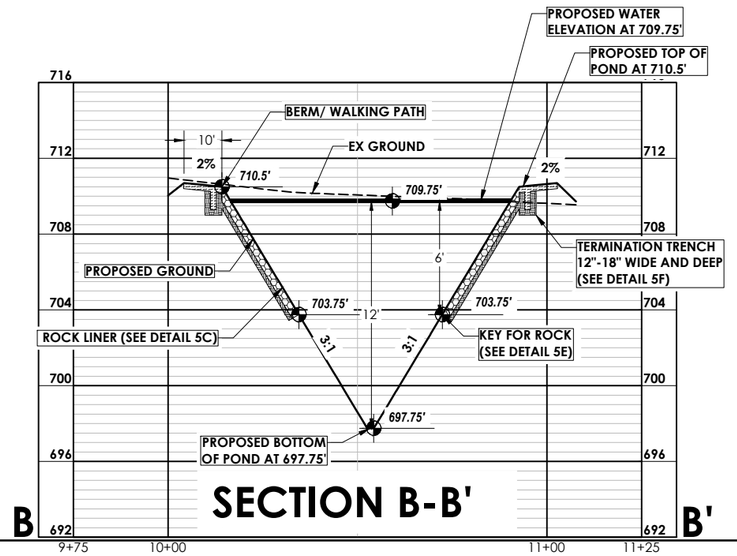


KEY FOR ROCK DETAIL (5E)



NOTE:
1) THE PURPOSE OF THE GEOTEXTILE FILTER FABRIC IS TO KEEP THE 1-3" WASHED STONE AND THE TOPSOIL FROM MIXING. IT IS NOT PART OF THE LINER (IF A LINER IS PRESENT)

STONE TERMINATION TRENCH DETAIL (5F)



SECTION B-B'

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POND DETAILS
SBERNA RECREATIONAL POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

NO.	BY	DATE
REVISIONS		

0 40
SCALE

DRAWN BY	JLM
REVIEWED BY	BRB
ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C5.1

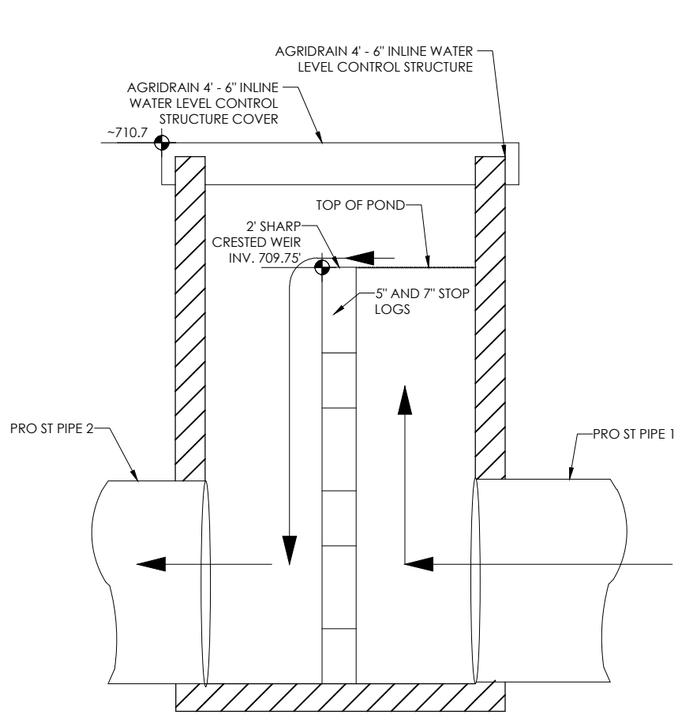
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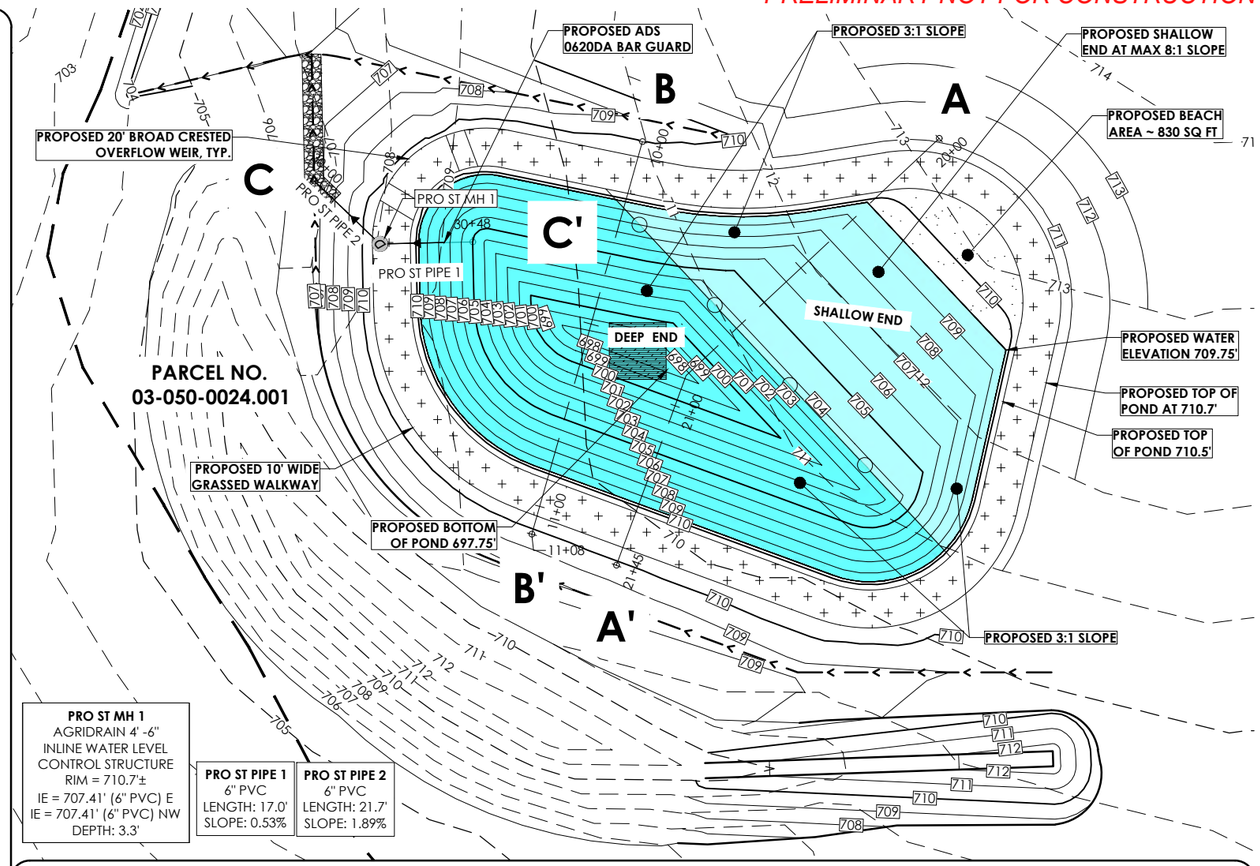
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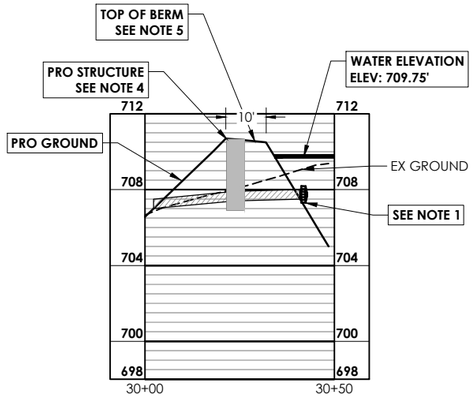
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6. THE BEACH SLOPE IS APPROXIMATELY 3-4%.



*STOP LOGS CAN BE REMOVED TO LOWER WATER LEVEL FOR POND MAINTENANCE





C SECTION C'
C-C'

NOTES:

1. PRO ADS BAR 0620DA GUARD TO BE AT INVERT OF INTAKE PIPE.
2. INTAKE PIPE SHALL BE AT 0.5% SLOPE.
3. OUTLET PIPE SHALL BE AT 2.0% SLOPE.
4. OUTLET STRUCTURE SHALL BE AN AGRIDRAIN 4'-6" INLINE WATER LEVEL CONTROL STRUCTURE.
5. TOP OF BERM RANGES FROM 710.5'-710.70'

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RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

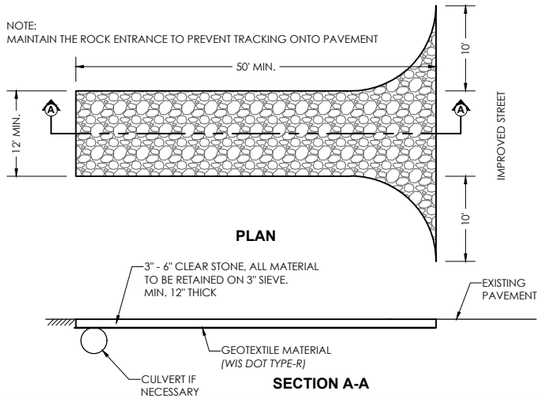
NO.	BY	DATE	REVISIONS

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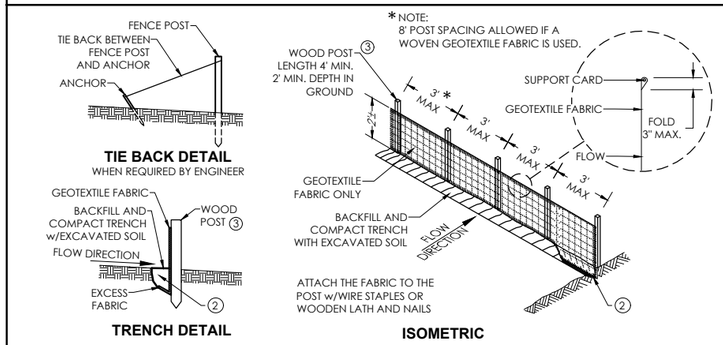
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ISSUE DATE	06/17/2026
GEC FILE NO.	01-26000-078
SHEET NO.	C5.2

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PRELIMINARY NOT FOR CONSTRUCTION



ROCK CONSTRUCTION ENTRANCE

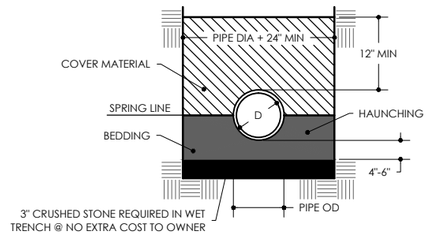


① NOTES:
HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

③ WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.

SILT FENCE



BEDDING AND COVER MATERIAL:

CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

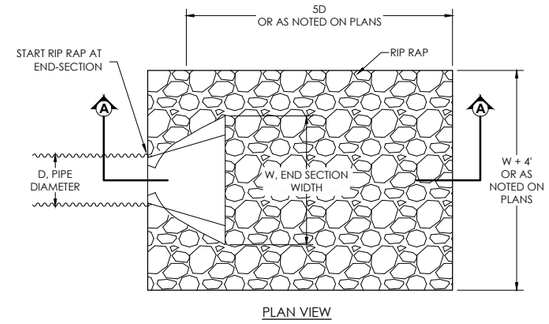
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SEIVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

INSTALLATION:
PLACE AND COMPACT BEDDING MATERIAL AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR.

FLEXIBLE PIPE BEDDING
(CORRUGATED STEEL AND POLYETHYLENE)



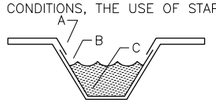
CMP/HDPE PIPE

RIP RAP CLASS	WIS DOT RIP RAP EQUIVALENT	d, DEPTH
1	--	9"
2	LIGHT	18"
3	HEAVY	27"
4	EXTRA HEAVY	36"

RIP RAP AT PIPE DISCHARGE

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMAPCT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM -12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



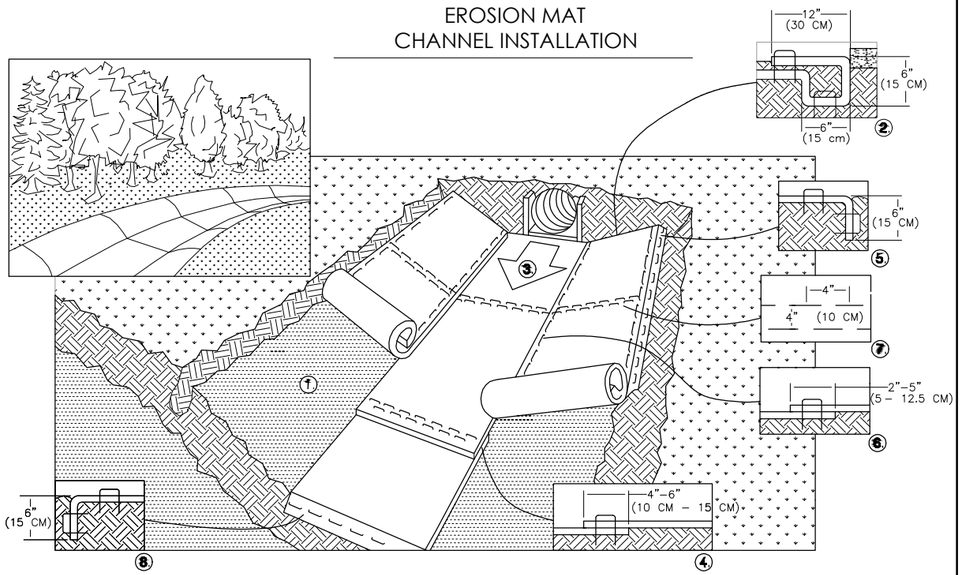
CRITICAL POINTS

A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION MAT
CHANNEL INSTALLATION



EROSION MAT DETAIL

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
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RYAN SBERNA
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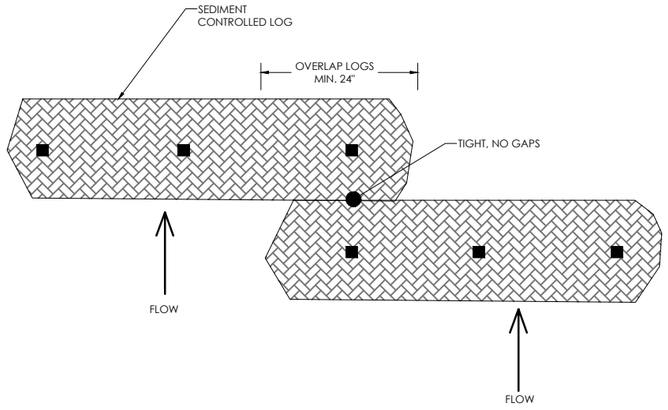
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SHEET NO.	C6.0

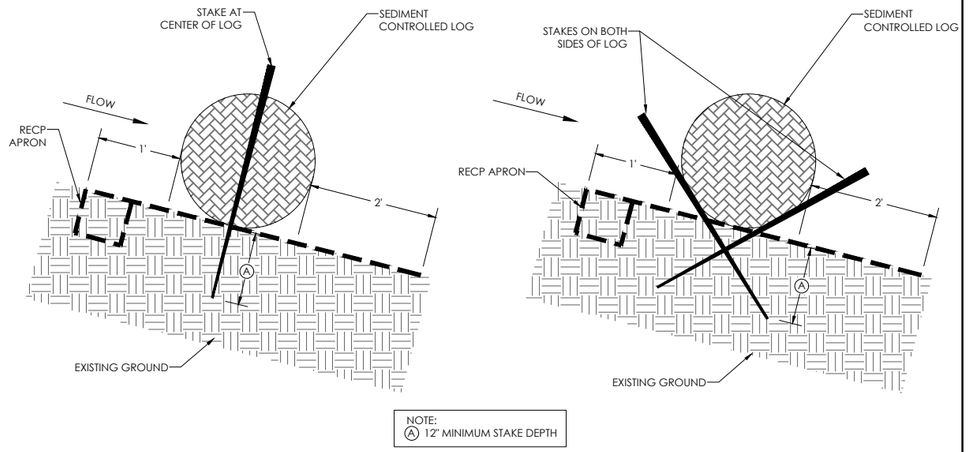
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PRELIMINARY NOT FOR CONSTRUCTION



PLAN VIEW

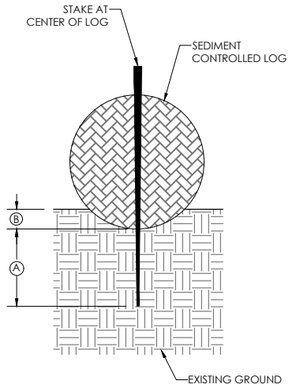
LOG OVERLAP DETAIL



ONE-STAKE SECTION

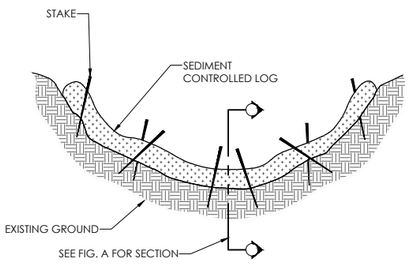
TWO-STAKE SECTION

SLOPE/CHANNEL INSTALLATION (FIG. A)



SECTION

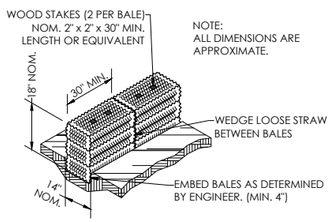
FLAT GROUND INSTALLATION (FIG. B)



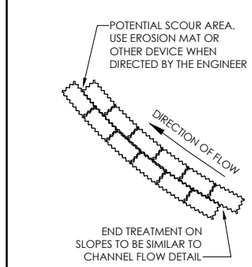
DO NOT ALLOW FLOW TO OVERTOP INSTALLATION.

CROSS-SECTION VIEW

CHANNEL INSTALLATION (FIG. C)

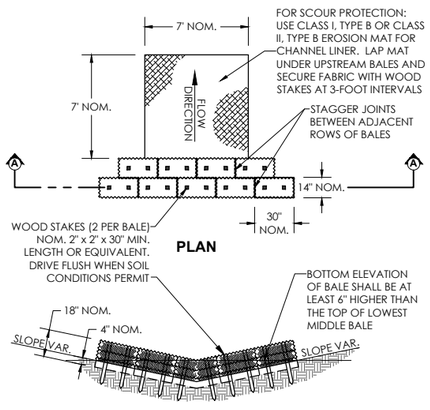


EROSION BALE INSTALLATION



PLAN

EROSION BALE FOR ALTERING FLOW DIRECTION



PLAN

SECTION A-A

EROSION BALE FOR CHANNEL FLOW

TEMPORARY DITCH CHECKS

PURPOSE & OPERATION

PRODUCTS IN THIS CATEGORY ARE INTENDED FOR USE AT THE BOTTOM OF FILL SLOPES AND IN CHANNELS TO INTERCEPT AND POND SEDIMENT-LADEN RUNOFF. PONDING THE WATER REDUCES THE VELOCITY OF THE INCOMING FLOW AND ALLOWS MOST OF THE SEDIMENTS TO SETTLE OUT. WATER EXITS THE CHECK BY EITHER FILTERING THROUGH OR FLOWING OVER THE TOP.

CONSTRUCTION METHODS

THIS WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION, AND THE STANDARD DETAIL DRAWING IN THE WISDOT FACILITY DEVELOPMENT MANUAL. IN ADDITION TO THE ABOVE, TEMPORARY DITCH CHECKS SHALL BE PLACED PERPENDICULAR TO THE FLOW LINE OF THE DITCH AND SHALL EXTEND FAR ENOUGH SO THAT THE GROUND LEVEL AT THE ENDS OF THE CHECKS ARE HIGHER THAN THE LOW POINT ON THE CREST OF THE CHECK. THE INSTALLED MATERIAL SHALL HAVE A MINIMUM HEIGHT OF 10 INCHES ABOVE THE FLOW LINE IN THE INSTALLED CONDITION. ALL PRODUCTS SHALL BE ENTRENCHED A MINIMUM OF 2.0 INCHES ON BARE SOIL. DITCH CHECKS INSTALLED IN A CHANNEL THAT IS CONTINUOUSLY LINED WITH EROSION MAT NEED NOT BE ENTRENCHED IF INSTALLED OVER THE TOP OF THE EROSION MAT. INSTALLATIONS SHALL HAVE STAKES ON THE DOWNSTREAM SIDE OF THE TEMPORARY DITCH CHECK AND SHALL NOT REDUCE THE HEIGHT OF THE TEMPORARY DITCH CHECK. FABRIC TYPE PRODUCTS MAY BE ENTRENCHED WITH A NARROW CHECK SLOT ON THE UPSTREAM SIDE.

APPROVED MANUFACTURED ALTERNATIVES TO THE DEPARTMENT'S DETAILS ARE LISTED BELOW.

APPROVED TEMPORARY DITCH CHECKS

PRODUCT	MANUFACTURER
CURLEX 12 INCH SEDIMENT LOG	AMERICAN EXCELSIOR
CURLEX 20 INCH SEDIMENT LOG	AMERICAN EXCELSIOR
AEC PREMIER 12 INCH WATTLE	AMERICAN EXCELSIOR
AEC PREMIER 20 INCH WATTLE	AMERICAN EXCELSIOR
STENLOG 12	Erosion Control Blanket.com
TRIANGULAR SILT DIKE	TRIANGULAR SILT DIKE
ASPEN XCEL EXCELSIOR LOG	WESTERN EXCELSIOR
DITCH CHEXX	FILTREXX
BIO-D SILT CHECK	RO LANKA
WS-12	NORTH AMERICAN GREEN

INSTALLATION INSTRUCTIONS - LOGS AND WATTLES:

STEP 1 - SITE PREPARATION

PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE LOG REMAINS IN CONTACT WITH SLOPE.

STEP 2 - STAPLE SELECTION

AT A MINIMUM, 1" LONG BY 1" BY 24", STAKES ARE TO BE USED TO SECURE THE LOG TO THE GROUND SURFACE. INSTALLATION IN ROCKY, SANDY OR OTHER LOOSE SOIL MAY REQUIRE LONGER STAKES.

SLOPE INSTALLATION

PLACE RECP ALONG SLOPE TO PROVIDE UPSTREAM APRON FOR LOG. SECURE RECP ACCORDING TO STANDARD SLOPE INSTALLATION INSTRUCTIONS INCLUDING UPSTREAM ANCHOR TRENCH. SECURE LOG TO BLANKET, ENSURING LOG REMAINS IN INTIMATE CONTACT WITH THE RECP OVER THE LENGTH OF THE INSTALLATION. A MINIMUM ONE FOOT UPSTREAM APRON AND TWO FOOT DOWNSTREAM APRON ARE REQUIRED FOR INSTALLATION. SUBSEQUENT, DOWNSLOPE ROWS OF LOGS SHOULD BE SPACED APPROPRIATELY FOR SITE CONDITIONS TO MINIMIZE ACCELERATION OF FLOW. FURTHER, LOG SEAMS ARE TO BE OFFSET TO ENSURE CONTINUOUS FILTRATION. FIGURE A PRESENTS A SCHEMATIC OF A SLOPE INSTALLATION IN PROFILE VIEW.

CHANNEL INSTALLATION

PLACE RECP ALONG CHANNEL TO PROVIDE UPSTREAM AND DOWNSTREAM APRON FOR LOG IDENTICALLY TO SLOPE INSTALLATION. SECURE LOG TO BLANKET, ENSURING LOG REMAINS IN INTIMATE CONTACT WITH THE RECP OVER THE LENGTH OF THE INSTALLATION. A MINIMUM OF ONE FOOT UPSTREAM APRON AND TWO FOOT DOWNSTREAM APRON ARE REQUIRED FOR INSTALLATION. SUBSEQUENT, DOWNSLOPE ROWS OF LOGS SHOULD BE SPACED APPROPRIATELY FOR SITE CONDITIONS TO MINIMIZE ACCELERATION OF FLOW. FURTHER, LOG SEAMS ARE TO BE OFFSET TO ENSURE CONTINUOUS FILTRATION. FIGURE A AND FIGURE C PRESENT A SCHEMATIC OF A CHANNEL INSTALLATION.

DRAIN FILTER INSTALLATION

SURROUND DRAIN INLET TO BE PROTECTED WITH LOG, ENSURING SEAMS ARE OVERLAPPING TO MINIMIZE FLOW CIRCUMVENTING LOG. SECURE LOGS TO GROUND SURFACE ENSURING THE LOG REMAINS IN INITIMATE CONTACT WITH THE GROUND SURFACE OVER THE ENTIRE INSTALLATION. PROVIDE RECP APRON SECURED TO THE GROUND SURFACE BETWEEN DRAIN AND LOG.

NOTES

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
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SBERNA RECREATIONAL POND
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

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PRELIMINARY NOT FOR CONSTRUCTION

Manufactured by:
Agri Drain CORPORATION

PO Box 458 · 1462 340th Street · Adair, Iowa 50002
Phone: 1-800-232-4742 · Fax: 1-800-282-3353
www.agridrain.com · email: info@agridrain.com

Inline Water Level Control Structure™

- Available in manual or automatic.
- Structures are not pressure rated.
- Structures are intended for gravity flow: Low pressure and some seepage may occur.
- Constructed of rugged ½" PVC with lockable plastic lid.
- Stainless steel screws and custom anodized aluminum corner extrusions used for strength and durability.
- Flexible couplers allow PVC, plastic pipe, or other materials to be easily attached. *(Please specify type of pipe when ordering.)*
- Stoplogs made of PVC in 5" and 7" heights for adjustability. (Maintenance of stoplogs is recommended: Remove stoplogs and grease the seal with Lubriplate Grease.* Ensure there is no debris in the tracks or along the bottom of the structure. Replace stoplogs after greasing.)
- ***Important!*** To minimize seepage, align stoplogs firmly against one side of the stoplog track.
- There is a 5-year warranty on all standard structures.
- Customized or special orders will carry a 1-year warranty on workmanship and material and are nonreturnable

*One tube of Lubriplate Grease is included with each structure.



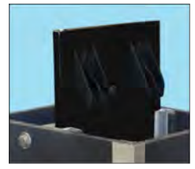
US Patent No. 6,715,508 B2
US Patent No. 6,786,234 B2
Canadian Patent No. 2,403,456
Canadian Patent No. 2,466,976

Inline Water Level Control Structure™			
Pipe Size	Available Heights	Width	Depth
4"	2' - 12'	8"	10"
6"	2' - 12'	8"	10"
8"	2' - 12'	11 5/8"	12"
10"	2' - 12'	14"	16"
12"	2' - 12'	16"	20"
15"	2' - 12'	20"	24"
18"	2' - 12'	24"	28"
24"	3' - 10'	31"	39"

Comes with a handle to install and remove stoplogs.



Stoplog seal ensures a tight fit to prevent leakage.



Lubriplate Grease

- Recommended for lubricating the seal on the stoplogs in our Water Level Control Structures. (One 10-oz. tube is included with each structure purchased.)
- Available in a 10-oz. tube.



Rugged injection molded stoplogs used in structures with 4", 6", 8", 10", and 12" pipe sizes.



Stoplog Retainer

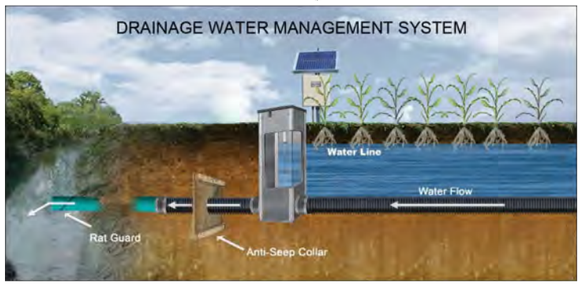
Hold extra stoplogs up & out of the way!

- Stainless steel retainer hooks to lowest stoplog that you want to hold up within your Inline Water Level Control Structure™.
- 10' of 3/16" nylon rope (included) attaches to the retainer and secures to the inner brace bar near the top of the structure.





PVC stoplogs with stainless steel lifting hooks used in structures with 15", 18", and 24" pipe sizes.



INLINE WATER CONTROL STRUCTURE

General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
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RYAN SBERNA
TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

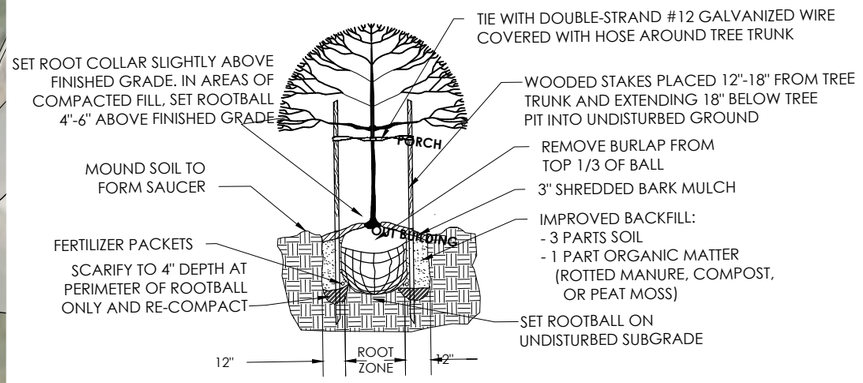
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SHADE TREE PLANTING DETAIL

PROPOSED PLANTINGS

TREE SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	QA	QUERCUS ALBA	WHITE OAK	2.5" CALIPER	4
	MRU	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.5 CALIPER	5
	WP	PINUS STROBUS	EASTERN WHITE PINE	6-8' HEIGHT B&B	18
	NSP	PICEA ABIES	NORWAY SPRUCE	6-8' HEIGHT B&B	20

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LANDSCAPE SITE PLAN
SBERNA RECREATIONAL POND DEVELOPMENT
RYAN SBERNA

TOWN OF CEDARBURG
OZAUKEE COUNTY, WI

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LAND AND WATER MANAGEMENT DEPARTMENT

PERMIT # SLP0475

SHORELAND PERMIT

This permit has been issued to Ryan Sberna

For proposed outbuilding & Proposed Pond
(project description)

With Conditions as seen on approval letter

Location _____
(lot, block, subdivision, CSM)

156 Green Bay Rd Town of Cedarburg
(site address)

In the SW ¼ of the SE ¼ of Section 35 in Township 10 N-Range 21 E

Parcel Key # 03-050-0020.006 Date of Issue 4/30/2026

This permit expires 4/30/2028 Nicholas Mikkelson
(Ozaukee County Zoning Agent)

Changes to the approved project must be reported to the
Ozaukee County Land and Water Management Department.
This permit may be revoked if any information in the application is found to be misrepresented,
or for failure to report changes to the project or change of ownership.

POST ON PREMISES IN PLAIN VIEW

121 W. Main Street, P.O. Box 994, Port Washington, WI 53074
Phone: (262) 284-8313

TOWN of CEDARBURG

Preserving Yesterday's Heritage for Tomorrow.

IN THE NAME AND BY THE AUTHORITY OF THE TOWN OF CEDARBURG, WISCONSIN

ORDINANCE NO. 2026-5

An Ordinance to Amend § 320-118. Ponds., under Chapter 320 the Zoning Code of the Town of Cedarburg, Ozaukee County, Wisconsin.

WHEREAS, the Town of Cedarburg is a body corporate and politic; and

WHEREAS, the Town currently regulates ponds under Chapter 320: Zoning of the Town Code; and

WHEREAS, the Town Board directed staff to refer the topic to the Plan Commission for consideration, possible work and recommendations to the Town Board regarding ponds; and

WHEREAS, all notices required by Town Code and State Statutes have been published and a public hearing was held before the Town Board of Supervisors on April 1, 2026; and

WHEREAS, the Plan Commission of the Town of Cedarburg, by a majority vote of the entire Commission, has recommended the Town Board adopt the following amendments to § 320-118. Ponds.; and

WHEREAS, the Town Board has determined that such amendments will promote the public health, safety, welfare and comfort of the general public and the Town, and has directed that the Zoning Ordinances of the Town of Cedarburg be amended accordingly.

NOW, THEREFORE, BE IT ORDAINED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, that § 320-118. Ponds., under Chapter 320 the Zoning Code of the Town of Cedarburg is hereby amended to read as follows:

(The text modified with a strikethrough shall be deleted).
(The text modified with an underline shall be added).

§ 320-118. Ponds.

[Amended 3-3-1999 by Ord. No. 1999-4; 2-5-2003 by Ord. No. 2003-1]

A. Authority. This ordinance is adopted pursuant to authority conferred by Chapter 60, Wis. Stats, and the Town Board exercising village powers by Ch. 61, Wis. Stats.

~~A.~~ B. Pond Permit. No pond shall be constructed, altered or extended in any zoning district unless a Town of Cedarburg permit is obtained and posted. Except as otherwise provided herein for shared ponds, man-made ~~P~~ ponds will not be permitted within 25 feet of any lot line or within 50 feet of a bicycle path. Native plantings may be required around any side of a pond that is within 100 feet of a public bicycle path. ~~P~~A pond permit~~s~~ from the Town shall not be required for the following:

(1) Wildlife ponds/wetland scrapes constructed with the assistance and approval of the Wisconsin Department of Natural Resources or the Ozaukee County Land and Water Conservation Department and which are located at least 100 feet from a property line; and

(2) Landscape ponds or ground depressions less than 1,000 square feet in area, less than three feet in depth and greater than 25 feet from a property line or 50 feet from a bicycle path.
(3) Storm water ponds approved by the Town in connection with a required stormwater retention or drainage plan for a land division, subdivision, or site plan development.

C.~~B.~~ Lot area. Ponds shall be considered a special accessory use and shall not be limited to any given yard but shall not occupy more than 1~~0~~5% of the total lot area, nor more than 5 acres in total size per individual pond.

D~~C.~~ Hearing. A public hearing shall be held by the Plan Commission ~~Town Board~~ before any permit is issued. A Class 2 legal notice shall be published in the qualified newspaper, and at least 10 days prior to the hearing ~~and~~ a notices sent to owners of record of property within 1,000 feet of the proposed pond or pond to be altered or extended. The Plan Commission and Town Board should take into consideration citizen input at the hearing. The Town Board shall also take into consideration ~~as well as written~~ recommendations from the Plan Commission before arriving at a decision whether to grant a permit for the pond. In the event that the property situated within the one-thousand-foot area is owned entirely by a single property owner, then notice shall be given to the next adjacent property owner so that at least two property owners in each cardinal direction are provided notice of the hearing.
[Amended 10-4-2006 by Ord. No. 2006-11]

E~~D.~~ Site plan. Plans for the proposed pond shall be submitted with the application for a pond permit to assist the Town Board and Plan Commission in their determinations. The plans shall consist, as a minimum, of a plan view and a typical cross section of the proposed pond. Any new pond or enlargement of any pond resulting in a total pond size of 1 acre or greater shall require plans prepared by a State of Wisconsin licensed civil engineer. The plans shall address seepage, liners, landscaping, subsidence, embankment strength, surface water drainage in the pool area, erosion control and be certified by the engineer. The plan view shall include the configuration of the pond with dimensions and maximum depth areas, distances to property lines, drainage easements, structures, outlet structures, septic systems, spoil locations, proposed overflow spillway, proposed landscaping and any other information that may help the Town Board and the Plan Commission evaluate the pond. The typical cross section shall identify the bank and bottom slopes, maximum depth, outlet and/or overflow structures with elevations and normal water level elevation. A description of the soil type(s) and hydraulic conditions at the site shall be provided to determine the feasibility of a pond. ~~The limits of the proposed pond shall be field staked for review by the Town Board and Plan Commission.~~

F~~E.~~ Fees. A fee as set by the Town Board as part of the annual fee schedule shall be submitted with the permit application to help defray the cost of processing the application and the cost of the public hearing. The applicant is also responsible for reimbursement to the Town for all professional services fees and costs, geotechnical and other study costs, fees and other expenses incurred by the Town as part of the pond permit application.

G~~F.~~ Construction and maintenance. Location, construction and maintenance of the pond shall be in accordance with the Town permit and regulations and shall also meet state and county rules and regulations. An as-built survey must be provided to the Town upon completion of construction for the Town Engineer or Director of Public Works to verify construction compliance with the approved plans.

H.G. ~~-~~Shared ponds. The Plan Commission and Town Board shall review pond permit applications for ponds proposed to cross lot lines on an individual basis.
[Amended 11-7-2001 by Ord. No. 2001-17]

(The above text modified with a strikethrough shall be deleted).
(The above text modified with an underline shall be added).

This ordinance shall be in full force and effect upon its passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, this 1st day of April, 2026.

David M. Salvaggio
Town Chairman

Sara Jacoby
Assistant Administrator/Clerk

raSmith

CREATIVITY BEYOND ENGINEERING

MEMORANDUM

DATE: July 9, 2026

TO: Eric Ryer, Administrator, Town of Cedarburg

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

RE: Sberna Recreational Pond
Engineering Review

Mr. Ryer,

The Town received a pond permit application, along with an Erosion Control Permit application and a Stormwater Management Application for the above-referenced pond project. In support of these applications the applicant provided engineering drawings, stormwater management plan/report and erosion control plan/report. The subject property is located at 156 Green Bay Road. raSmith has reviewed the applications and supporting documents (received June 17th, 2026). In advance of the plan commission meeting on July 15th, we would like to offer the following comments and recommendations as they relate to the engineering and impact (or lack thereof) to the surrounding properties.

General Comments/Clarifications/Understanding

1. The project itself has no wetlands or floodplain impacts. There were no wetlands found on site and although the project is within a floodway, there are no restrictions for grading of a pond within this floodway (located within Zone X on floodplain mapping and no permitting required).
2. The applicant shall procure the following permits and forward to the Town prior to any construction commencing. Any and all Town approvals will be contingent upon receipt of these permits.
    a. Notice of Intent from Wisconsin DNR (greater than 1 acre of disturbance)
    b. Chapter 30 Permit from DNR (working within 500' of a navigable waterway). Note the applicant already recognized this and said this permit is required.
    c. A shoreland zoning permit from the County has already been obtained and provided.
3. Prior to any Plan Commission recommendation or permit issuance, a public hearing will be held at the plan commission meeting. The plan commission will consider citizen input as part of the decision making process.
4. A stormwater management application was submitted, per code, since there is more than one acre of disturbance. Within the stormwater management plan, there was a stormwater maintenance agreement. The pond is purely a recreation (swimming) pond. No impervious area was added, and the construction of the pond includes swales to be constructed around the pond, so no stormwater will flow into the pond, beyond the water that falls on the pond. Stormwater calculations were provided to show that no additional flows from this site would be generated and there would be no impact on any surrounding properties. In addition, with no new impervious areas, there will be no need for water quality requirements (TSS removals). Upon completing all of the requirements of the Pond and Erosion Control applications, I would recommend that no further Town Maintenance or inspections would be required, and thus the included stormwater maintenance agreement does not need to be executed or recorded.
5. As part of the project, spoils from the pond construction are being kept on-site and an existing berm is being extended and a new berm constructed. However, these are less than 4' in height and no berm permit is required.

Pond Permit/Plan

1. The location of the pond meets all location requirements being located greater than 25' from any lot line (closest lot line to the south is about 104').
2. The pond meets the size requirements of being less than 15% of the total lot area (pond is about 2.74% of the total site area).
3. As noted, there are wetlands and a C-1 Conservancy on the property, but the pond does not fall within any wetland on the property and is located outside the conservancy district.
4. The pond is being constructed such that no earthen embankment is required to hold any of the pond water. It is being constructed into native soils.
5. Surface water is being maintained by a flow control device.
6. It is not shown how the pond will be filled; the applicant will be required to add how the pond is filled as part of the construction sequence, including the flow rates anticipated to fill the pond. This should also be addressed at the Plan Commission meeting.

Erosion Control Permit/Plan

1. Ditch checks were provided along the south swale, however ditch checks should also be shown along the north swales. A minimum of one ditch check for each swale and provide a ditch check towards the end of the swale outfall.
2. The construction sequence should clearly state that the tracking pad should be maintained and the contractor is required to sweep/clean the adjacent Green Bay Road at the end of each day and/or as directed by the Town.
3. Silt fence and silt logs are located on all downstream locations of the project.

We recommend that the Plan Commission provide a positive recommendation to the Town Board, conditioned upon the items above and specifically providing how the pond will be filled. If you have any questions or comments, please contact me at (262) 317-3305 or by email at troy.hartjes@rasmith.com.

Meeting Date: 7/15/26
Agenda Item: # 4a

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amanda Schaefer, Planner, Eric Ryer, Administrator,
Troy Hartjes, Engineer

MEMO WRITTEN: July 8, 2026

SUBJECT: **Agenda Item # 4a:** Discussion and possible recommendation on a preliminary plat for a major land division by Charlie Hutchinson for Horns Corners Preserve for property located at 461 Horns Corners Road **[Owner: Horns Corners Preserve, LLC, NE ¼ Sec. 32, 7.46 acres, zoned R-2 Single-Family Residential District]***

BACKGROUND INFORMATION	
Project Name	Horns Corners Preserve
Impacted Tax Key / Address	03-032-01-010.00 / 461 Horns Corners Road
Applicant Name	Charlie Hutchinson
Consulting Planner and/or Engineer	Ellena Engineering, LLC
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	0.9184 – 1.059 acres	40,000 square feet or 0.918 acres
Open Space	Pond Outlot 1.3 acres	No Open Space Requirement for R-2, or 0%
Minimum Lot Width	169’	Width: 150’ Frontage: 75’ cul de sac 120’ curve; 150’ Other
Min. Street Building Setback	75’ front lot along Horns Corners	75’ or 100’ Section Line Road
Minimum Side Yard	25’ for home sites	25’
Minimum Rear Yard	25’ for home sites	25’

BACKGROUND

The applicant is requesting approval of a preliminary plat that includes six buildable lots and one outlot 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. The subdivision is proposed to be serviced by a new private shared driveway. There is no proposed rezoning required for this project. Concept review took place at the August 27, 2025, Special Plan Commission Meeting, where the applicant received unanimous, positive feedback on the initial concept plan design. Plan Commission discussed the preliminary plat at their June 17th meeting, requesting the applicant address engineering comments, revise the private shared driveway width to 20' wide per the Fire Department, submit a landscaping plan for the planting strip, work to eliminate the retaining walls if possible, and return to Plan Commission in July. Of note is State Statute which requires the Town to **approve, conditionally approve, or reject** the preliminary plat **within 90 days** after submission, unless the subdivider agrees to an extension. Working from a May 20th submittal date, the 90 day period appears to be August 18th. The August Board meeting is August 3rd so that remains within that time window.

APPLICANT NARRATIVE

The application's narrative states the following:

Please accept this letter as the project description for the proposed Horns Corners Preserve residential subdivision, located in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin. The subject parcel is Lot 1 of Certified Survey Map 3629, recorded in the Ozaukee County Register of Deeds Office on November 3, 2006 as Document No. 0852071, containing 7.46 gross acres.

Applicant & Owner Information The applicant and property owner is Horns Corners Preserve LLC, of which Charlie Hutchinson is the sole member. The applicant's consulting engineer is Ellena Engineering Consultants, LLC, and the surveyor of record is LandTech Surveying.

Proposed Development The applicant proposes to subdivide the 7.46-acre parcel into six (6) single-family residential lots and one (1) outlot. The development is purely residential in nature. The minimum lot size is 0.92 acres (40,000 square feet). All lots will be accessed via a private road easement connecting to Horns Corner Road. Per §320-17(C)(d), a shared driveway agreement pursuant to §279-6D will be submitted for Town Board approval in conjunction with this application. Stonegate Road, located to the south, is an existing public road with no connection to this development.

The subject property is currently zoned R-2 Single Family Residential District and is presently unused farmland with a single family home at the front of the parcel (nearest Horns Corners Road). The proposed development is consistent with R-2 zoning standards, including a minimum lot area of 40,000 square feet, minimum lot width of 150 feet, street setback of 75 feet, rear and side setbacks of 25 feet, maximum building height of 35 feet, and minimum building area of 1,500 square feet. A 40-foot nonaccess planting strip easement will be provided along Horns Corner Road in accordance with §320-17(G), as required for major land divisions effective June 1, 2022.

Outlot 1 Outlot 1 has been incorporated into the development to serve as the stormwater management area, containing the bio-filtration wet pond. Outlot 1 be owned and maintained by a homeowners association.

Stormwater Management Stormwater management for the development has been designed by Ellena Engineering Consultants, LLC. A wet pond has been incorporated into Outlot 1, serving a drainage area of 8.8 acres. The pond has been designed to significantly reduce post-development discharge rates below existing release rates across all storm events, see Storm Water Management Plan.

The pond outlet structure consists of a 36" diameter RCP manhole with a 6" orifice at elevation 910.00 and an overflow weir at elevation 911.4. A 15" PVC outlet pipe discharges to a stone discharge pad.

Site Access & Roads The development will be served by a 20-foot wide private drive constructed with standard duty pavement (3" asphalt over 6" 3/4" gravel base, approximately 19,800 SF total pavement area). No utilities shall be located on overhead poles.

Surveying The preliminary plat has been prepared by John D. Downing, S-2939, of LandTech Surveying, 955 Lexington Drive, Oconomowoc, WI 53066, (262) 367-7599.

Engineering Civil engineering and stormwater management design has been prepared by Ellena Engineering Consultants, LLC, 700 Pilgrim Parkway, Suite 100, Elm Grove, WI 53122.

EXECUTIVE ANALYSIS

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

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 development 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 40,000 square foot minimum. The plat also shows a common outlot for the stormwater pond. There is no open space requirement in R-2.

SPECIAL STAFF COMMENT: Please note that the LandTech preliminary plat was the instrument reviewed; the Concept Grading, Paving, and Drainage Plan did not offer the same information related to setbacks and other site impacts. The Concept Grading, Paving, and Drainage Plan must be updated to align with the preliminary plat as approved.

320-17(C) Lot:

1. Width: minimum 150 feet.
2. Area: minimum 40,000 square feet.
3. Frontage.
    a. Lots abutting cul-de-sacs: minimum 75 feet.
    b. Lots on curve with a maximum center-line radius of 150 feet: minimum 120 feet
    c. Other lots: minimum 150 feet.
    d. Lots that do not have frontage upon a public street may be permitted if the Town Board has officially approved other means of access to the lot by a shared driveway agreement as provided in § 279-6D.

STAFF COMMENT: Proposed Lots 1-6 meet all 320-17(C) regulations.

320-17(F) Yard Setbacks:

1. Street: minimum 75 feet
2. Rear: minimum 25 feet
3. Side: minimum 25 feet

STAFF COMMENT: Proposed Lots 1-6 meet all 320-17(F) regulations if the existing house and barn are razed. It is Staff's understanding that all existing structures on site will be razed. Of note is the building setback for Lot #1 must meet the 100' setback as required in Section 184-13 B. (11) that pertains to section line roads (Horns Corners Road is a section line road).

2. **Access / Mailbox / Refuse & Recycling**

All lots would be accessed off Horns Corners Road at a new entrance and be served by a private shared driveway. The agreement must be clear this is not a private road (would not receive a road name). The plat notes the existing entrance would be removed as the existing structures would be demolished, and the plat states that Lot #1 will not have direct access off of Horns Corners Road.

With six homesites proposed, it would comply with Town ordinance that allows for up to seven parcels off of one shared driveway. The developer intends on having a private contractor complete refuse and recycling by driving down the private shared driveway. A site for the common mailbox should be shown on the plat and civil documents.

3. **Shoreland / Wetland / Floodplain / Onsite Sewage Disposal**
Ed Pfister of Ozaukee County Land & Water Management had the following comment:

> The entire property is located outside Shoreland Zoning. Any land disturbance and/or property improvements are therefore non-jurisdictional with this department. All soil testing performed for sanitation purposes resulted in extremely saturated / hydric soils. All resulting lots created under this land division will be dependent on holding tanks for private onsite wastewater treatment. The installation of subdivision infrastructure (road / bio-filtration pond) will exceed one acre and is subject to the Town's Construction Site Erosion and Sediment Control Ordinance.

Holding tank agreements need to be submitted for Town Board action. Francesca Sanchez of WDNR had the following comment:

> It appears that there may be wetlands on a couple of the parcels based on the plan set and delineation report. Any filling and/or grading (a few examples: placing materials such as soil, wood chips, gravel/rock, concrete, asphalt, sand, mats, etc., grading out/removing tree stumps, temporary or permanent stockpiling of materials, bulldozing, backfilling, creating access roads, etc.) in a wetland will need a DNR wetland disturbance permit.

4. **Planting Strip**
320-17(G) Nonaccess Planting Strip: A minimum forty-foot-wide nonaccess planting strip easement is required for new major land divisions effective June 1, 2022, when the lots are adjacent to a public road. This easement applies only to land abutting the public road.
   1. Fences and other structures are permitted in the planting strip with the approval of the Plan Commission and Town Board.
   2. Planting strip material shall be approved as part of the land division approval process.

STAFF COMMENT: The 40' wide landscape easement is present on the Plat, with the attached landscaping plan for review. The easement must be added to the civil documents so the documents are consistent.

5. **Fire Department/Cistern**
The Cedarburg Fire Department requested a 20' private shared driveway, which the applicant agreed to and has updated the plans to include. Town code Section 320-10 requires that subdivisions with **8 or more lots** provide a cistern, **so that would not apply to this development**.

6. **Stormwater & Erosion Control**
Stormwater management practices will occur on Outlot 1. A stormwater plan has been submitted; please refer to the Engineer's comment letter for items that need to be addressed.

7. **Legal Documents**
The Town Attorney was sent all of the subdivision legal documents for review; they are subject to legal review and revisions by the Town Attorney. It is the duty of the developer to properly record them with the Register of Deeds and other applicable agencies.

8. **Comprehensive Plan Consistency**
   Staff reviewed the Preliminary Plat application in accordance with the Town of Cedarburg Comprehensive Plan: 2050 and found it to be consistent with the recommendations and land use found in the Town of Cedarburg Comprehensive Plan: 2050.

9. **Comprehensive Park Plan Consistency / Bike Trail Map**
   Staff reviewed the Preliminary Plat application in accordance with the Town of Cedarburg Comprehensive Park Plan and found it to be consistent with the goals and objectives found in the Town of Cedarburg Comprehensive Park Plan. There is no impact on the Bike Trail Map.

10. **5 Corners Master Plan / Design Standards / Hamilton Historic District**
    Not applicable for this application.

11. **Planning & Engineering Code Review**
    Staff have reviewed the Preliminary Plat in accordance with Chapter 320: Zoning, Chapter 184: Land Division, Chapter 110: Construction Site Erosion Control and Sediment Control, Chapter 185: Post-Construction Stormwater Management, Chapter 186: Landmarks Preservation, Chapter 279: Streets and Public Ways, along with any other applicable legislation. Please see the attached engineering review letter.

12. **State Approval**
    Town Code Section 184-6 requires State Department of Administration (WDOA) approval before the final plat can be approved and recorded—not before the local approving authority acts on the preliminary plat. Section 184-7 of the Town Code requires all public improvements to be installed, or a surety acceptable to the Town Board, to insure the land divider will make these public improvements. At this point the only public improvement would be the connection to the Town road.

Approving & Objecting Agencies
Cedarburg Fire Department: Provided comment under #5 of this report.
Ozaukee County Land and Water Management: Provided comment under #3 of this report.
Ozaukee County Planning and Parks: No County review required.
Ozaukee County Highway Department: No County objection.
WDNR: Provided comment under #3 of this report.
WisDOT: Not applicable.
Wisconsin Department of Administration: Responsibility of the developer to obtain approval from DOA prior to final plat Town Board consideration.
Town of Cedarburg Subcommittees: Not applicable.
Extraterritorial Plat Review: Not applicable.

STAFF RECOMMENDATION / ACTION REQUESTED
Staff recommends APPROVAL of the Preliminary Plat, and requests the Plan Commission consider a recommendation of approval subject to the following conditions:

1. All Staff Report outstanding punch list items are resolved and legal documents are approved by the Town Attorney. The legal instruments must be clear in that they reference a private shared driveway, not a private road.
2. Mailbox location shown.
3. Submittal of financial security acceptable to the Town for the public ROW improvements; estimated at $5,500.
4. All necessary permits must be secured from the proper entities.
5. All Objecting and Approving agency questions, comments, and/or concerns are resolved.
6. If the developer cannot address all comments and resubmit by July 20th, staff recommends the developer agree to an extension of the timeline to allow for that work to be completed and submitted, Town review to be completed, and return to a future Town Board agenda.

ATTACHMENTS

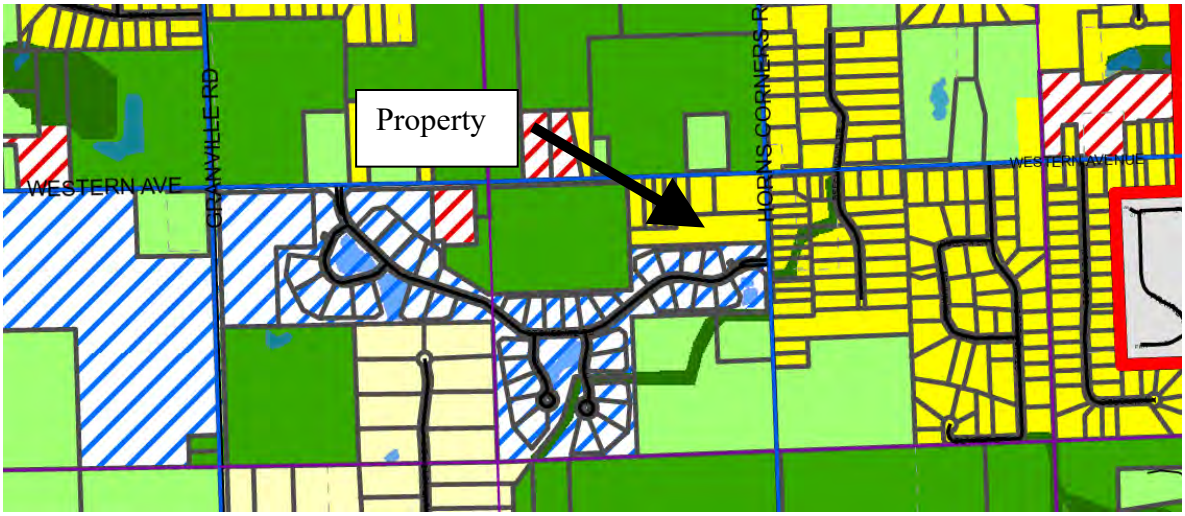
I. Maps
II. Applicant Materials
III. Public Comment
IV. Engineering Letter (note: full stormwater plan available upon request – only limited pages included due to length; wetland delineation available upon request).

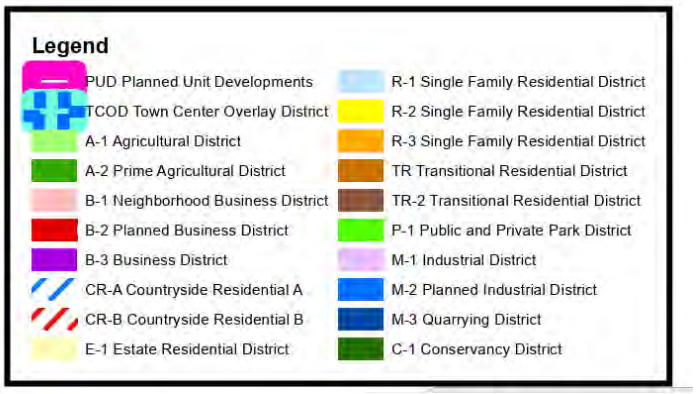
COPIES MAILED/E-MAILED TO

I. Charlie Hutchinson: charlie@houseworkscollective.com
II. Ellena Engineering, LLC: mellena@eeceng.com
III. Jeff Vahsholtz (CFD): jvahsholtz@cityofcedarburg.wi.gov
IV. Andrew Struck (Oz. Co.): ASTRUCK@ozaukeecounty.gov
V. Nick Mikkelson (Oz. Co.): nmikkelson@ozaukeecounty.gov

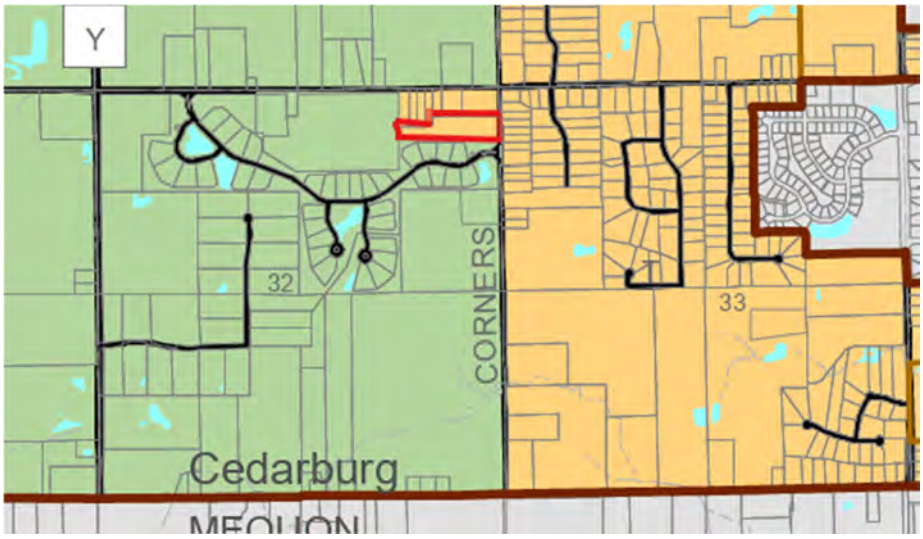
Action	Date	Status
Concept Discussion	8-27-2025	Rec. Proceed
Plan Commission Meeting on preliminary plat	6-17-2026	Return in July
2nd Plan Commission Meeting on preliminary plat	7-15-2026	This Meeting
Town Board Meeting on preliminary plat	-	-
Plan Commission final plat action	-	-
Town Board final plat action	-	-

ATTACHMENT I.

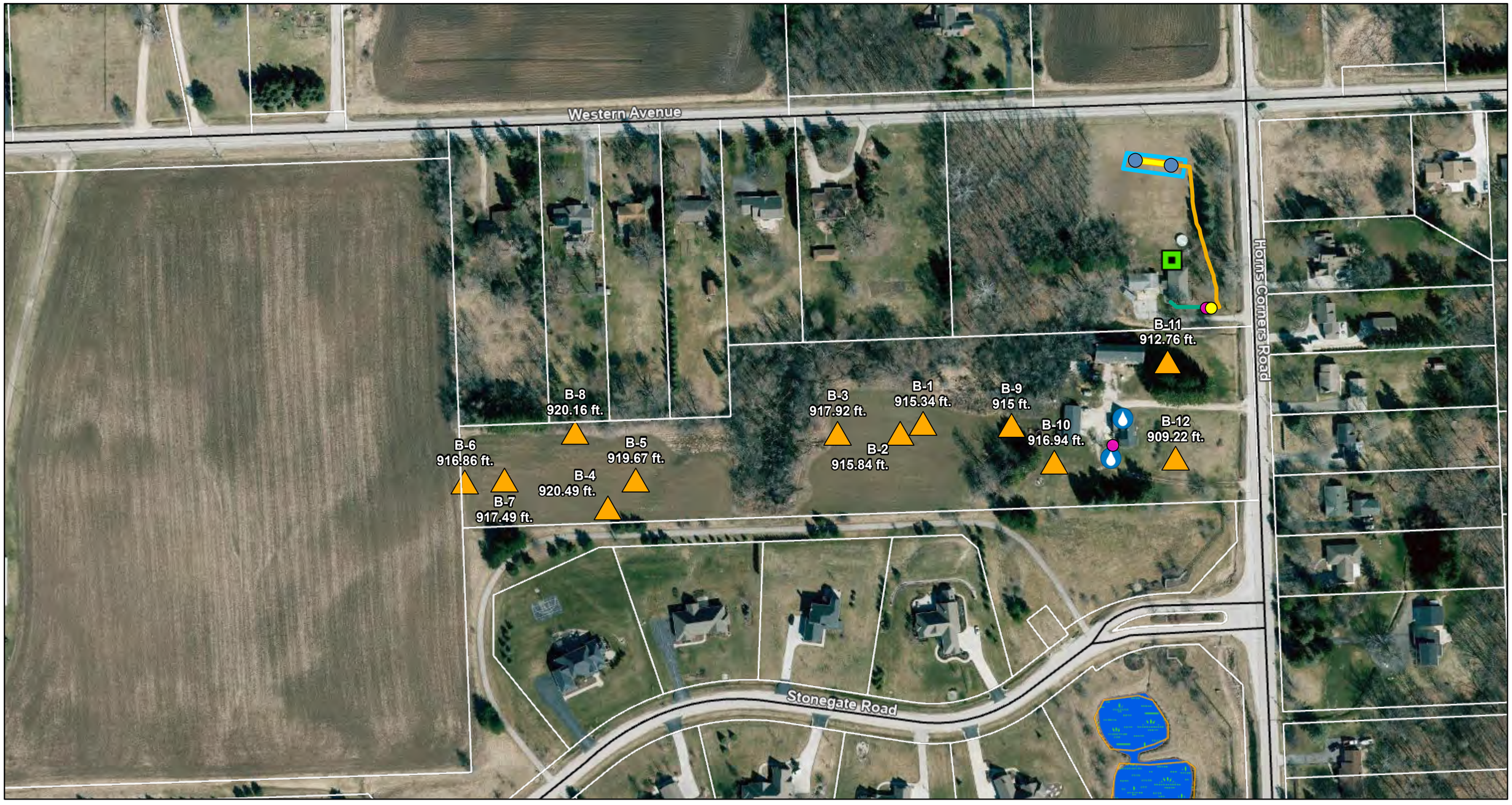




Future Land Use Map



Shoreland Map



6/5/2026, 2:40:30 PM

1:1,892

0 130 260 520 ft

0 37.5 75 150 m

Ozaukee County

Local Roads
- Local
- Parcels
- Wetland Inventory

Hydro Polygon

Hydro Lines
- NO

Soil Borings

Benchmark
- PC Cover
- ST Cover
- Wells

Observation Pipe
- Bldg. Sewer
- Distribution Pipes
- Forcemain
- Installation Contour

Header Manifold
- POWTS Perimeter
- Dispersal Cell
- Tanks

Preliminary Plat Submittal – Horns Corners Preserve

Dear Mr. Ryer and the Town of Cedarburg Planning Commission,

Please accept this letter as the project description for the proposed Horns Corners Preserve residential subdivision, located in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin. The subject parcel is Lot 1 of Certified Survey Map 3629, recorded in the Ozaukee County Register of Deeds Office on November 3, 2006 as Document No. 0852071, containing 7.46 gross acres.

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Outlot 1 Outlot 1 has been incorporated into the development to serve as the stormwater management area, containing the bio-filtration wet pond. Outlot 1 be owned and maintained by a homeowners association

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Site Access & Roads The development will be served by a 16-foot wide private drive constructed with standard duty pavement (3" asphalt over 6" 3/4" gravel base, approximately 19,800 SF total pavement area). No utilities shall be located on overhead poles.

Surveying The preliminary plat has been prepared by John D. Downing, S-2939, of LandTech Surveying, 955 Lexington Drive, Oconomowoc, WI 53066, (262) 367-7599.

Engineering Civil engineering and stormwater management design has been prepared by Ellena Engineering Consultants, LLC, 700 Pilgrim Parkway, Suite 100, Elm Grove, WI 53122.

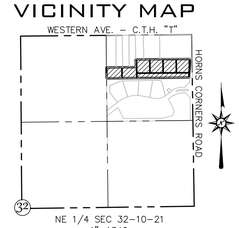
Sincerely,

Charlie Hutchinson Owner/Member, Horns Corners Preserve LLC Houseworks W64N631 Hanover Rd Cedarburg, WI 53012 262-224-2084 charlie@houseworkscollective.com

PRELIMINARY PLAT
HORNS CORNERS PRESERVE

LOT 1 OF CERTIFIED SURVEY MAP 3629, RECORDED IN THE OZAUKEE COUNTY REGISTER OF DEEDS OFFICE NOVEMBER 03, 2006 AS DOCUMENT NO 0852071, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

VICINITY MAP



OWNER/DEVELOPER:
HORNS CORNERS PRESERVE, LLC
CHARLIE HUTCHINSON
W64N631 HANOVER AVE.
CEDARBURG, WI 53012

ENGINEER:
ELLENA ENGINEERING CONSULTANTS, LLC
700 PILGRIM PARKWAY – SUITE 100
ELM GROVE, WI 53122

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
955 LEXINGTON DR.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
- TOWN OF CEDARBURG
- CITY OF CEDARBURG (EXTRATERRITORIAL)
- CITY OF MEQUON (EXTRATERRITORIAL)
- OZAUKEE COUNTY ENVIRONMENT AND LAND USE COMMITTEE
- WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
SUBDIVISION AREA GROSS = 313,061 S.F. OR 7.187 ACRES
LESS R.O.W. DEDICATION = 312,231 S.F. OR 7.168 ACRES

PROPOSED DEVELOPMENT = 6 LOTS – 1 OUTLOT

ZONING DATA – R2 SINGLE FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA = 40,000 S.F.
- MINIMUM BUILDING AREA = 1500 S.F.
- MINIMUM LOT WIDTH = 150 FEET
- MINIMUM FRONTAGE (CUL-DE-SAC) 75 FEET
- MAX BUILDING HEIGHT = 35 FEET

BUILDING SETBACKS
- FRONT = 75'
- SIDE = 25'
- REAR = 25'
- WETLANDS = 10'

LANDSCAPE YARDS
- FRONT (STREET) = 40'

PARCEL ADDRESS:
461 HORNS CORNERS RD.

PARCEL ID:
030320101000

LEGAL DESCRIPTION PER TITLE POLICY:

LOT 1 OF CERTIFIED SURVEY MAP NO. 3629 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, ON NOVEMBER 3, 2006, AS DOCUMENT NO. 0852071, BEING A REDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 EAST, TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY KNIGHT BARRY TITLE GROUP DATED SEPTEMBER 09, 2025, FILE No. 2350270 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
  - EXCEPTION 12.: EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 3629 RECORDED NOVEMBER 3, 2006 AS DOCUMENT NO. 0852071.
  - EXCEPTION 13.: NOTICE OF ASSESSMENT ROLL CHANGE AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 15, 2006 AS DOCUMENT NO. 0852827.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20261312682, 20261312694.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SEE LOT 2 FOR BUILDING SETBACK DETAIL.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1 OZAUKEE COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT, OPEN SPACE AND PRIVATE ROADWAY EASEMENT.
- ALL EXISTING BUILDINGS SHOWN ON LOT 1 AND LOT 2 ARE TO BE RAZED.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 TO HORNS CORNERS ROAD.
- AN IMPACT FEE FOR NEW LOTS SHALL BE PAID PER TOWN CODE.

LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- CONTROL POINT BENCHMARK
- CMCP CULVERT
- TV PEDESTAL
- UTILITY POLE
- OVERHEAD UTILITY
- 800.0 EXISTING SPOT GRADE
- -800- EXISTING CONTOUR
- SOIL BORE
- (R) RECORD DIMENSION
- TREE LINE
- WETLANDS
- H HOUSE
- B BARN
- G GARAGE
- R OUTBUILDING RUINS
- CcB SOILS PER GIS
- SOIL TYPE
- WELL

0' 60' 120'

1 INCH = 60 FEET

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, OZAUKEE COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 32–10–21 MEASURED AS S00°50'27"E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

WISCONSIN
JOHN DOWNING
S-2939
LAND SURVEYOR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S–2939

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REV: 06/24/2026
REV: 05/11/2026
04/02/2026
PROJ. NO: 26070
SHEET 1 OF 1

CONSTRUCTION PLANS

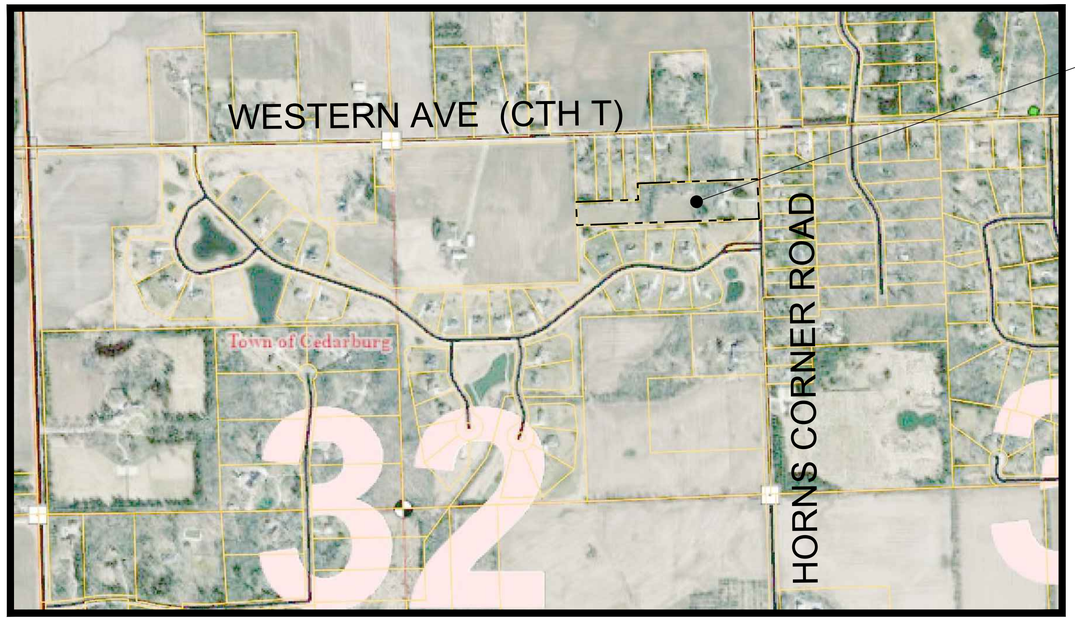
FOR

HORNS CORNERS PRESERVE RESIDENTIAL DEVELOPMENT

Town of Cedarburg, Wisconsin

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR AS NOTED
- POST
- UTILITY POLE
- GUY POLE
- GUY WIRE
- CULVERT
- UTILITY PEDESTAL
- ELECTRIC PEDESTAL
- SEPTIC FACILITY
- SEPTIC CLEANOUT
- TV MANHOLE
- YARD LIGHT
- INLET
- SOIL TEST LOCATION
- WELL
- —x—x— FENCE
- (XXXXXX) RECORD DIMENSION
- —ST— STORM SEWER
- —OH— OVERHEAD POWER/UTILITY
- —G— UNDERGROUND GAS
- —E— UNDERGROUND ELECTRIC
- —C— UNDERGROUND CABLE
- × 1007.0 EXISTING SPOT ELEVATION
- 1008 EXISTING CONTOUR
- × 1007.0 PROPOSED SPOT ELEVATION
- 1008 PROPOSED CONTOUR
- DRAINAGE DIRECTION
- YG 800.0 PROPOSED YARD GRADE (YG = TOP OF FOUNDATION WALL)
- EXP 791.0 PROPOSED EXPOSURE GRADE
- PG 100.0 INTERIM PAD GRADE (LOW FOR BASEMENT SPOILS)
- 3-6" RIPRAP & FABRIC
- MOUND PROPOSED SEPTIC AREA



SUBJECT PROPERTY

SCALE: 1" = 500'

DEVELOPER:
Charlie Hutchinson
Horns Corners Preserve, LLC
W64N631 Hanover Rd.
Cedarburg, WI 53012
Phone: (262) 224-2084
E-mail: charlie@houseworkscollective.com

ENGINEER:
Mark R. Ellena, PE
Ellena Engineering Consultants, LLC
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122
Phone: 262-791-6183
Email: mellena@eeceng.com

SURVEYOR:
John Downing, RLS
LandTech Surveying, LLC
955 Lexington Drive
Oconomowoc, WI 53066
Phone: 262-367-7599
Email: john@landtechwi.com

APPROVAL AGENCY:
Town of Cedarburg
Phone: 262-377-4509
Email: eryer@townofcedarburgwi.gov

BENCH MARKS:

A) NE CORNER
SEC 32-10-21
CONC. MON. SEWRPC BRASS CAP FND
EL = 920.65

B) EAST 1/4 CORNER
SEC 32-10-21
CONC. MON. SEWRPC BRASS CAP FND
EL = 856.30

1. BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, OZAUKEE COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 32-10-21 MEASURED AS S00°50'27"E.

VERTICAL DATUM IS NGVD 88 (GEOID 12A)

2. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT TOWN OF CEDARBURG DESIGN AND CONSTRUCTION SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE MEET THE TOWN OF CEDARBURG STANDARD SPECIFICATIONS AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST ADDITION.
2. ALL PERMITS MUST BE OBTAIN BY THE CONTRACTORS OR OWNER AND NOTIFY THE TOWN AND ENGINEER 48HRS PRIOR TO COMMENCING ANY WORK.
3. ALL EROSION CONTROL MEASURES SPECIFIED ON THE PROJECT EROSION CONTROL PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN TECHNICAL STANDARDS.
4. ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, GRAVEL ENTRANCE, ETC.) SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING & GRUBBING OR MASS GRADING.
5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME AND MINIMIZE SILTATION CAUSED BY CONTRUCTION.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. ALL CONTRACTORS SHALL VERIFY ALL GRADES; EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLECT MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND NOTIFY DIGGERS HOTLINE, THE LOCAL MUNICIPALITY AND ALL GOVERNMENT AGENCIES THAT MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 811.
8. PUBLIC ROADS SHALL NOT BE CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.
9. A TOWN INSPECTOR IS REQUIRED TO BE AT THE PROJECT SITE TO OBSERVE CONSTRUCTION, AS REQUIRED TO MAINTAIN EROSION CONTROL IN ACCORDANCE TO ALL PERMITTING.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS. THE PUBLIC ROADWAYS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING AT THE END OF EACH WORK DAY OR MORE OFTEN, AS REQUIRED. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
11. UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED OPEN SPACE AREAS OUTSIDE OF THE PROPOSED ROADWAY AND PROVIDE SEED, FERTILIZER AND EROSION CONTROL FABRIC PER THE STANDARD SPECIFICATIONS. ROADWAY PAVEMENT SHALL BE SAW-CUT AND REPLACED IN KIND.
12. ALL DISTURBED AREAS SHALL BE REVEGATATED WITHIN SEVEN DAYS OF NO DISTURBANCE. HIGHWAY MIX #40 SHALL BE USED FOR SEEDING WITH AN APPLICATION RATE OF 4.0 LBS/1000 SF.
13. ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS OR WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. (BY GERERAL CONTRACTOR).
14. IF PERMANENT SEEDING IS NOT COMPLETED BY SEPTEMBER 15, APPLY TEMPORARY SEEDING. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15, A WISDOT TYPE B SOIL STABILIZER SHALL BE APPLIED TO INACTIVE DISTURBED SOILS BETWEEN OCTOBER 15TH AND MAY 1ST AS A TEMPORARY SOIL STABILIZATION MEASURE DURING THE NON-GROWING SEASON.

SHEET INDEX

DESCRIPTION	*SHEET NO.*
COVER SHEET	C000
GRADING & DRAINAGE PLANS	C100-C101
EROSION CONTROL & INTERIM GRADING PLAN	C200
GRADING & ROADWAY PLAN	C300
DETAILS	C400-C401

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 811

WISCONSIN — MARK R. ELLENA — E-24090 — WALES, WI — PROFESSIONAL ENGINEER

REVISIONS

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Email: mellena@eeceng.com

Horns Corners Preserve Residential Development — Town of Cedarburg, Wisconsin

COVER SHEET

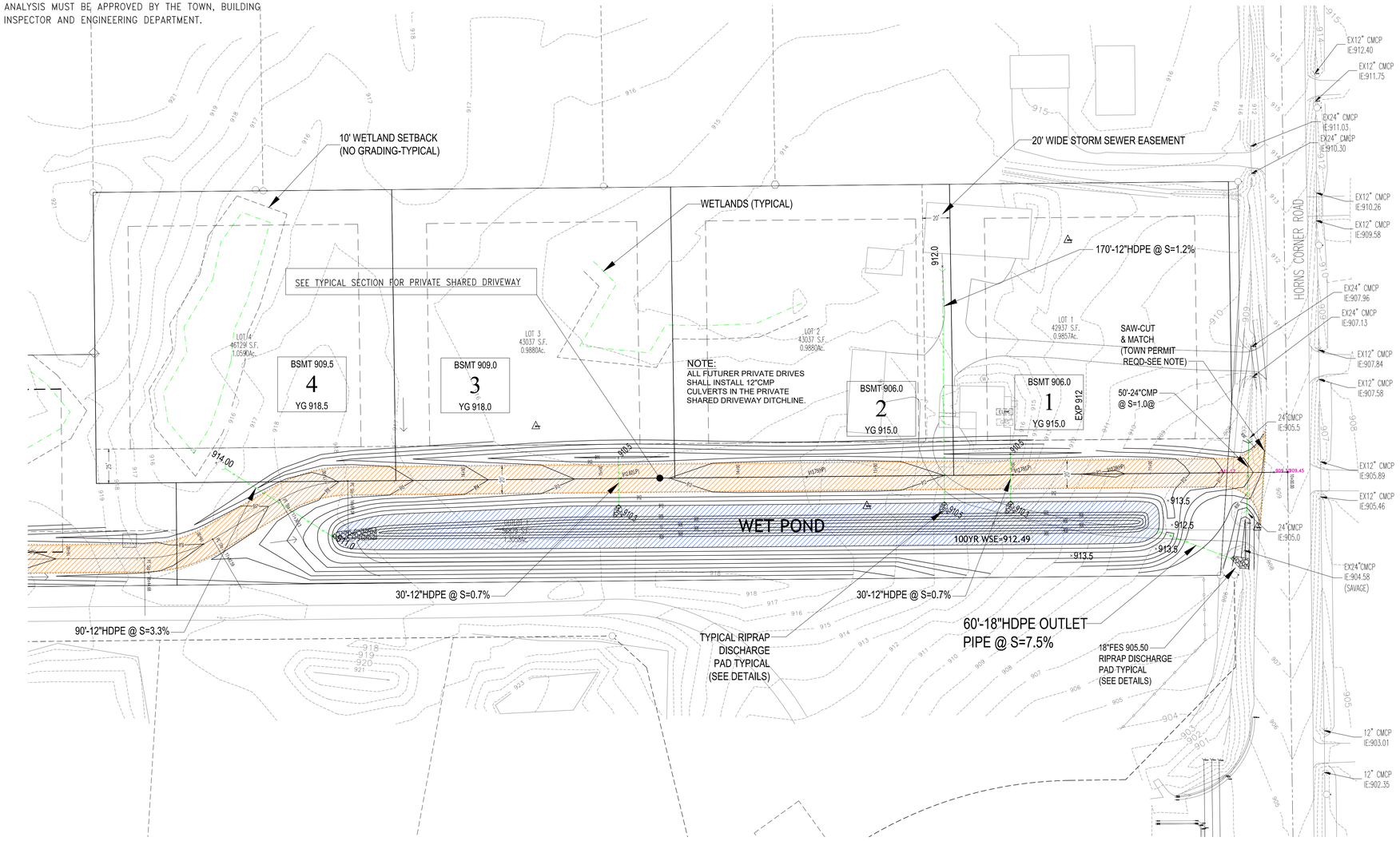
DATE: 06-24-26

MINIMUM BASEMENT ELEVATION RESTRICTION NOTES:

A. BASEMENT RESTRICTION–GROUNDWATER. BASEMENT FLOOR SURFACE ELEVATIONS SHALL BE BASEMENT FLOORS SHALL BE BUILT AT LEAST 1 FOOT ABOVE THE SEASONAL HIGH WATER TABLE DUE TO POTENTIAL FOR SEASONAL HIGH WATER TABLE. MINIMUM BASEMENT FLOOR ELEVATION CHANGES MAY ONLY BE AUTHORIZED UPON FURTHER ANALYSIS BY A QUALIFIED GEOTECHNICAL FIRM COMPLIANT WITH THE TOWN OF CEDARBURG AND SUCH ANALYSIS MUST BE APPROVED BY THE TOWN, BUILDING INSPECTOR AND ENGINEERING DEPARTMENT.

NOTES:
1) A LEGEND SHOWING ALL SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN ON THE COVER SHEET.
2) UNDERGROUND UTILITIES MUST BE LOCATED BY "Diggers Hotline (811)" PRIOR TO START OF CONSTRUCTION.

SCALE: 1" = 40'



GENERAL SPECIFICATIONS FOR PRIVATE STORM SEWER:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.

2. The private storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with the State of Wisconsin Standard Specifications and the State of Wisconsin, Chapter SPS 382. All permits must be obtain by the contractor prior to commencing work.

3. Private Storm Sewers shall be PVC (solid wall), DR-26 OR HDPE, per the State of Wisconsin Plumbing Code, Chapter SPS 382.
The Storm Outlet shall be precast concrete in accordance with File No. 26 of the Standard Specifications for Sewer & Water Construction in Wisconsin with a Neenah No. R2471 frame & grate (open cover). Manhole diameter 36" Dia. Minimum.
Storm inlets shall be precast concrete box structures in accordance with File No. 29 of the Standard Specifications for Sewer & Water Construction in Wisconsin with a Neenah No. R3227-C frame & grate or EQUAL.

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TOWN NOTE:
Any existing Town infrastructure (utilities, road, etc.) that is damaged during construction shall be replaced in kind. Preconstruction video or photos are required at the connection to the Town road.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DATE	DESCRIPTION

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellena@eeceng.com

Horns Corners Preserve Residential Development
TOWN OF CEDARBURG, WI

GRADING & DRAINAGE PLAN

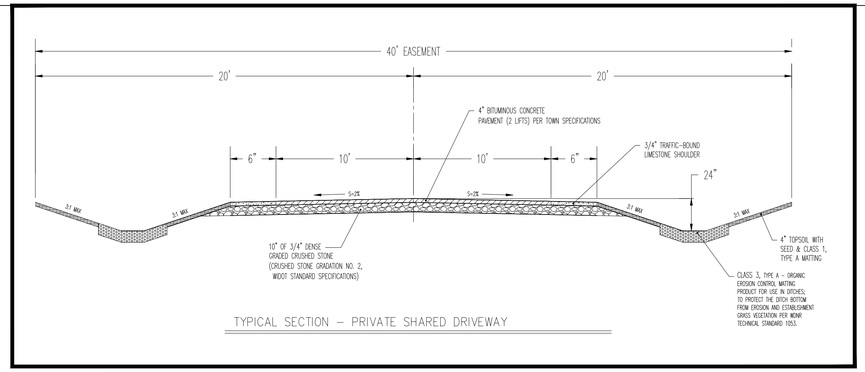
WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

DATE: 06-24-26
BY: MARK R. ELLENA,PE
SCALE: 1"=100'

SHEET NUMBER
C100

MINIMUM BASEMENT ELEVATION RESTRICTION NOTES:

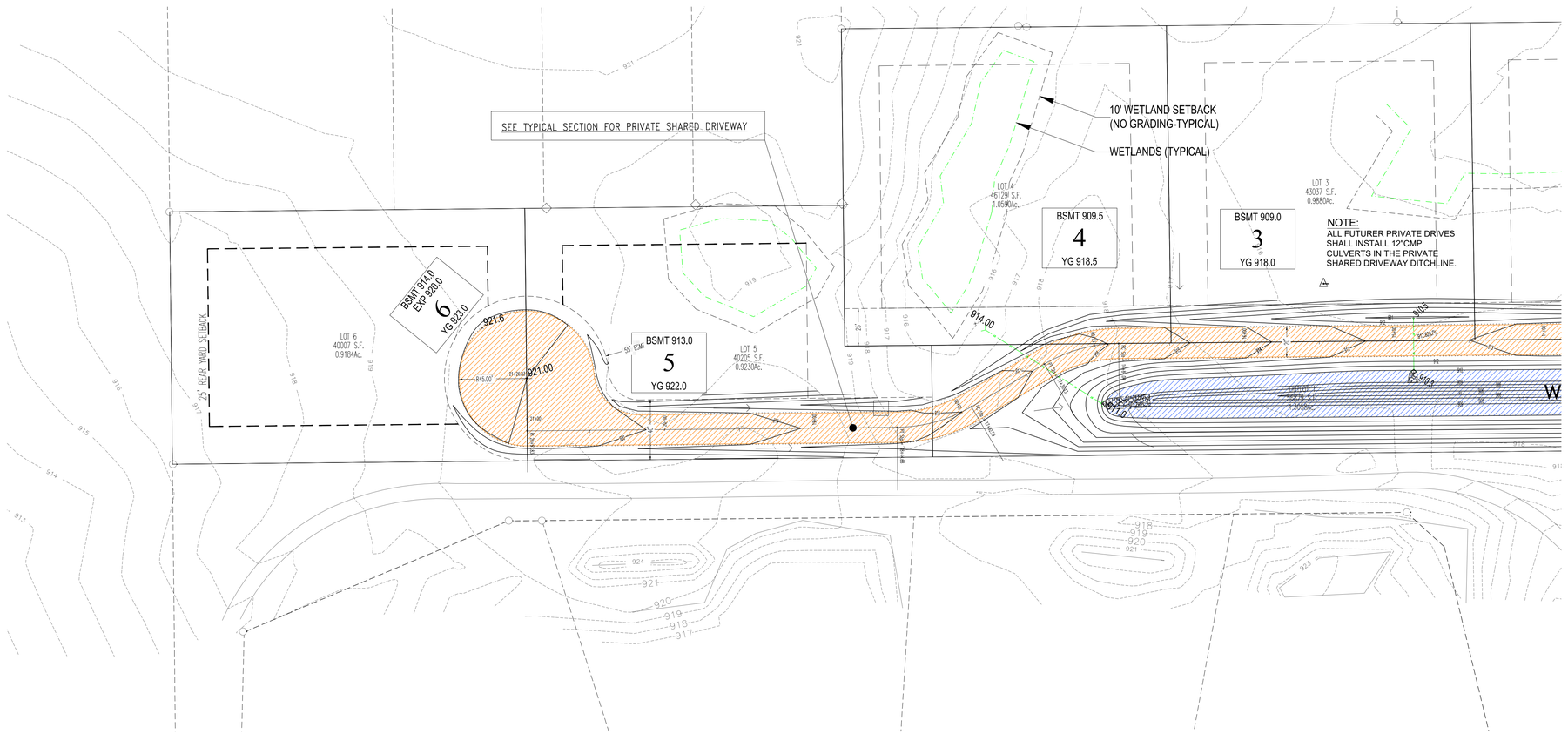
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TYPICAL SECTION – PRIVATE SHARED DRIVEWAY

NOTES:
1) A LEGEND SHOWING ALL SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN ON THE COVER SHEET.
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SCALE: 1" = 40'



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2. The private storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with the State of Wisconsin Standard Specifications and the State of Wisconsin, Chapter SPS 382. All permits must be obtain by the contractor prior to commencing work.

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SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellena@eeceng.com

Horns Corners Preserve Residential Development
TOWN OF CEDARBURG, WI

GRADING & DRAINAGE PLAN

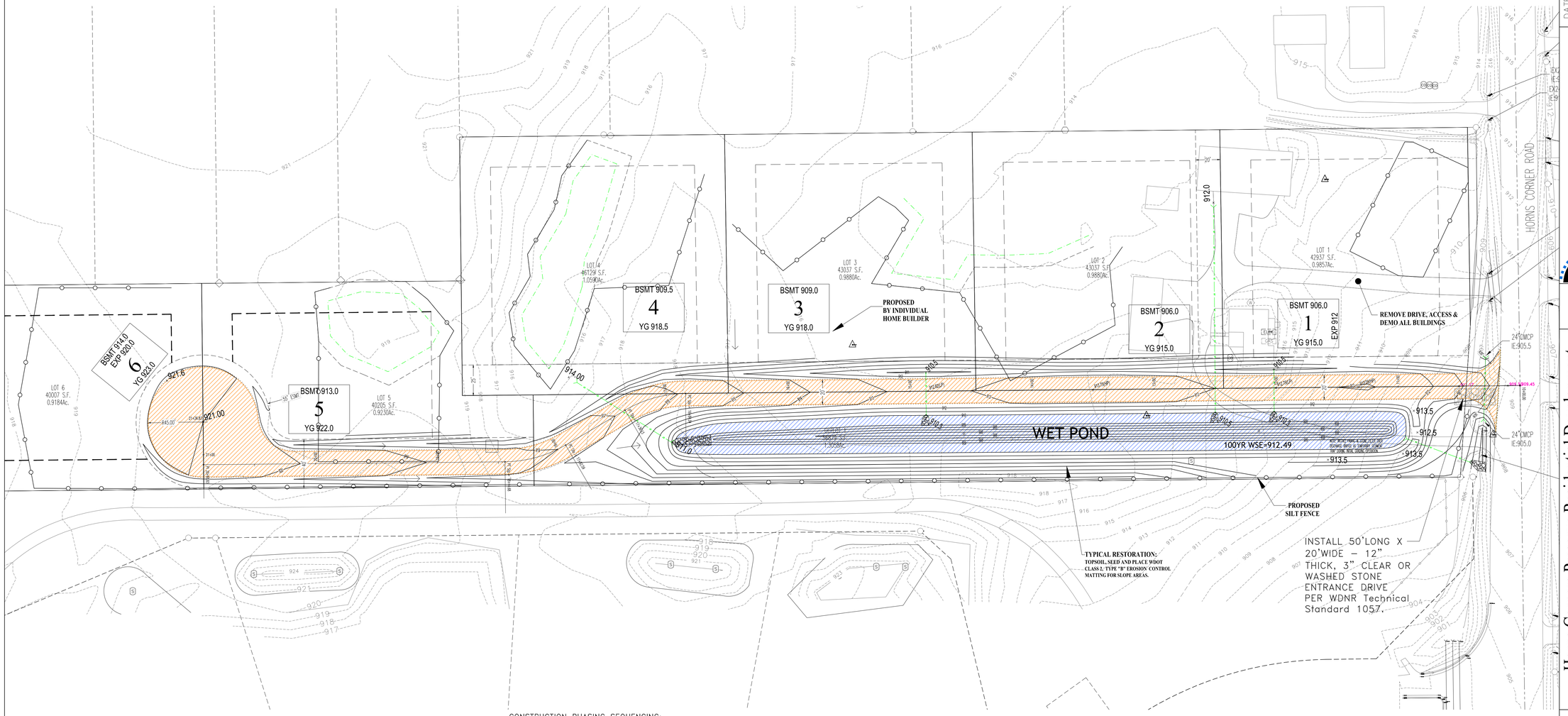
WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 06-24-26
BY: MARK R. ELLENA,PE
SCALE: 1"=100'

SHEET NUMBER
C101

NOTES:
1) A LEGEND SHOWING ALL SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN ON THE COVER SHEET.
2) UNDERGROUND UTILITIES MUST BE LOCATED BY "Diggers Hotline (811)" PRIOR TO START OF CONSTRUCTION.

SCALE: 1" = 40'



GENERAL CONSTRUCTION SPECIFICATIONS:

1. ALL CONSTRUCTION SHALL BE MEET THE TOWN OF CEDARBURG STANDARD SPECIFICATIONS AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST ADDITION.
2. ALL PERMITS MUST BE OBTAIN BY THE CONTRACTORS OR OWNER AND NOTIFY THE TOWN AND ENGINEEP 48HRS PRIOR TO COMMENCING ANY WORK.
3. ALL EROSION CONTROL MEASURES SPECIFIED ON THE PROJECT EROSION CONTROL PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN TECHNICAL STANDARDS.
4. ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, GRAVEL ENTRANCE, ETC.) SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING & GRUBBING OR MASS GRADING.
5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME AND MINIMIZE SILTATION CAUSED BY CONTRUCTION.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. ALL CONTRACTORS SHALL VERIFY ALL GRADES; EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLECT MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND NOTIFY DIGGERS HOTLINE, THE LOCAL MUNICIPALITY AND ALL GOVERNMENT AGENCIES THAT MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 811.
8. PUBLIC ROADS SHALL NOT BE CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.
9. A TOWN INSPECTOR IS REQUIRED TO BE AT THE PROJECT SITE TO OBSERVE CONSTRUCTION, AS REQUIRED TO MAINTAIN EROSION CONTROL IN ACCORDANCE TO ALL PERMITTING.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS. THE PUBLIC ROADWAYS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING AT THE END OF EACH WORK DAY OR MORE OFTEN, AS REQUIRED. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
11. UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED OPEN SPACE AREAS OUTSIDE OF THE PROPOSED ROADWAY AND PROVIDE SEED, FERTILIZER AND EROSION CONTROL FABRIC PER THE STANDARD SPECIFICATIONS. ROADWAY PAVEMENT SHALL BE SAW-CUT AND REPLACED IN KIND.
12. ALL DISTURBED AREAS SHALL BE REVEGATATED WITHIN SEVEN DAYS OF NO DISTURBANCE. HIGHWAY MIX #40 SHALL BE USED FOR SEEDING WITH AN APPLICATION RATE OF 4.0 LBS/1000 SF.
13. ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS OR WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. (BY GERERAL CONTRACTOR).
14. IF PERMANENT SEEDING IS NOT COMPLETED BY SEPTEMBER 15, APPLY TEMPORARY SEEDING. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15, A WISDOT TYPE B SOIL STABILIZER SHALL BE APPLIED TO INACTIVE DISTURBED SOILS BETWEEN OCTOBER 15TH AND MAY 1ST AS A TEMPORARY SOIL STABILIZATION MEASURE DURING THE NON-GROWING SEASON.

CONSTRUCTION PHASING SEQUENCING:

THE GRADING AND UTILITY CONTRACTORS MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE TOWN ORDINANCES.

1. CONTACT THE TOWN BUILDING INSPECTOR FOR INSPECTION OF A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF ANY WORK.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCES SHOWN ON THE PLAN (TRACKING PAD).
3. INSTALL SILT FENCE.
4. REMOVE TOPSOIL IN AREAS NEEDED TO CONSTRUCT THE POND AND PRIVATE DRIVE.
5. CONSTRUCT WET POND, STORM SEWERS AND BOULDER LANDSCAPE WALLS. PLACE STONE FILTER OVER LOW FLOW OUTLET DURING CONSTRUCTION TO CONTROL SEDIMENT DISCHARGE. MAINTAIN STONE FILTER AS NEEDED.
6. ALL TOPSOIL PILES SHALL HAVE SILT FENCE BARRIERS.
7. PLACE CLEAN COMPACTED FILL IN LIFTS AS MONITORED BY A QUALIFIED SOILS PROFESSIONAL TO THE ROADWAY SUBGRADE.
8. CONSTRUCT ROADWAY AND REVEGETATE ALL DISTURBED AREAS.
10. ONCE SITE HAS 80% REVEGETATED THE TOWN SHALL INSPECT AND APPROVE THE REMOVAL OF THE SILT FENCE.
11. REVEGETATE ANY REMAINING DISTURBED AREAS.

DESCRIPTION | DATE

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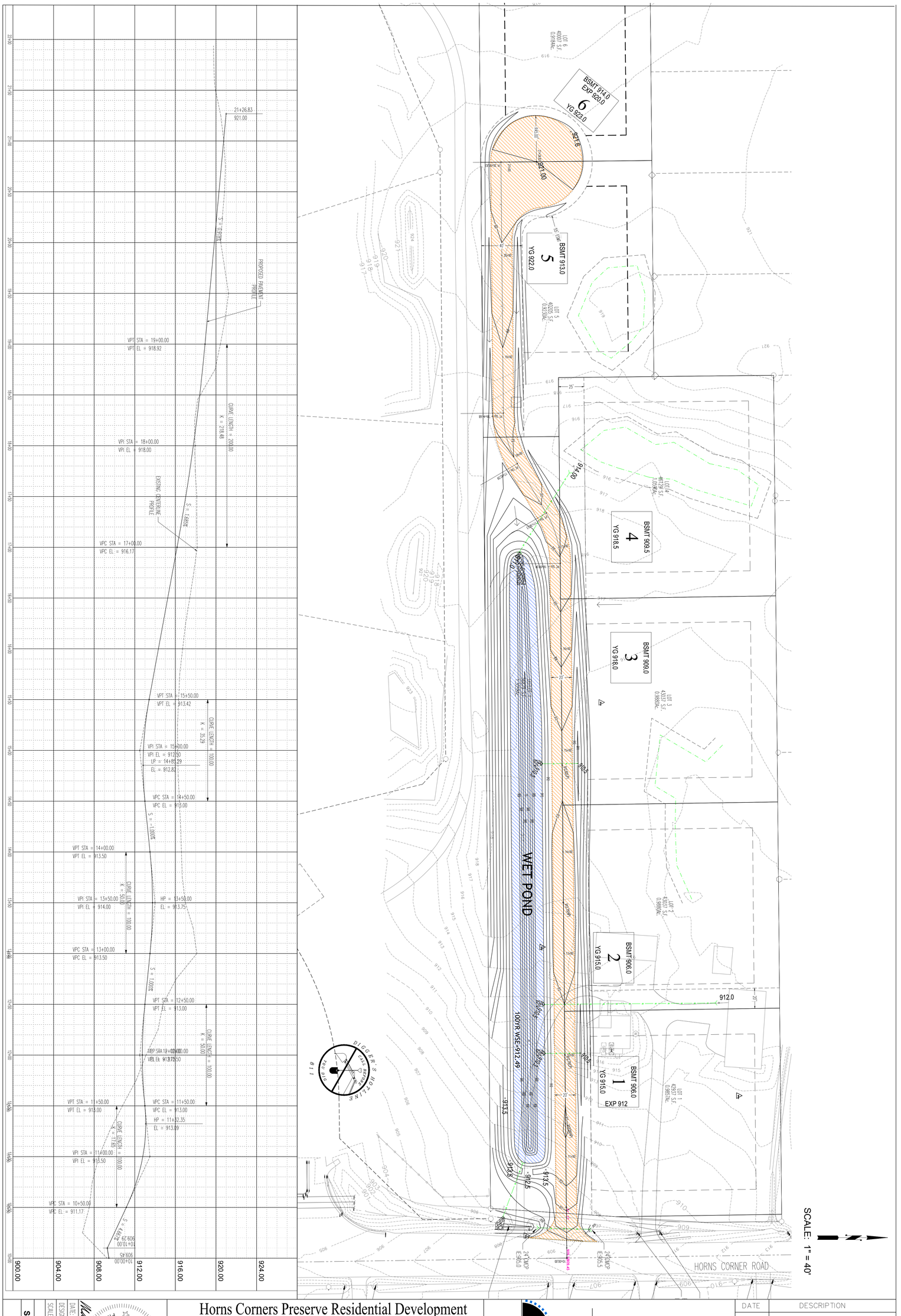
Horns Corners Preserve Residential Development
TOWN OF CEDARBURG, WI

EROSION CONTROL & INTERIM GRADING PLAN

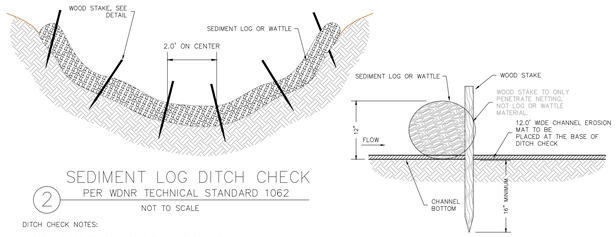
WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 06-24-26
BY: MARK R. ELLENA,PE
SCALE: 1"=100'

SHEET NUMBER
C200



SHEET NUMBER C300	Horns Corners Preserve Residential Development TOWN OF CEDARBURG, WI GRADING & ROADWAY PLAN	ELLENA ENGINEERING CONSULTANTS, LLC SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122 Phone: 262-719-6183 Email: mellena@eeceng.com	DATE / DESCRIPTION
DESIGNED BY: MARK R. ELLENA, PE DATE: 06-24-26 SCALE: 1" = 40'	PROFESSIONAL ENGINEER MARK R. ELLENA E-24690 WISCONSIN		



SEDIMENT LOG DITCH CHECK
PER WDNR TECHNICAL STANDARD 1062

(2) NOT TO SCALE

DITCH CHECK NOTES:

1. PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC.. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE LOG REMAINS IN CONTACT WITH SLOPE.
2. DO NOT ALLOW FLOW TO OVERTOP INSTALLATION.
3. STAKE TO BE PLACED AT TOE OF SLOPE, BOTH SIDES
4. 1 3/8" X 1 3/8" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS OR WATTLES.
5. INSTALL EROSION MAT PER MANUFACTURES SPECIFICATIONS.
6. INSPECT DITCH CHECKS WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
7. DITCH CHECK SHALL BE AMERICAN EXCELSIOR CURLEX 12" SEDIMENT LOG, NORTH AMERICAN GREEN WS-12 OR OTHER APPROVED DITCH CHECK AS SPECIFIED IN THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).
8. SPACING TO BE INSTALLED PER WDNR-CPS 1062 (EVERY TWO (2) VERTICAL FEET) AS SHOWN ON PLANS.



SEDIMAX SW® (STRAW WATTLES)

North American Green SediMax-SW™ (Straw Wattles), are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

Straw Wattles are a temporary sediment control device and are not intended to replace Rolled Erosion Control Products (RECPs) or Hydraulic Erosion Control Products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RollMax™ or HydraMax™ Systems be used to provide effective immediate erosion control until vegetation is established. SediMax™ Systems may be used in conjunction with blankets, mats and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of SediMax Systems is dependent on storage capacity.

SEDIMAX-SW INSTALLATION STEPS:

1. Begin at the location where the wattle is to be installed by excavating a 2 to 3 in. (5-7.5 cm) deep x 9 in. (22.8 cm) wide trench along the contour of the slope. Excavated soil should be placed upslope from the anchor trench (Figure 7).

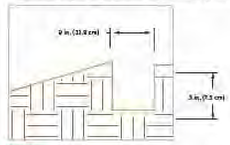


FIGURE 7

2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Wattles should tightly abut (Figure 8).

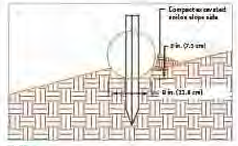


FIGURE 8

3. Secure the wattle with a minimum of 18 to 24 in. (45.7-61 cm) stakes every 3 to 4 ft (0.9-1.2 m) and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2 to 3 in. (5-7.5 cm) of stake extending above the wattle (Figure 9). Stakes should be driven perpendicular to the slope face. Spacing of SediMax-SW on slope will vary based on the slope grade (Figure 10).

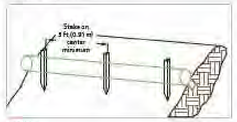


FIGURE 9

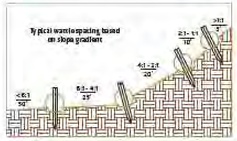
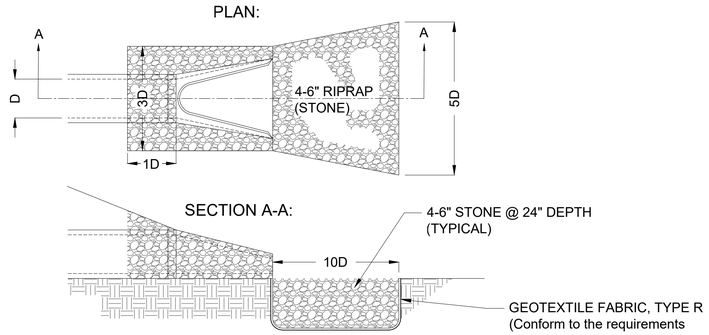


FIGURE 10

For additional installation assistance on SediMax Systems, please call **888-772-2040**, visit **nagreen.com** or e-mail **info@nagreen.com** and we will be happy to put you in touch with your erosion control specialist who can assist you.

STRAW WATTLE DETAIL



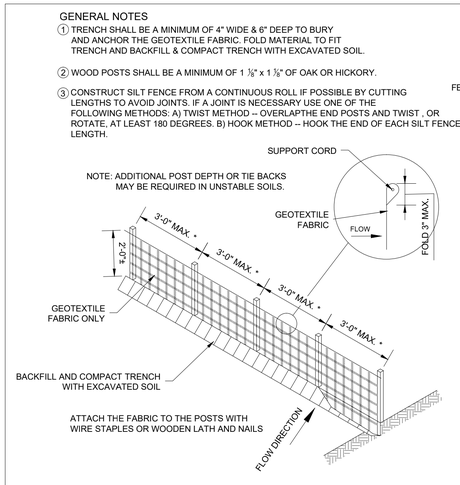
END SECTION TYPICAL RIP RAP DETAIL
NOT TO SCALE (FLARED APONS REQUIRED ON ALL ENDSECTIONS)

GENERAL NOTES

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

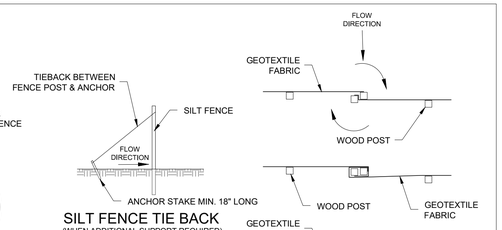
(2) WOOD POSTS SHALL BE A MINIMUM OF 1 ⅛" x 1 ⅛" OF OAK OR HICKORY.

(3) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING METHODS: A) TWIST METHOD – OVERLAP THE END POSTS AND TWIST , OR ROTATE, AT LEAST 180 DEGREES. B) HOOK METHOD – HOOK THE END OF EACH SILT FENCE LENGTH.

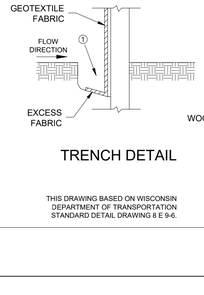


SILT FENCE

* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



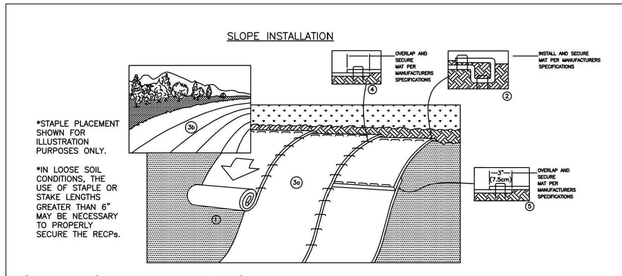
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.

SLOPE INSTALLATION



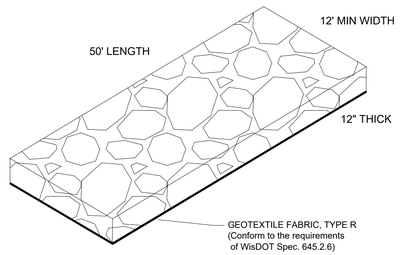
KEYED NOTES (CORRESPONDING TO DETAIL ABOVE):

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (a.) DOWN OR (b.) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE AND/OR SPECIFICATIONS. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLES WITH APPROXIMATELY 2"–5" OVERLAP, DEPENDING ON RECPs TYPE.
5. CONCUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE SIDE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART, ACROSS ENTIRE RECP's WIDTH.

IMPORTANT NOTES:

1. SLOPE EROSION MAT TO BE CLASS I, TYPE B MAT AS APPROVED IN THE WI DOT PRODUCT ACCEPTABILITY LISTS
2. CONTRACTOR RESPONSIBLE FOR EROSION MAT INSTALLATION SHALL BE RESPONSIBLE FOR ENSURING EROSION MAT IS INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER WI DNR TECHNICAL STANDARD 1052, NON-CHANNEL EROSION MAT.

EROSION MATTING: WDNR TS-1052



STONE TRACKING PAD

PER WDNR TECH STANDARD 1057
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
Note 3: Select fabric type based on soil conditions and vehicles loading.
Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

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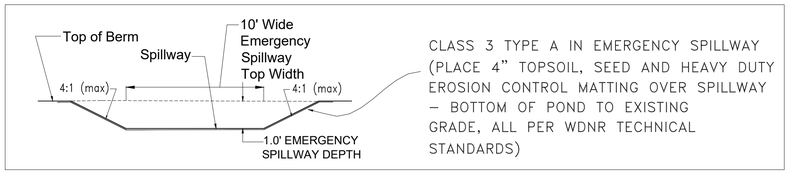
Horns Corners Preserve Residential Development
TOWN OF CEDARBURG, WI

DETAILS

WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

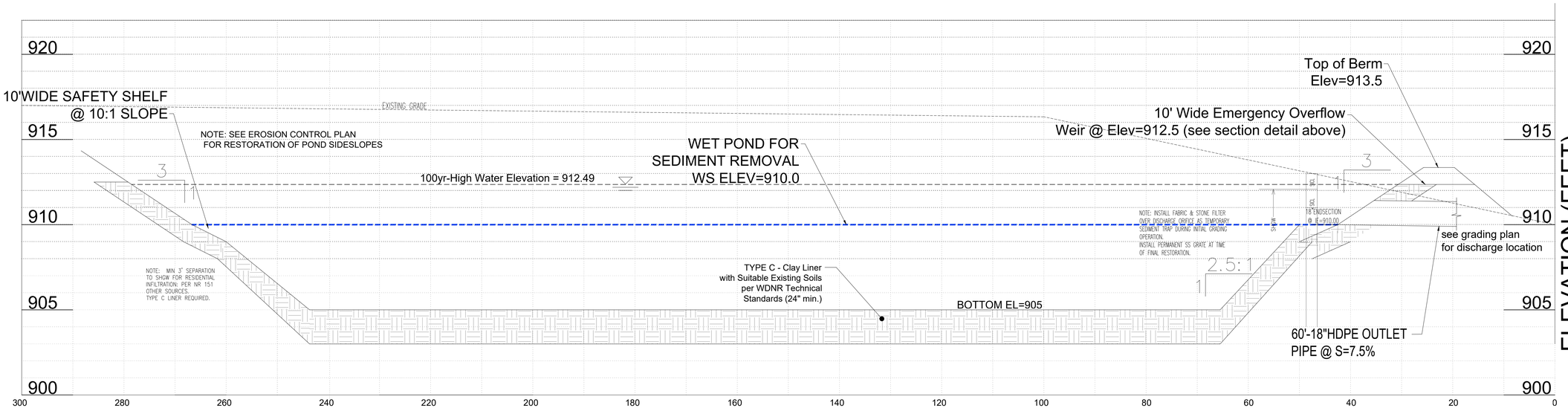
DATE: 06-24-26
DESIGNED BY: MARK R. ELLENA,PE

SHEET NUMBER
C400

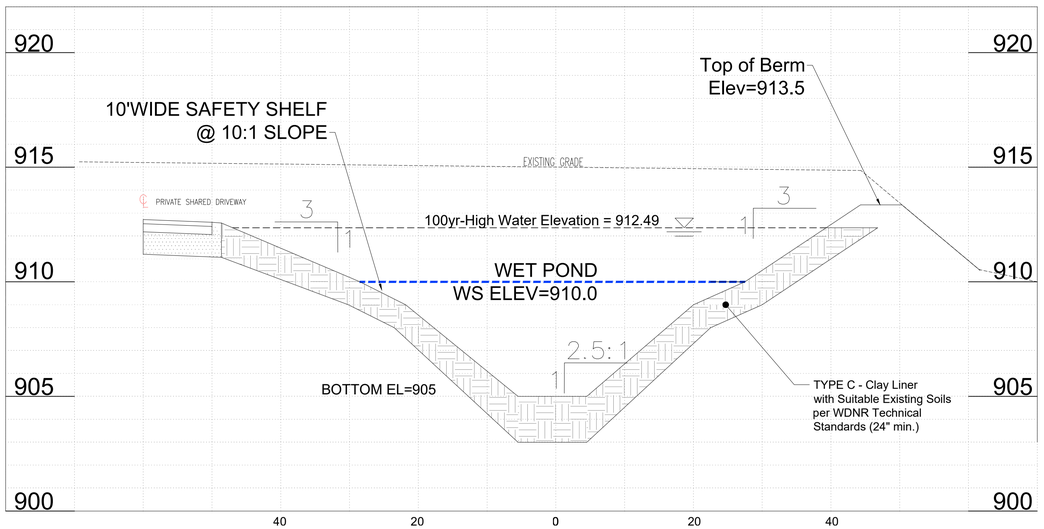


CLASS 3 TYPE A IN EMERGENCY SPILLWAY (PLACE 4" TOPSOIL, SEED AND HEAVY DUTY EROSION CONTROL MATTING OVER SPILLWAY – BOTTOM OF POND TO EXISTING GRADE, ALL PER WDNR TECHNICAL STANDARDS)

EMERGENCY WEIR TYPICAL CROSS-SECTION DETAIL



PROPOSED WET POND CROSS SECTION (LOOKING NORTH)



PROPOSED WET POND CROSS SECTION (LOOKING WEST)

DATE	DESCRIPTION

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TOWN OF CEDARBURG, WI

DETAILS

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 06-24-26
DESIGNED BY: MARK R. ELLENA,PE

SHEET NUMBER
C401

STORM WATER MANAGEMENT PLAN

For

Horns Corners Preserve
Town of Cedarburg, WI

Date: April 16, 2026

Submitted By: ***ELLENA ENGINEERING CONSULTANTS, LLC***
700 Pilgrim Parkway - Suite 100
Elm Grove, WI 53122
Phone: 262-719-6183
Fax: 866-457-2584
Email: mellena@eeceng.com



April 16, 2026

Town Engineer
Town of Cedarburg
1293 Washington Avenue
Cedarburg, Wisconsin 53012-9304

Re: Storm Water Management Report
Horns Corners Preserve
Village of Cedarburg, WI

Dear Town Engineer,

On behalf of the Owner of the above parcel of land in the Town of Cedarburg, and in accordance with the Town's Storm Water Management Program, we are submitting the following Storm Water Management Report for your review and approval.
The site (Parcel Number:030320101000) is located on the West side of Horns Corners Road approximately 400 feet south of Western Avenue (CTH "T"). This report contains hydrologic data to meet or exceed your Storm Water requirements. Specifically, we have shown development compliance for peak runoff rates under proposed conditions with acceptable release rates corresponding to the pre-development 1, 2, 5, 10 and 100 year events. The 100 year proposed storm was also used to establish an emergency overflow route. In addition, the water quality design features of a wet detention basin designed to remove, on an average annual basis, a minimum of 80% of the total suspended solids loading per the WDNR requirements set forth in Chapter NR151. Infiltration has also been evaluated for the site and we respectfully request that the site be exempt from infiltration due to existing soil limitations and high groundwater.

The computer model used in our analysis is based on the TR-55 runoff curve number methodology, Atlas 14 precipitation depths and NRCS Wisconsin MSE3 precipitation distribution. The following data summarizes our findings:

	ATLAS 14 PRECIPITATION DEPTHS				
Return Period (Years)	1	2	5	10	100
Precipitation Depth	2.30	2.61	3.20	3.77	6.38

EXISTING CONDITIONS:

Drainage Area	Area (Ac)	CURVE NUMBER (CN)	Tc	1yr Peak Discharge	2yr Peak Discharge	5yr Peak Discharge	10yr Peak Discharge	100yr Peak Discharge
EX1	8.8	62	19.6	0.73	1.47	3.61	6.45	23.88

* The runoff curve number is representative of the Type B Soils Group and the current conditions. See CN calculations below.

DRAINAGE AREA PR1				
SOURCE AREA CHARACTERISTIC	AREA (Ac)	RUNOFF COEFFICIENT (CN)	AREA X CN	COMPOSITE CN
Existing Home Sites	0.13	98	12.74	
Existing Driveways	0.20	98	19.60	
Open Area-undeveloped	8.47	61	516.67	
Total	8.80		549.01/8.8	62.39 = 62

PROPOSED CONDITIONS:

Drainage Area	Area (Ac)	CURVE NUMBER (CN)	Tc	1yr Peak Discharge	2yr Peak Discharge	5yr Peak Discharge	10yr Peak Discharge	100yr Peak Discharge
PR1	8.80	74*	23.8	3.75	5.35	8.75	12.34	30.88

*See CN calculations below.

DRAINAGE AREA PR1				
SOURCE AREA CHARACTERISTIC	AREA (Ac)	RUNOFF COEFFICIENT (CN)	AREA X CN	COMPOSITE CN
Proposed Home Sites (6 @ 0.1Ac each)	0.60	98	58.80	
Proposed Driveways (6 @ 0.01Ac each)	0.06	98	5.88	
Proposed Private Drive	0.45	98	44.10	
Open Area-undeveloped	7.69	70	538.30	
Total	8.80		647.08/8.8	73.53 = 74

As previously mentioned, we have shown development compliance for peak runoff rates under proposed conditions with acceptable release rates corresponding to the pre-development 1, 2, 5, 10 and 100 year events. The 100 year proposed storm was also used to establish an emergency overflow design.

The storm water management facility was designed for the drainage area PR1 using the above results and design criteria per your regulations. The following tables present the results of our storm water management design for Area PR1:

TABLE NO. 1

1 YEAR DESIGN FREQUENCY			
WET DETENTION POND	**POND OUTLET FLOWRATE (cfs)**	**WATER SURFACE ELEVATIONS (ft)**	**STORAGE VOLUME (Ac-Ft)**
PR1	0.51	910.35	0.184

TABLE NO. 2

2 YEAR DESIGN FREQUENCY			
WET DETENTION POND	**POND OUTLET FLOWRATE (cfs)**	**WATER SURFACE ELEVATIONS (ft)**	**STORAGE VOLUME (Ac-Ft)**
PR1	0.83	910.46	0.241

TABLE NO. 3

5 YEAR DESIGN FREQUENCY			
WET DETENTION POND	**POND OUTLET FLOWRATE (cfs)**	**WATER SURFACE ELEVATIONS (ft)**	**STORAGE VOLUME (Ac-Ft)**
PR1	1.57	910.70	0.363

TABLE NO. 4

10 YEAR DESIGN FREQUENCY			
WET DETENTION POND	**POND OUTLET FLOWRATE (cfs)**	**WATER SURFACE ELEVATIONS (ft)**	**STORAGE VOLUME (Ac-Ft)**
PR1	2.00	910.90	0.517

TABLE NO. 5

100 YEAR DESIGN FREQUENCY			
WET DETENTION POND	**POND OUTLET FLOWRATE (cfs)**	**WATER SURFACE ELEVATIONS (ft)**	**STORAGE VOLUME (Ac-Ft)**
PR1	4.20	912.32	1.411

The following table presents the results of the proposed discharge (Area PR1 + Area PR2-detained) compared to the total existing condition for the allowable discharge to the existing environmental corridor.

TABLE NO. 6
POST PEAK FLOW SUMMARY TABLE

STORM EVENT	EXISTING RELEASE RATE	TOTAL PROPOSED DISCHARGE RATE
1	0.73	0.51
2	1.47	0.83
5	3.61	1.57
10	6.45	2.00
100	23.88	4.20

WATER QUALITY:

A wet detention basin has been designed to remove, on an average annual basis, a minimum of 80% of the total suspended solids loading per the WDNR requirements set forth in Chapter NR151 for this site. An analysis was conducted with the WDNR WinSLAMM model (see attached as recommended by the WDNR) resulting in the TSS removal of 86.7%.

CONCLUSION:

In conclusion, the proposed wet detention basin and emergency overland flow route has been designed to treat and slow release runoff from the 1, 2, 5, 10 and 100 year events under proposed conditions with an acceptable release rate corresponding to the pre-development events. The stage-storage discharge information for these facilities has been included along with the hydrologic report data for you use.

Note: The storm water application has been attached to this report and will be completed for the final approval phase.

Please do not hesitate to contact us if you should need further information to complete your review.

Sincerely,

Ellena Engineering Consultants, LLC

Mark R. Ellena

Mark R Ellena, P.E.
ELLENA ENGINEERING CONSULTANTS, LLC



Map Scale: 1:2,160 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Ozaukee County, Wisconsin
Survey Area Data: Version 22, Sep 10, 2025

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7744B2	Hochheim loam, 2 to 6 percent slopes, eroded	1.2	16.1%
7845B	Theresa silt loam, 2 to 6 percent slopes	5.4	74.6%
7848B	Nenno silt loam, 1 to 3 percent slopes	0.7	9.3%
Totals for Area of Interest		**7.3**	**100.0%**



THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LANDTECH SURVEYING. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DATE	DESCRIPTION

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellena@eeceng.com

Horns Corners Preserve Residential Development

TOWN OF CEDARBURG, WI

EXISTING DRAINAGE MAP

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 04-16-26

BY: MARK R. ELLENA,PE

SCALE: 1"= 50'

SHEET NUMBER

EXMAP

SCALE: 1"= 50'

DRAINAGE BOUNDARY

PR1 AREA = 8.8Ac.
CN = 74
Tc = 23.8 min

WETLAND
LINE (2025)

Tc=100' @ 1%

Tc=400' @ 1%

15"HDPE CULVERT(TYP.)

BSMT 914.0
6
YG 923.0

BSMT 913.0
5
YG 922.0

BSMT 910.0
4
YG 919.0

BSMT 908.0
3
YG 917.0

BSMT 906.0
2
YG 915.0

BSMT 906.0
1
YG 915.0

LOT 6
40007 S.F.
0.9184Ac.

LOT 5
40295 S.F.
0.9230Ac.

LOT 4
46129 S.F.
1.0589Ac.

LOT 3
43037 S.F.
0.9880Ac.

LOT 2
43037 S.F.
0.9880Ac.

LOT 1
42937 S.F.
0.9857Ac.

OUTLOT 1
38675 S.F.
0.8878Ac.

25' REAR YARD SETBACK

25' SIDE YARD SETBACK

MOUND

WET POND

100YR WSE=911.38

916.0

914.00

913.0

912.0

911.0

910.00

912

910

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LANDTECH SURVEYING. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellena@eeceng.com

Horns Corners Preserve Residential Development
TOWN OF CEDARBURG, WI

PROPOSED DRAINAGE MAP

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 04-16-26
BY: MARK R. ELLENA,PE
SCALE: 1"= 50'

SHEET NUMBER
PRMAP

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee WI, WI, 53233

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

11/24/2025 WIC-SE-2025-46-03566

Charlie Hutchinson
461 Horns Corners Road
Cedarburg, WI 53012

RE: Wetland Delineation Confirmation for "CHutchinson- 461 Horns corners Road" located in NE 1/4, NE 1/4, Section 32, Township 10N, Range 21E, in the Town of Cedarburg, Ozaukee County

Dear Charlie Hutchinson:

We have reviewed the wetland delineation report from Ruekert and Mielke, Inc. prepared for the above-mentioned site. This letter will serve as confirmation that the wetland boundaries shown on the enclosed wetland delineation figure are acceptable. This finding is based upon a field visit on November 5th, 2025. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you must avoid take of endangered and threatened species or obtain an incidental take authorization to comply with the state's Endangered Species Law. To ensure compliance, submit an endangered resources review form (Form 1700-047 available at https://dnr.wi.gov/topic/ERReview/Review.html) and t the DNR Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition, be sure to contact your local zoning office and the U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (414) 308-6780 or kara.brooks@wisconsin.gov.

Sincerely,

Kara Brooks
Wetland Identification Specialist

Enclosures:
Wetland Delineation Figure

Email CC:
USACE Project Manager
Tiffany Wagner, Ruekert and Mielke, Inc.

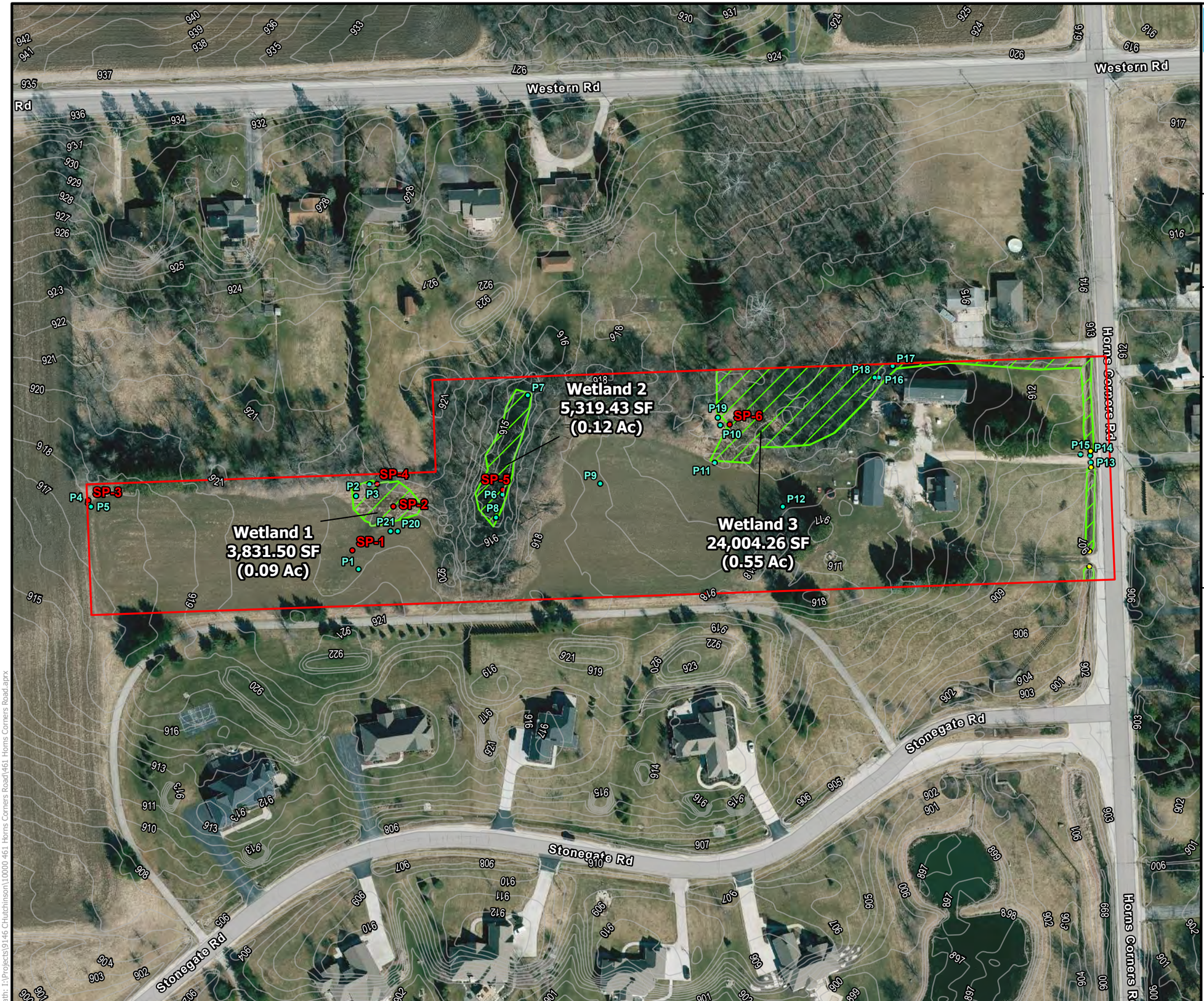
Ruekert · Mielke

461 Horns Corners Road
Charlie Hutchinson
Town of Cedarburg

Wetland Boundary Map

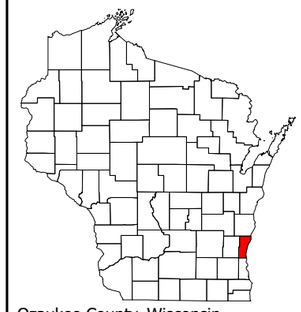
Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 2WetlandBoundary
Date Saved: 11/10/2025

Figure 2



N

0 60 120
Feet



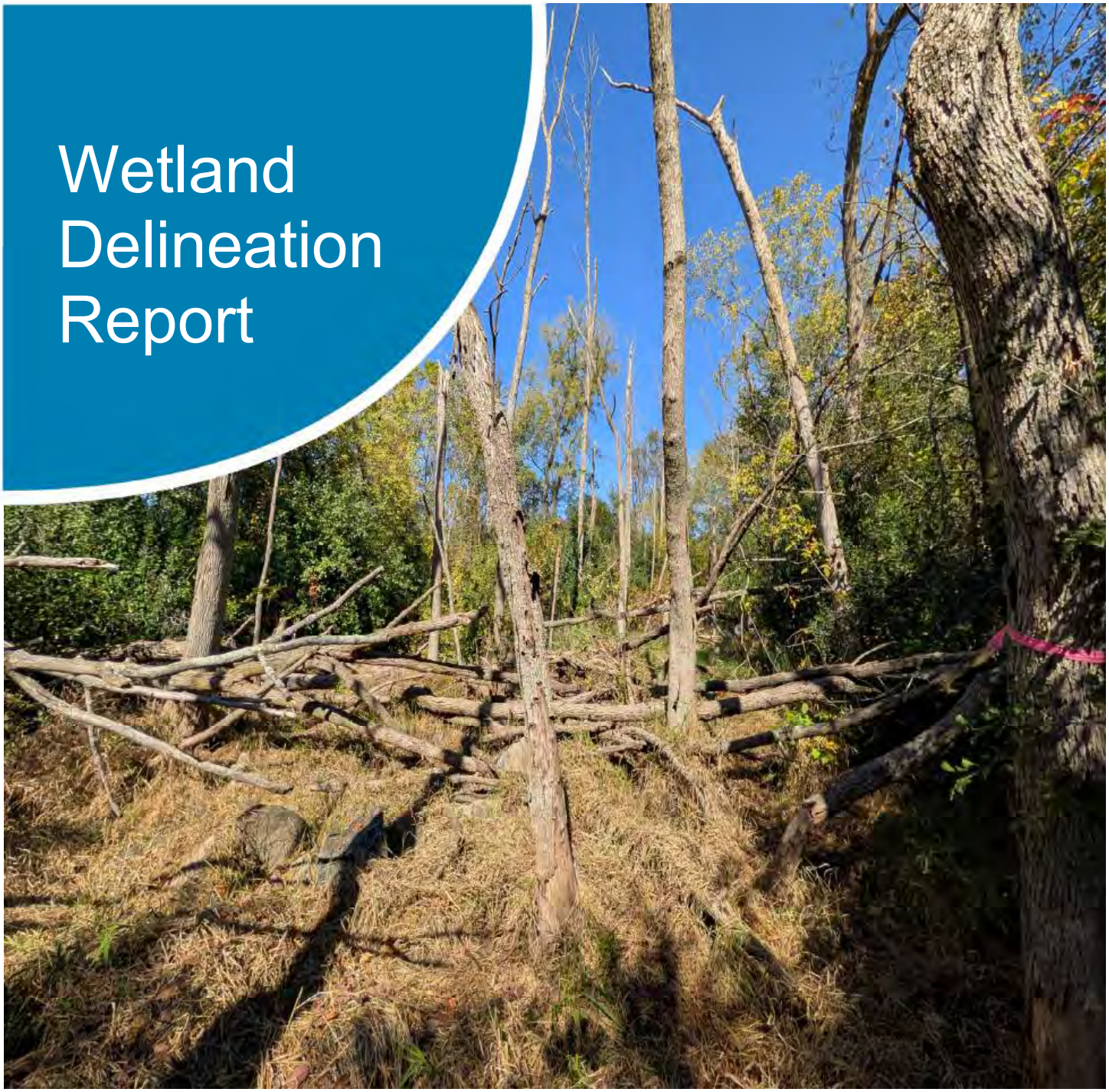
Legend

- Culvert
- Photo Point
- Sample Point
- 1-ft Contour Line
- Area of Investigation (7.5 Acres)
- Delineated Wetland (33,155.19 SF/0.76 Acre)

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet

Wetland Delineation Report



461 Horns Corners Road

Wetland Delineation Report

November 12, 2025

Project Number: 9146-10000

Ruekert · Mielke

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Charlie Hutchinson

461 Horns Corners Road
November 12, 2025

Prepared For:

Charlie Hutchinson
262-224-2084
charlie@houseworkscollective.com

Prepared By:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Parkway, Suite 300
Waukesha, WI 53188
262-542-5733

Tiffany Wagner, Environmental Scientist

Christy Poniewaz, Sr. Environmental Scientist & Project Manager

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Appendix F: Northcentral/Northeast Region Supplement Wetland Determination Data Forms

461 HORNS CORNERS ROAD
WETLAND DELINEATION REPORT

1.0 Introduction and Statement of Qualifications

On behalf of Mr. Charlie Hutchinson, Ruekert & Mielke, Inc. (R/M) conducted a wetland delineation within the property located at 461 Horns Corners Road in the Town of Cedarburg, Ozaukee County, Wisconsin (Appendix A, Figure 1). The Area of Investigation (AOI) is 7.5 acres and is located in Section 32, Town 10N, Range 21E.

The purpose of the wetland delineation was to determine the extent of wetlands, waterways, and other aquatic resources within the AOI for potential residential development. Wetlands, waterways, and other aquatic resources identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the Wisconsin Department of Natural Resources (WDNR), and local jurisdiction under a county, city, village, or town.

The field investigation was conducted by R/M Environmental Scientist Tiffany Wagner and Senior Environmental Scientist, Christy Poniewaz, on October 7, 2025. A follow-up field investigation was completed on November 5, 2025, with Kara Brooks, WDNR Wetland Identification Program Coordinator. Tiffany Wagner was the lead investigator and author of this report.

Tiffany is an Environmental Scientist with a B.S. degree in Environmental Studies from the University of Wisconsin – Parkside. She has completed the Wetland Delineation Workshop and the Grasses, Sedges, and Rushes class offered by the University of Wisconsin – La Crosse. Tiffany leads field investigations, data collection, and reporting for wetland delineations, and is pursuing assurance through the WDNR Wetland Delineation Professional Assurance Initiative.

Christy is a Senior Environmental Scientist with a B.A. degree in Conservation and Environmental Sciences from the University of Wisconsin – Milwaukee. She has completed the Wetland Delineation Workshop offered by the University of Wisconsin – La Crosse. Christy assists with field investigations, data collection, and reporting for wetland delineations.

Three (3) palustrine emergent (PEM) wetland features totaling 33,155.19 SF (0.76 Ac) were delineated within the AOI (Appendix A, Figure 2). No waterways or other aquatic resources were identified within the AOI.

2.0 Methods

The wetland and waterway delineation was conducted in accordance with the guidelines of the *1987 Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral/Northeast Region, Version 2.0* (USACE, 2011) and in general accordance with WDNR guidelines. National Wetland Indicator status and taxonomic nomenclature were prepared in accordance with the *2022 National Wetland Plant List* (Version 3.6) (USACE, 2023). National Wetland Indicator status was assigned in accordance with the Northcentral/Northeast Region. Indicators of hydric soil are based on the *Field Indicators of Hydric Soils in the United States, Version 9.0* (United States Department of Agriculture [USDA] & Natural Resources Conservation Service [NRCS], 2024).

Wetlands identified in this report are classified according to the Cowardin Classification System (Cowardin et al., 1979). Palustrine (P) wetlands present may be described as Emergent (EM), Scrub–Shrub (SS), or Forested (FO). When relevant, wetland descriptions may be supplemented with plant community descriptions from *Wetland Plant Communities of Minnesota and Wisconsin, Version 3.2* (Eggers & Reed, 2015).

This report was prepared by R/M in general accordance with the guidelines set forth in the *Guidance for Submittal of Delineation Reports to the St. Paul District Corps of Engineers and the Wisconsin Department of Natural Resources* (USACE & WDNR, 2015).

2.1 Desktop Review

Prior to conducting field work, several resources were reviewed to identify potential wetland and aquatic resources and direct on-site investigations and identify areas that require data collection:

- Aerial Imagery
  - Ozaukee County Land Information Office
- Floodplain
  - Federal Emergency Management Association (FEMA)
- Soil data
  - USDA and NRCS
- Topography and Contour data
  - United States Geological Survey (USGS) and Ozaukee County Land Information Office
- Wetland and Waterway
  - WDNR Wisconsin Wetland Inventory (WWI)
  - WDNR 24K Hydrography

Web addresses and access dates for these resources are provided in Section 5 of this report.

The Antecedent Precipitation Tool (APT) (Version 3.0) (USACE, 2025) and recent daily precipitation data were used to determine if antecedent hydrologic conditions at the time of the site visit were normal, wetter, or drier than the normal range (Appendix B).

The Web Soil Survey (USDA & NRCS, 2025) was used to generate a list of soil map units and all associated components occurring within the AOI (Appendix C). This list was analyzed for soil map units and components that are hydric.

2.2 Farmed Area Off-Site Review

A farmed area off-site review (Appendix D) was performed in general accordance with the *Guidance for Offsite Hydrology/Wetland Determinations* (USACE & Minnesota Board of Water & Soil Resources, 2016) for portions of the AOI that are presently or recently farmed.

Areas for further evaluation were identified by reviewing the sources listed in the section above (e.g., aerial imagery, hydric soils, topography, WWI mapping, etc.) to determine the potential presence of wetlands.

For the areas identified in this preliminary step, a detailed imagery analysis was conducted using USDA Farm Service Agency (FSA) and/or NRCS National Agricultural Imagery Program (NAIP) aerial photographs, along with antecedent precipitation calculations. Aerial imagery was reviewed for the presence or absence of wetland hydrology “signatures” including Altered Pattern (AP), Crop Stress (CS), Drowned Out (DO), Not Cropped (NC), No Soil Wetness (NSS), Normal Vegetative Cover (NV), Soil Wetness Signature (SS), Standing Water (SW), and Wetland Signature (WS).

Antecedent precipitation data was used to evaluate the climate condition (dry, normal, wet) for the three months preceding each aerial image. Years classified as “normal” were used to calculate the percentage of normal years exhibiting wetness signatures. Areas that displayed wetness signatures in 50% or more of normal years were determined to have a high probability of wetland presence. The percentage of all years with wetness signatures was also calculated for comparison. Areas with a high probability for wetlands should be evaluated during field investigations.

2.3 Field Investigation

Photographs were taken throughout the AOI and at each sample point (Appendix E). Sample points were placed in each habitat present within the AOI. USACE Northcentral and Northeast Region (Version 2.0) Wetland Determination Data Sheets (USACE, Sep 2024) were completed for each of the sample points (Appendix F) using Wildnote Field Data Collection App.

Soil color was determined using a Munsell soil color chart (Munsell Color Company, 2010), and the soil pit was left open for at least 30 minutes to allow for the observation of wetland hydrology indicators.

Supplemental sample points were collected to establish wetland and upland boundaries. Upland-wetland boundaries were evaluated in accordance with differences in the abundance of hydrophytic and non-hydrophytic vegetation, presence or absence of hydric soil indicators, presence or absence of hydrological indicators, topography, and professional judgement. Once the boundary was determined, it was designated by pink wire pin flags and/or pink flagging tape. Sample points were staked with orange wire pin flags. A Trimble R12 survey-grade GPS unit was used to collect the locations of the wetland boundaries and sample points.

3.0 Results

3.1 Desktop Review

3.1.1 Topography

The Contour Map (Appendix A, Figure 3) indicates Ozaukee County one-foot contours with elevations ranging from approximately 905-921 feet above sea level within the AOI. The western portion of the AOI slopes off-site toward the agricultural field to the west. The central portion generally slopes toward Wetland 1 and 2, while the remaining eastern portion slopes east/northeast toward Wetland 3.

3.1.2 WWI and Waterways

The WWI and Waterways Map (Appendix A, Figure 4) indicates there are no mapped WWI wetlands or WDNR 24K hydrography features within the AOI.

3.1.3 Soils

The NRCS Soil Survey and Wetland Indicator Soils Map (Appendix A, Figure 5) indicates three soil map units within the AOI: Hochheim loam, 2 to 6 percent slopes, eroded (HmB2); Nenno silt loam, 1 to 3 percent slopes (NnA); and Theresa silt loam, 2 to 6 percent slopes (ThB). Nenno silt loam is a WDNR maximum extent wetland indicators soil for this AOI.

3.1.4 Floodplain

The Floodplain Map (Appendix A, Figure 6) indicates that the AOI is not located within a floodplain (Zone X).

3.1.5 Historic Aerial Review

Historic aerial imagery (Appendix A, Figures 7A-7F) was reviewed for the years 1941-2024:

- In 1941, the AOI consists of agricultural fields, a driveway, several buildings, and small pockets of forest.
- Between 1941 and 1950, an agricultural ditch appears to have been constructed in the western portion of the AOI. Residential development began along the east side of Horns Corners Road.
- Between 1950 and 1970, the agricultural ditch identified above is no longer present. The driveway was expanded to include two access points from Horns Corners Road and extended to buildings to the north and west. The northern portion of the central field appears to have been disturbed by grading or cleaning to construct a drainage feature from the property line ditch extending west toward the central depression. Residential development continued to the east and began to the north along Western Road.
- Between 1970 and 1980, the drainage feature appears to have been filled and graded.
- Between 1980 and 1990, the cleared northern portion of the AOI west of the building near the residence remained cleared. No other notable changes were observed. Residential development to the east and north appears to be complete.
- Between 1990 and 2000, vegetation began to establish in the previously cleared northern area.
- Between 2000 and 2005, the previously cleared northern area appears fully vegetated.
- Between 2005 and 2010, no significant changes were identified within the AOI. Stonegate Road and associated storm water features were constructed south of the AOI.
- Between 2010 and 2020, significant residential development occurred along Stonegate Road south of the AOI.
- Between 2020 and 2024, no significant changes were identified within or adjacent to the AOI.

3.1.6 Climatic Conditions

The APT determined that antecedent precipitation was normal. Total precipitation for the 14 days prior to the October 7, 2025, site visit was 0.25 inches and precipitation for the 14 days prior to the November 5, 2025, site visit was 0.06 inches.

3.1.7 Prior Agency and Wetland Delineation Records

No agency coordination or previous wetland delineations were on record for this AOI.

3.1.8 Farmed Area Off-Site Review

The Farmed Area Off-site Review was completed for two areas within the AOI. Eight years of aerial imagery from 2005-2020 were analyzed, of which, five were during a period of normal precipitation.

Area 1 includes a portion east of the western agricultural field within the AOI where wetness signatures were observed in aerial imagery, and the topography indicates a swale or depressional feature. Wetness signatures are present in approximately 60% of normal years and 63% of all years. The most common signatures observed include soil wetness, crop stress, not cropped conditions, and general wetland signatures.

Area 2 includes a small portion northwest of the western agricultural field within the AOI where wetness signatures were also observed in aerial imagery. Wetness signatures are present in approximately 60% of normal years and 63% of all years. The most common signatures observed include soil wetness and general wetland signatures.

The results of the review suggest that the presence of wetlands is likely in these areas and were used to direct on-site investigations.

3.2 Field Investigation

The field investigation was conducted by R/M Environmental Scientist Tiffany Wagner on October 7, 2025, with assistance from Christy Poniewaz. A follow-up field investigation was completed on November 5, 2025, with Kara Brooks, WDNR Wetland Identification Program Coordinator.

No precipitation was recorded within 48 hours prior to the site visit.

The AOI includes a residence with associated outbuildings, a driveway, maintained lawn areas, a drainage ditch, wetlands, and surrounding agricultural fields.

Six (6) sample points were established to document upland and wetland communities within the AOI.

Three (3) PEM wetland features totaling 33,155.19 SF (0.76 Ac) were delineated within the AOI. No waterways or other aquatic resources were identified within the AOI.

3.2.1 Uplands

Two (2) Sample Points (SP-1 and SP-3) are located in upland habitats within the AOI. The following summary describes the upland conditions, including vegetation, soils, and hydrology for each habitat.

Upland Agricultural Swale

Sample Point SP-1 represents the upland agricultural swale habitat within the AOI. The agricultural swale is visible in Photo Point 1.

Hydrophytic vegetation and associated indicators are not present. The dominant species observed were *Trifolium repens* and planted *Medicago sativa* in the herb stratum. The *Medicago sativa* was less dense compared to the surrounding field outside of the swale.

Soil mapped within the swale is Theresa silt loam (ThB). No hydric soil indicators were present.

Primary wetland hydrology indicators were absent, while one secondary indicator, Geomorphic Position (D2), was present.

Upland Meadow

Sample Point SP-3 represents the upland meadow habitat within the AOI. The upland meadow is visible in Photo Point 4.

Hydrophytic vegetation was present, supported by the Prevalence Index. The dominant species observed were *Phalaris arundinacea* and *Solidago canadensis*.

Soil mapped within the meadow is Theresa silt loam (ThB). No hydric soil indicators were present.

No primary or secondary wetland hydrology indicators were present.

3.2.2 Wetlands

Three (3) PEM wetland features totaling 33,155.19 SF (0.76 Ac) were delineated within the AOI. Four (4) Sample Points (SP-2, SP-4, SP-5, and SP-6) were placed within these wetland habitats. The following summary provides information on each delineated wetland, including size, description, dominant vegetation, mapped soil types, hydric soil indicators, wetland hydrology indicators, and any relevant comments.

Wetland 1

Wetland 1 (3,831.50 SF/0.09 Ac) is a degraded PEM wetland in the agricultural field in the western AOI. Wetland 1 is represented by Sample Points SP-2 and SP-4, and Photo Points 2, 3, 20, and 21.

Hydrophytic vegetation is present and is supported by the Rapid Test, Dominance Test, and Prevalence Index. The dominant species were *Acer saccharinum* in the tree stratum; *Fraxinus pennsylvanica* in the sapling/shrub stratum; and *Phalaris arundinacea* in the herb stratum.

Soil mapped within the wetland is Theresa silt loam (ThB). The Redox Dark Surface (F6) hydric soil indicator was observed.

No primary wetland hydrology indicators were present. Secondary indicators present were Geomorphic Position (D2) and FAC-Neutral Test (D5). Wetland hydrology is sustained by surface water runoff from adjacent uplands.

Wetland 2

Wetland 2 (5,319.43 SF/0.12 Ac) is a degraded PEM wetland depression in the central AOI. Wetland 2 is represented by Sample Point SP-5 and Photo Points 6, 7, and 8.

Hydrophytic vegetation is present and is supported by the Dominance Test and Prevalence Index. The dominant species were *Ulmus americana* and *Tilia americana* in the tree stratum; *Rhamnus cathartica* in the sapling/shrub stratum; and *Phalaris arundinacea* in the herb stratum.

Soil mapped within the wetland is Nenno silt loam (NnA). The Redox Dark Surface (F6) and Redox Depressions (F8) hydric soil indicators were present.

Inundation Visible on Aerial Imagery (B7) primary wetland hydrology indicator was present. Secondary indicators present were Geomorphic Position (D2) and FAC-Neutral Test (D5). Wetland hydrology is sustained by surface water runoff from adjacent uplands.

Wetland 3

Wetland 3 (24,004.26 SF/0.55 Ac) is a degraded PEM wetland starting in the northcentral area of the AOI on the property boundary extending east to the ditch that runs to the north and south along Horns Corners Road. Wetland 3 is represented by Sample Point SP-6 and Photo Points 10, 11, 13, 14, 16, 17, 18, and 19.

Hydrophytic vegetation is present and is supported by the Rapid Text, Dominance Test, and Prevalence Index. The dominant species were *Fraxinus pennsylvanica* in the tree stratum; *Salix interior* and *Fraxinus pennsylvanica* in the sapling/shrub stratum; and *Phalaris arundinacea* in the herb stratum.

Soil mapped within the wetland is Nenno silt loam (NnA) and Theresa silt loam (ThB). No hydric soil indicators were present at SP-6 due to being on the wetland boundary, however multiple test pits were taken throughout the wetland, and the Depleted Matrix (F3) and Redox Dark Surface (F6) hydric soil indicators were present.

No primary wetland hydrology indicators were present. Secondary indicators present were Geomorphic Position (D2) and FAC-Neutral Test (D5). Wetland hydrology is sustained by surface water runoff from adjacent uplands.

3.2.3 Waterways and Other Aquatic Features

No waterways or other aquatic features were identified within the AOI.

4.0 Conclusions

Based on the wetland delineation completed by R/M, three (3) PEM wetland features totaling 33,155.19 SF (0.76 Ac) were delineated within the AOI. No waterways or other aquatic resources were identified within the AOI.

Wetlands, waterways, and other surface waters identified in this report represent the professional opinion of Ruekert & Mielke, Inc. based on site conditions at the time of fieldwork and current guidance from the USACE and WDNR. The USACE and WDNR are the sole authorities to confirm boundaries and jurisdiction. Please note that site conditions and regulatory interpretations are subject to change. Any activity within wetlands or below the Ordinary High-Water Mark may require permits, and Ruekert & Mielke, Inc. assumes no liability for agency decisions, changing conditions, or site work conducted without proper approvals.

5.0 References

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APPENDIX A

Figures

Figure 1: Site Location Map
Figure 2: Wetland Boundary Map
Figure 3: Contour Map
Figure 4: Wisconsin Wetland Inventory and Waterway Map
Figure 5: NRCS Soils and Wetland Indicator Soils Map
Figure 6: FEMA Floodplain Map
Figure 7A-E: Historic Aerial Photo Maps

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Charlie Hutchinson
Town of Cedarburg

Site Location Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 1SiteLocation
Date Saved: 11/10/2025

Figure 1

N

0 500 1,000
Feet



Ozaukee County, Wisconsin

Legend

- Area of Investigation (7.5 Acres)
- Public Land Survey System

30 10 21
29 10 21
28 10 21
27 10 21
31 10 21
32 10 21
33 10 21
34 10 21
6 9 21
5 9 21
4 9 21
3 9 21

RIDGEFIELD CT
GRANVILLE RD
BRIDGE RD
WESTRIDGE DR
WEIDMAN CT
CRESTVIEW DR
STARLET DR
KAEHLERS MILL RD
BEECHWOOD DR
HICKORY LN
MAPLEWOOD LN
HILLSIDE CT
HILLSIDE LN
TOPVIEW TRL
HARVEST LN
MARTIN DR
WILLIAMS DR
AVALON LN
TOWER AVE
SPRUCE AVE
BEECH ST
Cedarburg
WISCONSIN
WESTERN AVE
PARKLAND RD
CULLEN LN
FOXWAY LN
STONEFIELD DR
DOUGLAS LN
PRAIRE VIEW RD
RIDGEWAY LN
DAWNVIEW LN
WAUWATOSA RD
GLACIER CT
GLENVIEW LN
CLOVER LN
HILL N DALE CT
STONESET CIR
STONEGATE RD
IRONSTONE CT
MOSTAIR CT
HUNTINGTON DR
FOXCROFT DR
DAVIS RD
CO HWY C

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet

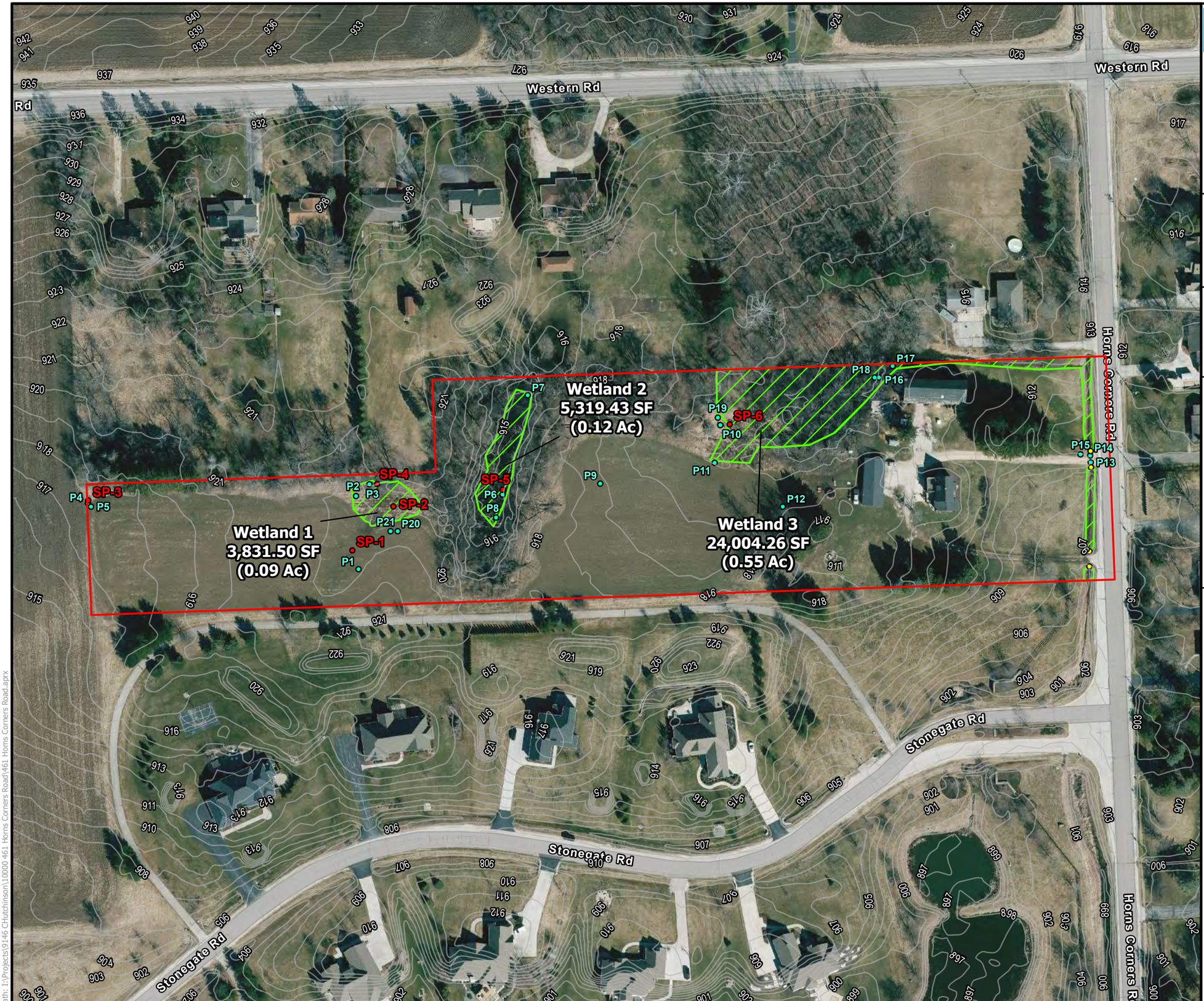
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Charlie Hutchinson
Town of Cedarburg

Wetland Boundary Map

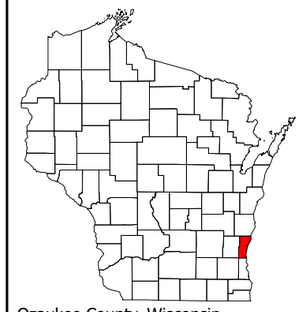
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Drawn By: TMW
Approved By: CMP
Name: 2WetlandBoundary
Date Saved: 11/10/2025

Figure 2



N

0 60 120
Feet



Legend

- Culvert
- Photo Point
- Sample Point
- 1-ft Contour Line
- Area of Investigation (7.5 Acres)
- Delineated Wetland (33,155.19 SF/0.76 Acre)

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet

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Town of Cedarburg

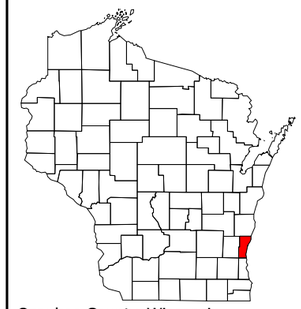
Contour Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 3Contour
Date Saved: 11/10/2025

Figure 3

N

0 60 120
Feet



Ozaukee County, Wisconsin

Legend

- 1-ft Contour Line
- Area of Investigation (7.5 Acres)

Western Rd

Horns Corners Rd

Stonegate Rd

Stonegate Rd

Stonegate Rd

Horns Corners Rd

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet

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Town of Cedarburg

Wisconsin Wetland Inventory and Waterways/Waterbodies Map

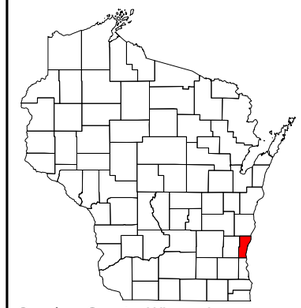
Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 4Wetland_Waterway
Date Saved: 11/10/2025

Figure 4



N

0 75 150
Feet



Ozaukee County, Wisconsin

Legend

- 24K Hydrography Streams and Rivers
- Intermittent Streams
- Area of Investigation (7.5 Acres)
- WWI Wetlands

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet

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Town of Cedarburg

NRCS Soils and Wetland Indicator Soils Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 5Soils
Date Saved: 11/10/2025

Figure 5

N

0 60 120
Feet



Ozaukee County, Wisconsin

Legend

- Area of Investigation (7.5 Acres)
- Maximum Extent Wetland Indicator Soil
- NRCS Soil Map Unit

NRCS Soil Map Unit within AOI:
HmB2: Hoccheim loam, 2 to 6 percent slopes, eroded
NnA: Nenno silt loam, 1 to 3 percent slopes*
ThB: Theresa silt loam, 2 to 6 percent slopes
*Maximum Extent Wetland Indicator Soil

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet

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Town of Cedarburg

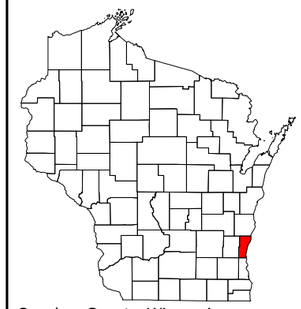
Floodplain Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 6Floodplain
Date Saved: 11/10/2025

Figure 6

N

0 60 120
Feet



Ozaukee County, Wisconsin

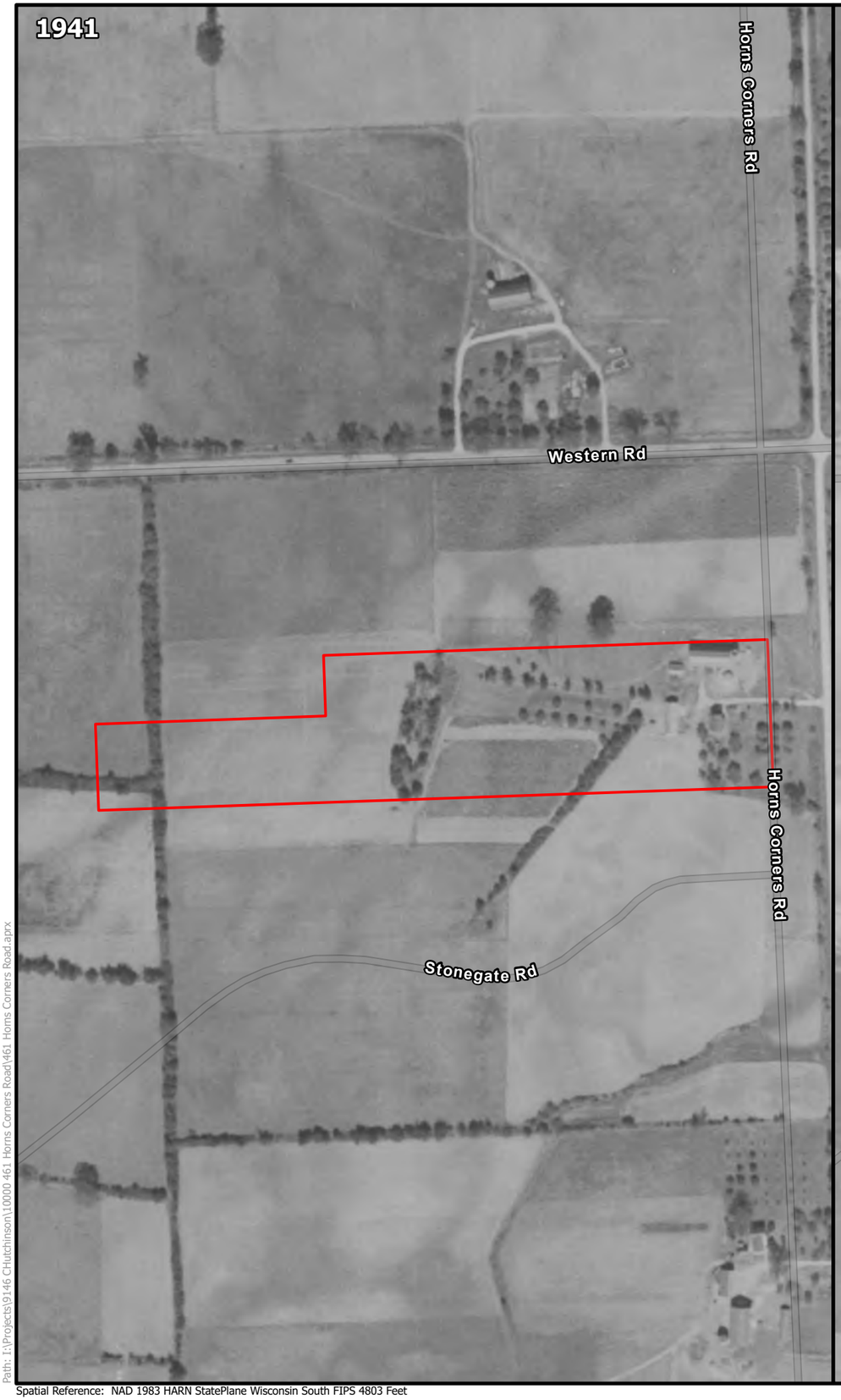
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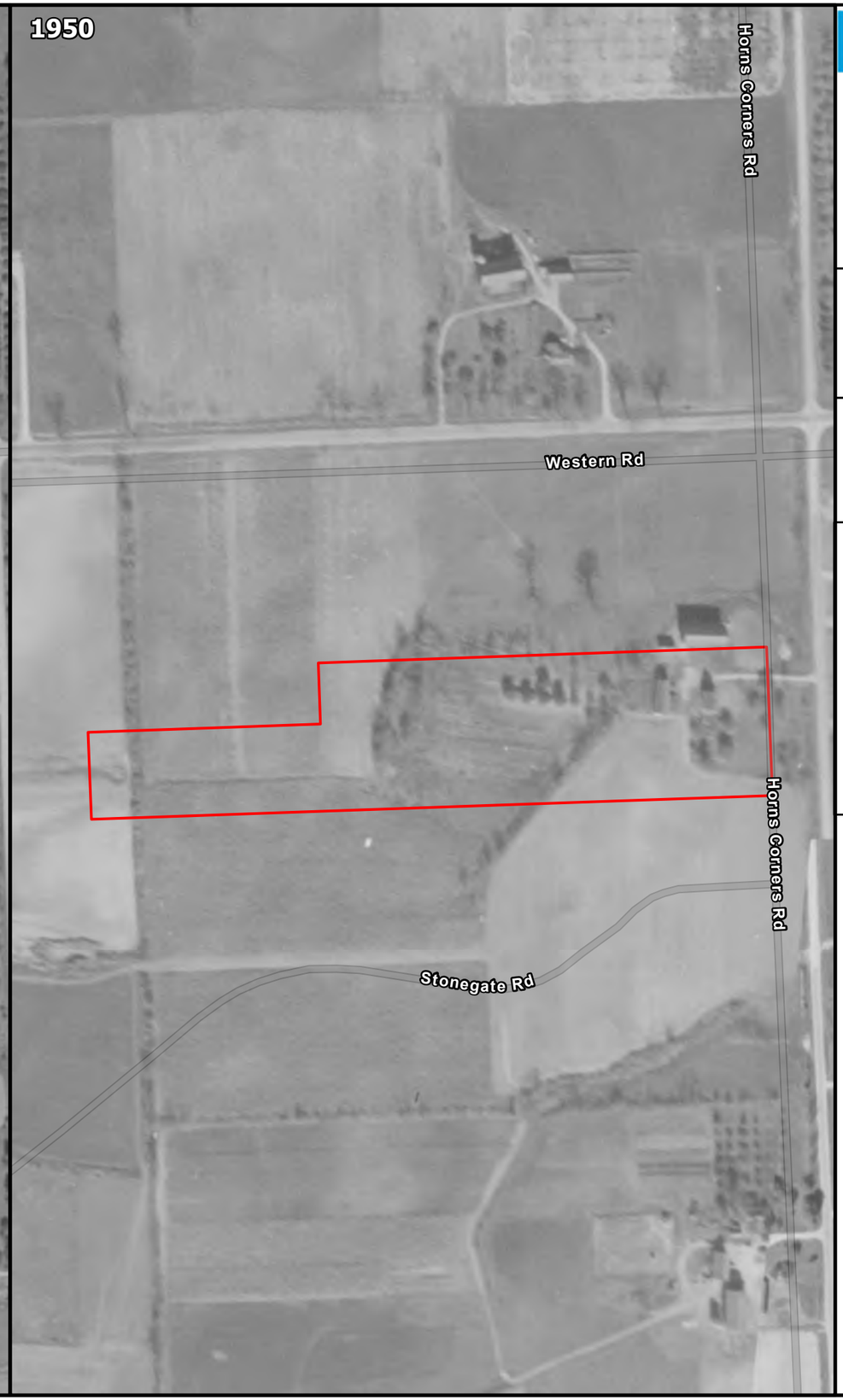
- Area of Investigation (7.5 Acres)
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

Western Rd
Western Rd
Rd
Horns Corners Rd
Stonegate Rd
Stonegate Rd
Stonegate Rd
Horns Corners Rd

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet





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Town of Cedarburg

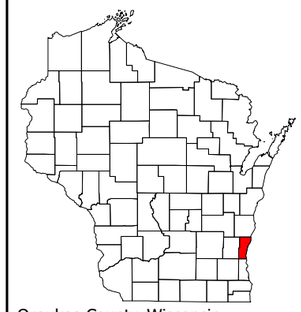
Historic Aerial Photos Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 7Aerials
Date Saved: 11/10/2025

Figure 7A

N

0 125 250
Feet



Ozaukee County, Wisconsin

Legend

Area of Investigation (7.5 Acres)

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet





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461 Horns Corners Road
Charlie Hutchinson
Town of Cedarburg

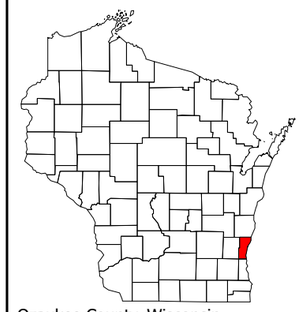
Historic Aerial Photos Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 7Aerials
Date Saved: 11/10/2025

Figure 7B

N

0 125 250
Feet



Ozaukee County, Wisconsin

Legend

Area of Investigation (7.5 Acres)

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet





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Town of Cedarburg

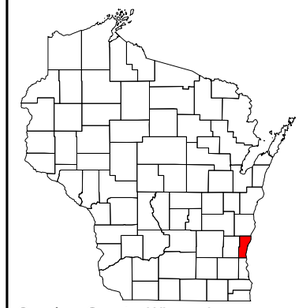
Historic Aerial Photos Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 7Aerials
Date Saved: 11/10/2025

Figure 7C

N

0 125 250
Feet



Legend

Area of Investigation (7.5 Acres)

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet





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Town of Cedarburg

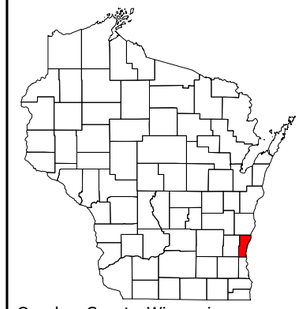
Historic Aerial Photos Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 7Aerials
Date Saved: 11/10/2025

Figure 7D

N

0 125 250
Feet



Legend

Area of Investigation (7.5 Acres)

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet





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Town of Cedarburg

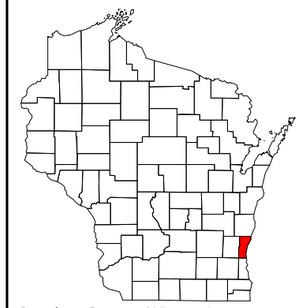
Historic Aerial Photos Map

Project #: 9146-10000
Drawn By: TMW
Approved By: CMP
Name: 7Aerials
Date Saved: 11/10/2025

Figure 7E

N

0 125 250
Feet



Legend

Area of Investigation (7.5 Acres)

Path: I:\Projects\9146 CHutchinson\10000 461 Horns Corners Road\461 Horns Corners Road.aprx

Spatial Reference: NAD 1983 HARN StatePlane Wisconsin South FIPS 4803 Feet

AGREEMENT TO MAINTAIN STORMWATER FACILITIES

ENTERED INTO ON THIS ____ DAY OF _____, _____, BY AND BETWEEN THE TOWN OF CEDARBURG AND _____, AND ITS HEIRS, SUCCESSORS, OR ASSIGNS

Name and Return Address

Town of Cedarburg
Attention: Eric Ryer
Administrator
1293 Washington Avenue
Cedarburg, Wisconsin 53012-9304

030320101000

Parcel Identification Number (PIN)

The upkeep and maintenance of stormwater facilities and the implementation of pollution source control best management practices (BMPs) is essential to the protection of water resources in the Town of Cedarburg. All property owners are expected to conduct business in a manner that minimizes impacts of stormwater runoff. This Agreement contains specific provisions with respect to maintenance of stormwater facilities. The authority to require maintenance and pollution source control is provided in the Town of Cedarburg Construction Site Erosion Control and Stormwater Management Ordinance.

Whereas, Owner has constructed improvements, including but not limited to, buildings, pavement, and stormwater facilities on the property described above. In order to further the goals of the stormwater management goals of the Town of Cedarburg, the Town and Owner hereby enter into this Agreement. The responsibilities of each party to this Agreement are identified below.

OWNER SHALL:

(1) Include a legal description of the property for which this agreement applies as Attachment A.

(2) Include a Location Map showing an accurate location of the storm water management practice affected by this agreement as Attachment B.

(3) Implement the stormwater facility maintenance plan included herein as Attachment C.

(4) Allow the Town or designee to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement.

(5) Undertake corrective actions required by Town within a reasonable time frame as set by the Town.

(6) Maintain a record of steps taken to implement the programs referenced in (1) and (2) above. Record shall be available for inspection by Town staff at Owners business during normal business hours. The record shall catalog the action taken, who took it, when it was done, how it was done, and any problems encountered or follow-on actions recommended.

(7) All future property owners of the Horns Corners Preserve (or the Homeowners Association) share the ownership of Outlot 1 and will be bound to the agreement and as such are the responsible parties to the requirements within the maintenance agreement.

THE TOWN OF CEDARBURG SHALL:

(1) Provide technical assistance to Owner in support of its operation and maintenance activities conducted pursuant to its maintenance and source control programs. Said assistance shall be provided upon request, and as Town time and resources permit. The Owner, or it's successors or Homeowners

Association, etc., is responsible for any costs occurred by the Town when seeking said technical assistance. These costs include all town staff or consulting engineer costs, including all time and materials.
(2) Maintain public records of the results of the site inspections, inform the party responsible for maintenance of the inspection results, and specifically indicate any corrective actions required to bring the storm water management practice into proper working condition.
(3) Notify the Owner of maintenance problems that require correction.

REMEDIES:
(1) If corrective actions required by the Town are not completed within the time set by the Town, written notice will be sent to the persons who were given notice stating the Town intention to perform such maintenance and bill the owner for all incurred expenses.
(2) If at any time the Town determines that the existing system creates any imminent threat to public health or welfare, the Town may take immediate measures to remedy said threat. No notice to the persons listed in (1), above, shall be required under such circumstances.
(3) The owner grants unrestricted authority to the Town for access to any and all stormwater system features for the purpose of performing maintenance or repair as may become necessary under Remedies (1) and/or (2).
(4) The persons listed in (1), above, shall assume all responsibility for the cost of any maintenance and for repairs to the stormwater facility. Such responsibility shall include reimbursement to the Town within 30 days of the receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments. If legal action ensues, any costs or fees incurred by the Town will be borne by the parties responsible for said reimbursements. If the reimbursement was not made that the costs would be placed on the Owner's tax bill pursuant to Wis. Stats. §66.0627.
(5) The owner hereby grants to the Town a lien against the above-described property in an amount equal to the cost incurred by the Town to perform the maintenance or repair work described herein.
(6) Owner shall defend, indemnify and hold harmless the Town, its successors in interest, officers, employees, agents, invitees, and guesses, from and against any and all liability whatsoever, whether joint or several, from any and all claims, actions, demands, causes of action, liabilities and obligations of whatever nature, whether now known or hereafter made known, anticipated or unanticipated, choate or inchoate, whether arising by tort, contract or otherwise, at law or in equity, losses judgments, actions, suits, obligations, debts, demands, damages, penalties, claims, costs, charges and expenses, including reasonable attorney's fees, of any kind or any nature whatsoever which may be imposed, incurred, sustained or asserted against the Town, and its successors in interest, officers, employees, agents, invitees, and guests, by reason of any injury or death to any person or loss, damage or destruction of any property or loss of use thereof, or otherwise arising as a result of this Agreement or the Stormwater Systems, successors in interest, officers, employees, agents, invitees, and guests.
(7) Owner may not transfer, assign, or modify its obligations with respect to this Agreement without the Town's written consent; except that Owner does not need the Town's consent to transfer fee simple title to the Property to a new owner who will assume all of the Owner's obligations under this Agreement.
(8) If any portion of this Agreement shall be deemed illegal, null or void or against public policy for any reason, or shall be held to be invalid or unenforceable by any court of competent jurisdiction, the remaining portions of this Agreement shall not be affected thereby and shall remain in full force and effect to the fullest extent permissible by law.

9) This Agreement may not be modified or amended except by a written understanding that is then executed by the parties

(10) The failure of either party to enforce any of the provisions of this Agreement shall not be construed as a waiver of such provision or of the right of the party thereafter to enforce each and every such provision.

This Agreement is intended to protect the value and desirability of the real property described above and to benefit all the citizens of the Town. It shall run with the land and be binding on all parties having or acquiring from Owner or their successors any right, title, or interest in the property or any part thereof, as well as their title, or interest in the property or any part thereof, as well as their heirs, successors, and assigns. They shall inure to the benefit of each present or future successor in interest of said property or any part thereof, or interest therein, and to the benefit of all citizens of the Town.

_____

Signature of Owner

_____

Date

STATE OF WISCONSIN COUNTY OF OZAUKEE

On this day and year above personally appeared before me, a Notary Public in and for the State of Wisconsin duly commissioned and sworn, personally appeared _____, to me known to be the _____ of _____ and acknowledge the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

_____
Notary Public in and for the State of
Wisconsin, residing in _____

My Commission Expires: _____

Dated at Cedarburg, Wisconsin, this _____ day of _____, _____.

TOWN OF CEDARBURG
By:_____
Authorized Agent for the Town of Cedarburg

This document was drafted by:
Mark R. Ellena, PE
Ellena Engineering Consultants, LLC
700 Pilgrim Road, Suite 100
Elm Grove, WI 53122

ATTACHMENT A
LEGAL DESCRIPTION OF THE PROPERTY

THE FOLLOWING DESCRIPTION IDENTIFIES THE LAND PARCELS AFFECTED BY THIS AGREEMENT. FOR THE EXACT BEARINGS AND DISTANCES OF ALL THE STORMWATER OUTLOTS SHOWN, SEE THE RECORDED PLAT OF THE HORNS CORNERS PRESERVE AT THE OZAUKEE COUNTY REGISTRER OF DEEDS OFFICE.

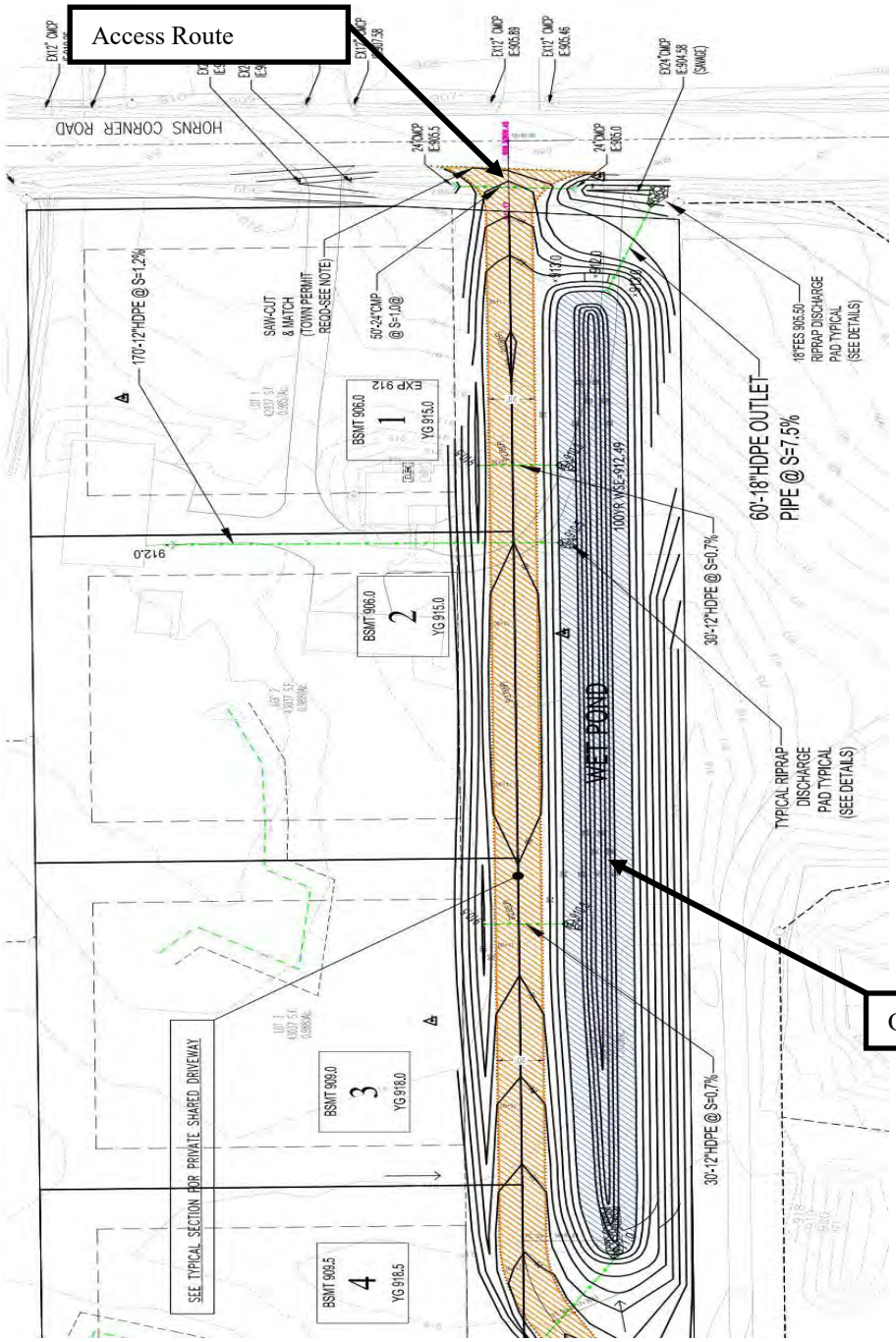
DEVELOPMENT NAME: HORNS CORNERS PRESERVE

DATE OF RECORDING: _____

LOCATION: LOT 1 OF CERTIFIED SURVEY MAP 3629, RECORDED IN THE OZAUKEE COUNTY REGISTER OF DEEDS OFFICE NOVEMBER 03, 2006 AS DOCUMENT NO 0852071, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

ATTACHMENT B
LOCATION OF STORM WATER MANAGEMENT PRACTICES COVERED BY THIS AGREEMENT

Subdivision Name: Horns Corners Preserve
Storm water practices: Wet Pond, outlet piping and overflow weir.
Owners of Outlots: Each individual lot owner shall have an undivided fractional ownership in Outlot 1.
Location of Practice: Outlot 1.



ATTACHMENT C

STORMWATER MAINTENANCE PLAN

COVERED BY THIS AGREEMENT

Horns Corners Preserve

Town of Cedarburg, Ozaukee County, WI

Minimum Maintenance Requirements for wet detention basins

System Description:

Wet detention basins are designed to remove at least 80% of the Total Suspended Solids (TSS) in the site runoff and to reduce downstream peak flows. Swales function to convey runoff to the basins, as well as filter pollutants, especially from smaller storms. To function correctly, the pond size, water level and outlet structures must be maintained as specified in this Plan.

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

1. All outlet structures and pipes must be checked after every major rain event to ensure there is no blockage from floating debris or ice, especially the washed stone in front of the orifices and the trash rack on the risers in the main part of the basins. Any blockage must be removed immediately. The washed stone must be replaced when it becomes clogged.
2. Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
3. Grass swales, inlets and outlets must be checked after every heavy rain event for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the basin. Erosion matting is recommended for repairing grassed areas.
4. NO trees are to be planted or allowed to grow on the earthen berms. Tree root systems can reduce soil compaction and cause berm failure. Any woody vegetation must be removed.
5. If floating algae or weed growth becomes a nuisance (decay odors, etc.), it must be removed from the basin and deposited where it cannot drain back into the basin. Removal of the vegetation from the water reduces re-growth the following season (by harvesting the nutrients). Wetland vegetation must be maintained along the water's edge for safety and pollutant removal purposes. Weeds in the wetland areas will need to be controlled with spot application of herbicide for a minimum of 3 years to ensure proper establishment. Applicable permits must be obtained prior to applying herbicide to the wetland vegetation.
6. The basins are to be cleaned out prior to the depth of sediment reaching the dewatering hole. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the basin.
7. No grading or filling of the basins or berms other than for sediment removal is allowed, unless otherwise approved by the Town of Cedarburg.
8. To promote more effective pollutant removal, mowing in the drainage ways, detention basins, and wetland fringe areas should be minimized. If mowing is deemed necessary, the mowing heights should be no shorter than six (6) inches. Restricting any mowing to late summer or autumn will minimize disturbance to ground nesting birds. To discourage the presence of

nuisance waterfowl (i.e. Canada Geese), a minimum 30-foot wide no-mow fringe show be maintained around all detention basins, where possible.

9. After vegetation is 70% established, the use of herbicides/pesticides is to be discontinued along the swales & basins.
10. A yearly inspection is required by a qualified person that represents the Owner. Any needed maintenance must be documented and scheduled for immediate repair. All repairs must be documented, preferably with photographs. The completed inspection form and documentation must be forwarded to the Town of Cedarburg no later than August 1st each year. The contact information will be included on the provided inspection form. Failure to complete the yearly inspection will be cause for the City to inspect the basin and conveyances, at the Owner's cost, as outlined above.
11. All other repairs or maintenance needed to ensure the continued function of the basin as ordered by the Town of Cedarburg under the provisions previously listed in this Agreement.

DRAFT — FOR TOWN OF CEDARBURG REVIEW

LEGAL INSTRUMENTS AND RULES

OF THE

HORNS CORNERS PRESERVE HOME OWNERS ASSOCIATION

(HCPHOA)

Town of Cedarburg, Ozaukee County, Wisconsin

Major Land Division — Six (6) Lot Residential Subdivision

Prepared: April 2026

This document comprises the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), the Articles of Incorporation, and the Bylaws of the Horns Corners Preserve Home Owners Association (HCPHOA), a Wisconsin nonprofit corporation organized for the purpose of administering the common elements of the Horns Corners Preserve Subdivision, Town of Cedarburg, Ozaukee County, Wisconsin.

This draft is submitted as part of the Major Land Division Preliminary Plat Application pursuant to the Town of Cedarburg Land Division Ordinance and Chapter 236 of the Wisconsin Statutes.

PART I: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Article 1 — Recitals and Purpose

1.1 This Declaration of Covenants, Conditions, and Restrictions ("Declaration") is made and entered into by the Declarant, being the owner and developer of the real property described herein, located in the Town of Cedarburg, Ozaukee County, Wisconsin, legally described as the Horns Corners Preserve Subdivision (the "Subdivision").

1.2 The Subdivision consists of six (6) residential lots ("Lots") as shown on the recorded Plat of Horns Corners Preserve. The Declarant desires to establish a uniform plan of development and to create a homeowners association to own, maintain, and administer the Common Elements for the benefit of all Lot Owners.

1.3 These covenants, conditions, and restrictions shall run with the land and shall be binding upon all present and future owners of any Lot within the Subdivision, their heirs, successors, and assigns.

Article 2 — Definitions

As used in this Declaration, the following terms shall have the meanings set forth below:

"Association" means the Horns Corners Preserve Home Owners Association (HCPHOA), a Wisconsin nonprofit corporation.

"Board" or "Board of Directors" means the governing body of the Association elected pursuant to the Bylaws.

"Common Elements" means all real and personal property owned or maintained by the Association for the common use and benefit of all Lot Owners, including but not limited to: (a) the Private Road and any associated easements, right-of-way, culverts, and drainage structures; and (b) all stormwater management facilities including detention/retention pond(s), bioswales, infiltration basins, outlet structures, and associated easements.

"Declarant" means the original developer and subdivider of the Horns Corners Preserve Subdivision, and any successor who expressly assumes the rights and obligations of Declarant in a recorded instrument.

"Lot" means any of the six (6) numbered residential parcels shown on the recorded Plat of Horns Corners Preserve.

"Lot Owner" or "Owner" means the person(s) or entity holding fee simple title to a Lot.

"Private Road" means the private roadway serving the Subdivision, as shown on the recorded Plat, including the road surface, base, shoulders, drainage ditches, culverts, and all appurtenant structures.

"Stormwater Facilities" means all engineered stormwater management structures constructed and maintained within the Subdivision in accordance with the approved Stormwater Management Plan on file with the Town of Cedarburg.

"Assessment" means the annual and/or special charges levied against each Lot by the Association to fund Common Element maintenance, operations, reserves, and other lawful Association expenses.

Article 3 — Common Elements

3.1 Private Road. The Private Road serving the Subdivision is hereby designated a Common Element. Each Lot Owner shall have a non-exclusive easement of access and use over the Private Road appurtenant to their Lot. No Lot Owner shall obstruct, damage, or make unauthorized modifications to the Private Road.

3.2 Stormwater Facilities. All stormwater management facilities constructed within the Subdivision, including detention pond(s), bioswales, outlet structures, and related infrastructure, are hereby designated Common Elements. The Association shall be responsible for their perpetual maintenance and operation in compliance with the Town of Cedarburg Stormwater Management Plan and any applicable WPDES permit conditions.

3.3 Maintenance Obligation. The Association shall maintain all Common Elements in good repair, safe condition, and in compliance with all applicable Town of Cedarburg ordinances, state statutes, and regulatory requirements. Maintenance shall include, without limitation: snow and ice removal from the Private Road; road surface repair and resurfacing; culvert inspection and replacement; stormwater facility inspections, sediment removal, and vegetation management; and all appurtenant maintenance activities.

3.4 Town Access. The Town of Cedarburg and its authorized agents shall have the right, but not the obligation, to enter upon the Common Elements at any time for purposes of inspection. Should the Association fail to maintain the Common Elements in conformance with applicable standards, the Town may, after providing written notice and reasonable opportunity to cure, perform such maintenance and assess the cost thereof against the Lots, which cost shall constitute a lien on each Lot.

Article 4 — Assessments

4.1 Obligation to Pay. Each Lot Owner, by acceptance of a deed to a Lot, covenants and agrees to pay to the Association: (a) Annual Assessments; and (b) Special Assessments as provided herein.

4.2 Equal Apportionment. All Assessments shall be apportioned equally among the six (6) Lots, each Lot bearing one-sixth (1/6) of the total amount assessed.

4.3 Annual Assessment. The Board of Directors shall establish an Annual Assessment each fiscal year in an amount sufficient to fund: (a) the reasonably anticipated cost of maintaining, repairing, and operating the Common Elements for that fiscal year; and (b) a contribution to the Reserve Fund as provided in Section 4.5.

4.4 Special Assessment. The Board of Directors may levy a Special Assessment for costs of any capital improvement, major repair, or extraordinary expense relating to the Common Elements, provided such Special Assessment is approved by a simple majority vote (four of six Lot Owners) at a duly noticed meeting of the Association membership.

4.5 Reserve Fund. The Association shall establish and maintain a Reserve Fund for the long-term repair and replacement of Common Element infrastructure, including road resurfacing, culvert replacement, stormwater facility rehabilitation, and other capital expenditures. A Reserve Study shall be performed or updated at least every five (5) years to determine the adequacy of Reserve Fund contributions. Reserve Fund monies shall be held in a dedicated, interest-bearing account separate from the Association's operating account.

4.6 Due Date. Annual Assessments shall be due and payable in equal installments on dates established by the Board, but no less frequently than annually. Notice of the Annual Assessment amount shall be provided to all Lot Owners not less than thirty (30) days prior to the due date.

4.7 Late Charges and Interest. Any Assessment not paid within thirty (30) days of its due date shall be subject to a late charge and shall bear interest at the rate of twelve percent (12%) per annum from the due date until paid, as permitted under Wisconsin law.

Article 5 — Lien for Assessments

5.1 Creation of Lien. Each Assessment, together with interest, late charges, costs of collection, and reasonable attorney's fees, shall constitute a lien upon the Lot against which the Assessment is levied from the date the Assessment becomes due, in accordance with Wisconsin Statutes Chapter 779 and applicable law.

5.2 Perfection of Lien. To perfect the lien, the Association shall record a Notice of Lien with the Ozaukee County Register of Deeds describing the Lot, the amount of the delinquent Assessment, and the nature of the obligation. The lien shall be subordinate to the lien of any first mortgage recorded prior to the date the Notice of Lien is recorded.

5.3 Enforcement. The Association may enforce its lien by foreclosure or by a legal action for money judgment. In any action to collect delinquent Assessments, the prevailing party shall be entitled to recover costs and reasonable attorney's fees.

5.4 Personal Obligation. The obligation to pay Assessments is a personal obligation of the Lot Owner at the time the Assessment is levied. Sale or transfer of a Lot does not relieve the prior owner of personal liability for Assessments that accrued prior to such transfer.

Article 6 — Use Restrictions

6.1 Residential Use. Each Lot shall be used exclusively for single-family residential purposes consistent with the R-2 zoning classification of the Town of Cedarburg.

6.2 Private Road Use. The Private Road shall be used only for the purposes of ingress and egress to the Lots and for utility service access. No Lot Owner shall park vehicles on the Private Road in a manner that obstructs access to any Lot. No commercial vehicles, recreational vehicles, boats, or trailers shall be stored on the Private Road.

6.3 Stormwater Facility Prohibition. No Lot Owner shall discharge materials into, deposit waste within, alter the grading of land draining to, or otherwise interfere with the stormwater management facilities. No encroachment into any stormwater easement area is permitted without prior written approval of the Board and the Town of Cedarburg Director of Public Works.

6.4 Compliance with Law. Each Lot Owner shall comply with all applicable Town of Cedarburg ordinances, Ozaukee County regulations, and Wisconsin statutes with respect to the use of their Lot and the Common Elements.

Article 7 — Easements

7.1 Access Easement. A non-exclusive easement of access over the Private Road is hereby granted to each Lot Owner, appurtenant to each Lot, for the purposes of ingress and egress to and from the public road network. This easement shall run with the land and shall be binding upon and inure to the benefit of each Lot and its Owner.

7.2 Utility Easement. Easements for the installation, maintenance, repair, and replacement of utilities are reserved as shown on the recorded Plat.

7.3 Stormwater Easement. A perpetual easement over and across all stormwater facility areas as shown on the recorded Plat and the approved Stormwater Management Plan is hereby granted to the Association and to the Town of Cedarburg for the purposes of access, inspection, maintenance, and repair of stormwater management infrastructure.

7.4 Emergency Access. Emergency service vehicles shall have unrestricted access over the Private Road at all times.

Article 8 — Duration, Amendment, and Termination

8.1 Duration. This Declaration shall be effective upon recording with the Ozaukee County Register of Deeds and shall continue in full force and effect in perpetuity unless lawfully terminated.

8.2 Amendment. This Declaration may be amended by an affirmative vote of not less than four (4) of the six (6) Lot Owners (a simple majority) at a duly noticed meeting of the Association, provided that: (a) no amendment shall eliminate the obligation to maintain the Common Elements; (b) no amendment shall impair any easement or right granted to the Town of Cedarburg without the Town's written consent; and (c) any amendment shall be recorded with the Ozaukee County Register of Deeds to be effective.

8.3 Town Consent. Any amendment that would alter the obligation to maintain the Private Road or Stormwater Facilities, or that would modify any provision required by the Town of Cedarburg as a condition of plat approval, shall require the prior written consent of the Town of Cedarburg Town Board.

PART II: ARTICLES OF INCORPORATION

The undersigned, acting as incorporator of a nonprofit corporation under Chapter 181 of the Wisconsin Statutes, adopts the following Articles of Incorporation:

Article I — Name

The name of the corporation is: Horns Corners Preserve Home Owners Association, Inc. ("HCPHOA" or the "Association").

Article II — Registered Agent and Office

The registered agent and registered office of the Association shall be as designated in the initial filing with the Wisconsin Department of Financial Institutions and as updated from time to time pursuant to Wisconsin Statutes Section 181.0501. The registered office shall be located within the State of Wisconsin.

Article III — Purpose

The Association is organized exclusively for the following nonprofit purposes:

- To own, operate, maintain, repair, and replace the Common Elements of the Horns Corners Preserve Subdivision, Town of Cedarburg, Ozaukee County, Wisconsin, as described in the Declaration of Covenants, Conditions, and Restrictions recorded with the Ozaukee County Register of Deeds.
- To levy and collect Assessments from Lot Owners for the costs of such maintenance and operations.
- To enforce the covenants, conditions, and restrictions set forth in the Declaration.
- To carry out any other activities reasonably necessary or incidental to the foregoing purposes.

Article IV — Membership

The members of the Association shall consist of all Owners of record of any Lot within the Horns Corners Preserve Subdivision. Membership is appurtenant to and may not be separated from ownership of a Lot. Membership shall automatically transfer upon conveyance of title to a Lot.

Article V — Voting

Each Lot shall be entitled to one (1) vote on all matters submitted to a vote of the membership. Where a Lot is owned by more than one person, those persons shall, among themselves, designate one person to cast the vote for that Lot. A simple majority of votes cast (four of six Lot votes) shall be required for approval of any matter submitted to a membership vote, unless a higher threshold is required by the Bylaws or this Declaration for a specific action.

Article VI — Board of Directors

The affairs of the Association shall be managed by a Board of Directors consisting of not fewer than three (3) nor more than five (5) directors, as determined by the Bylaws. Directors shall be Lot Owners or authorized representatives of a Lot Owner that is an entity. The initial Board shall

be appointed by the Declarant and shall serve until the Transition Date as defined in the Bylaws, after which Directors shall be elected by the membership.

Article VII — Declarant Control Period

During the period commencing on the date of recording of the Plat and ending on the date on which all six (6) Lots have been conveyed to Owners other than the Declarant (the "Transition Date"), the Declarant shall have the right to appoint and remove all members of the Board of Directors and all officers of the Association. This Declarant Control Period is intended to facilitate the orderly development and sale of the Subdivision. Upon the Transition Date, the Declarant shall convene a special meeting of all Lot Owners within sixty (60) days for the purpose of electing a member-controlled Board of Directors.

Article VIII — Liability Limitation

To the fullest extent permitted by Chapter 181 of the Wisconsin Statutes, no director or officer of the Association shall be personally liable to the Association or its members for monetary damages for acts or omissions in their capacity as a director or officer, except for: (a) willful misconduct or a knowing violation of criminal law; or (b) unlawful distributions.

Article IX — Dissolution

In the event of dissolution of the Association, after paying or making provision for the payment of all liabilities, the assets of the Association shall be conveyed to the Town of Cedarburg or, if the Town declines, distributed to the Lot Owners equally, subject to applicable law. The Common Elements shall not be distributed in any manner that would impair any easement or right of the Town of Cedarburg without the Town's prior written consent.

Article X — Amendment

These Articles of Incorporation may be amended by an affirmative vote of not less than four (4) of the six (6) Lot Owners at a duly noticed meeting, in accordance with Chapter 181 of the Wisconsin Statutes, and upon filing of amended Articles with the Wisconsin Department of Financial Institutions.

PART III: BYLAWS OF THE HORNS CORNERS PRESERVE HOME OWNERS ASSOCIATION

Article 1 — Identification and Purpose

1.1 Name. The name of this organization is the Horns Corners Preserve Home Owners Association, Inc. (HCPHOA).

1.2 Principal Office. The principal office of the Association shall be at such location within Wisconsin as the Board of Directors may designate.

1.3 Fiscal Year. The fiscal year of the Association shall begin on January 1 and end on December 31 of each calendar year, unless otherwise changed by the Board.

Article 2 — Membership

2.1 Qualification. Every Owner of a Lot in the Horns Corners Preserve Subdivision shall automatically be a Member of the Association. Membership is mandatory and runs with ownership of a Lot.

2.2 Transfer. Membership shall be automatically transferred to the new Owner upon the conveyance of a Lot. The transferring Owner shall provide the Association with written notice of the transfer within thirty (30) days, including the name, address, and contact information of the new Owner.

2.3 Good Standing. A Member shall be in good standing if all Assessments and charges owed by that Member are current. Only Members in good standing may vote at meetings of the Association.

Article 3 — Meetings of Members

3.1 Annual Meeting. The Association shall hold an Annual Meeting of Members each year, to be held in the first quarter of the fiscal year (January through March) at a date, time, and location designated by the Board. The purpose of the Annual Meeting shall be to receive annual reports, elect Directors (after the Transition Date), approve the annual budget, and transact such other business as may properly come before the meeting.

3.2 Special Meetings. Special meetings of the Members may be called at any time by the President, by a majority of the Board, or upon written request of at least three (3) Members. Special meetings shall be held within thirty (30) days of the call or request.

3.3 Notice. Written notice of any meeting of Members, stating the date, time, place, and purpose(s) of the meeting, shall be delivered to each Member not less than ten (10) nor more than sixty (60) days prior to the meeting. Notice may be delivered by first-class mail, electronic mail, or personal delivery.

3.4 Quorum. The presence of Members holding at least four (4) of the six (6) votes shall constitute a quorum for the transaction of business at any meeting of Members. If a quorum is not present, the meeting may be adjourned to a specified date not less than five (5) nor more than thirty (30) days thereafter.

3.5 Voting. Each Lot shall have one (1) vote. Except as otherwise provided, all matters shall be decided by a simple majority of votes cast, provided a quorum is present. Members may vote in person or by written proxy delivered to the Secretary prior to the meeting. No Member may hold a proxy for more than two (2) other Members.

3.6 Action Without Meeting. Any action required or permitted to be taken at a meeting of Members may be taken without a meeting if all Members entitled to vote consent in writing to such action. Written consents shall be filed with the Secretary and kept in the Association records.

Article 4 — Board of Directors

4.1 Powers. The Board of Directors shall have the authority to manage the affairs of the Association, including but not limited to: adopting and enforcing rules and regulations; entering into contracts for maintenance, repair, and services; establishing Assessments; managing Association funds; and taking any action reasonably necessary to carry out the purposes of the Association.

4.2 Number. The Board shall consist of three (3) directors, unless increased to no more than five (5) by a vote of the membership.

4.3 Declarant Control. During the Declarant Control Period (from the date of Plat recording until all six Lots have been sold to non-Declarant owners), the Declarant shall appoint all Directors and Officers. The Declarant may remove and replace any Director or Officer at any time during the Declarant Control Period.

4.4 Transition. Within sixty (60) days of the Transition Date, the Declarant shall call a special meeting of all Members for the purpose of electing a member-controlled Board. At such meeting, all Directors appointed by the Declarant shall resign, and the Members shall elect three (3) Directors from among the Lot Owners.

4.5 Terms. After the Transition Date, Directors shall serve staggered two-year terms as determined by the Board at the first post-transition election. At each Annual Meeting, the Members shall elect Directors to fill expiring terms.

4.6 Vacancies. Vacancies on the Board may be filled by a majority vote of the remaining Directors for the unexpired portion of the term.

4.7 Removal. After the Transition Date, any Director may be removed, with or without cause, by an affirmative vote of four (4) or more Members at a duly noticed meeting at which removal is an agenda item.

4.8 Meetings. The Board shall meet at least twice per year. Special meetings of the Board may be called by the President or any two (2) Directors upon not less than three (3) days' written notice. A majority of Directors shall constitute a quorum. Actions may be taken by written consent of all Directors in lieu of a meeting.

4.9 Compensation. Directors shall serve without compensation, but may be reimbursed for reasonable, documented expenses incurred on behalf of the Association.

Article 5 — Officers

5.1 Officers. The officers of the Association shall be: President, Vice President, Secretary, and Treasurer. The Board shall elect officers from among the Directors at the first Board meeting following each Annual Meeting.

5.2 Duties.

President: Shall preside at all meetings of the Members and the Board; shall have general supervisory authority over the affairs of the Association; and shall perform such other duties as the Board may assign.

Vice President: Shall perform the duties of the President in the President's absence or incapacity, and such other duties as the Board may assign.

Secretary: Shall keep minutes of all meetings; maintain the official records of the Association; provide notice of meetings; and perform such other duties as the Board may assign.

Treasurer: Shall have custody of all Association funds; maintain financial records; prepare or oversee preparation of annual financial statements; collect Assessments; and perform such other duties as the Board may assign.

Article 6 — Finances

6.1 Depository. All funds of the Association shall be deposited in FDIC-insured financial institution(s) in accounts in the name of the Association. The operating account and Reserve Fund account shall be maintained separately.

6.2 Annual Budget. Prior to the start of each fiscal year, the Board shall adopt an annual budget covering all anticipated operating expenses and required Reserve Fund contributions. The budget shall be presented to the membership at the Annual Meeting.

6.3 Reserve Fund. The Association shall maintain a Reserve Fund dedicated solely to capital repair and replacement of Common Element infrastructure. Reserve Fund monies shall not be used for operating expenses except by a vote of four (4) or more Members. Reserve Fund contributions shall be included in the Annual Assessment.

6.4 Annual Financial Report. Within ninety (90) days after the close of each fiscal year, the Treasurer shall prepare or cause to be prepared a written financial report summarizing income, expenses, and fund balances. A copy shall be distributed to all Members and retained in Association records.

6.5 Checks and Expenditures. All checks, drafts, or orders for payment of money shall require the signature of the Treasurer and one other officer or Director, except for expenditures of less than Five Hundred Dollars ($500.00) which may be authorized by the Treasurer alone. Any single unbudgeted expenditure exceeding Two Thousand Five Hundred Dollars ($2,500.00) shall require prior approval of the Board.

Article 7 — Maintenance Responsibilities

7.1 Association Responsibilities. The Association shall be responsible for the maintenance, repair, and replacement of all Common Elements, including:

- Private Road: road surface maintenance, pothole repair, crack sealing, periodic resurfacing or reconstruction, snow and ice removal, shoulder grading, ditch maintenance, and culvert inspection and replacement.
- Stormwater Facilities: sediment removal and disposal, outlet structure maintenance and repair, vegetation management (mowing, invasive species control), annual inspections, and compliance reporting to the Town of Cedarburg and any applicable regulatory agencies.
- Signage, gates, or access control devices, if any, serving the Common Elements.

7.2 Owner Responsibilities. Each Lot Owner is responsible for maintenance of all improvements on their own Lot, including their individual mound septic system (if applicable), driveway connections, and all structures. Owners shall not allow their Lots to become a nuisance or safety hazard to neighbors.

7.3 Maintenance Standards. All maintenance of Common Elements shall be performed in a workmanlike manner and in conformance with applicable Town of Cedarburg standards, the approved Stormwater Management Plan, and all applicable state regulations.

Article 8 — Enforcement and Dispute Resolution

8.1 Rules and Regulations. The Board of Directors may adopt, amend, and repeal reasonable rules and regulations governing the use of the Common Elements and the conduct of Association affairs, consistent with this Declaration and these Bylaws. Such rules and regulations shall be distributed to all Members and shall be effective upon adoption by the Board.

8.2 Violation Notice. Upon a finding by the Board that a Member is in violation of the Declaration, Bylaws, or rules and regulations, the Board shall provide the Member with written notice of the violation, specifying the nature of the violation and a reasonable time period (not less than fourteen (14) days) to cure.

8.3 Hearing. A Member who has received a notice of violation shall have the right to request a hearing before the Board within ten (10) days of receipt of the notice. The Board shall hold the hearing within thirty (30) days of the request.

8.4 Remedies. If a violation is not cured within the time specified, or if the Board finds after a hearing that a violation exists, the Board may: (a) impose a fine not to exceed $200 per day of continuing violation; (b) perform or cause to be performed remedial work and assess the cost thereof against the Lot as a Special Assessment; and (c) pursue any remedy available at law or in equity, including injunctive relief.

8.5 Dispute Resolution. Disputes between Members, or between a Member and the Association, shall first be submitted to mediation before either party may initiate legal proceedings (other than for emergency injunctive relief). Mediation costs shall be shared equally between the parties unless otherwise agreed.

Article 9 — Insurance

9.1 The Association shall obtain and maintain, at a minimum, the following insurance coverages:

- Commercial General Liability insurance covering the Common Elements in an amount of not less than $1,000,000 per occurrence and $2,000,000 aggregate.
- Property insurance covering any Association-owned personal property and equipment.
- Directors and Officers Liability insurance in such amounts as the Board deems appropriate.

9.2 Each Lot Owner is individually responsible for obtaining homeowner's insurance for their Lot and improvements.

Article 10 — Amendment of Bylaws

These Bylaws may be amended by an affirmative vote of not less than four (4) of the six (6) Lot Owners at a duly noticed meeting of the Members; provided, however, that no amendment shall be inconsistent with the Articles of Incorporation or the Declaration of Covenants, Conditions, and Restrictions, and no amendment shall eliminate or impair any right or obligation required by the Town of Cedarburg as a condition of plat approval without the Town's written consent.

SIGNATURE PAGE — DECLARANT

The undersigned Declarant, being the owner and developer of the Horns Corners Preserve Subdivision, hereby executes this Declaration of Covenants, Conditions, and Restrictions, Articles of Incorporation, and Bylaws as of the date first set forth below.

DECLARANT:

_____

Signature

_____

Printed Name

_____

Title / Capacity

_____

Date

Notarization

State of Wisconsin
County of Ozaukee

Personally came before me this _____ day of _____, 20____, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin

My Commission Expires: _____

EXHIBIT A — DESCRIPTION OF COMMON ELEMENTS

[To be completed upon Plat approval and engineering finalization. This exhibit shall include the following:]

- Legal description and centerline of the Private Road and right-of-way as shown on the recorded Plat of Horns Corners Preserve.
- Location, description, and dimensions of all stormwater management facilities as shown on the approved Stormwater Management Plan on file with the Town of Cedarburg Director of Public Works, including detention pond(s), bioswales, outlet structures, and drainage easements.
- Reference to Plat Book _____, Page _____, Ozaukee County Register of Deeds.

EXHIBIT B — INITIAL ANNUAL ASSESSMENT SCHEDULE

[To be completed by the Declarant and Board prior to the first Assessment. The schedule shall include:]

- Estimated annual cost of Private Road maintenance (snow removal, surface maintenance, etc.): $_____
- Estimated annual cost of Stormwater Facility maintenance (inspections, sediment removal, vegetation management, etc.): $_____
- Annual Reserve Fund contribution (per Reserve Study): $_____
- Administrative and insurance costs: $_____
- Total Annual Budget: $_____
- Per-Lot Annual Assessment (Total ÷ 6): $_____

DRAFT — This document is prepared for review and comment by the Town of Cedarburg and the Declarant's legal counsel.

PRIVATE SHARED DRIVEWAY AND ROAD EASEMENT AGREEMENT

Horns Corners Preserve

Town of Cedarburg, Ozaukee County, Wisconsin

Drafted for:
Horns Corners Preserve LLC
W64N631 Hanover Ave
Cedarburg, WI 53012

Return After Recording To:
Town of Cedarburg
1293 Washington Avenue
Cedarburg, WI 53012

Parcel No.: 030320101000
Prepared pursuant to: Town of Cedarburg Municipal Code § 279-6

RECITALS

THIS PRIVATE SHARED DRIVEWAY AND ROAD EASEMENT AGREEMENT ("Agreement") is entered into this _26th_ day of _____May____, 2026, by and between Horns Corners Preserve LLC, a Wisconsin Limited Liability Company ("Developer"), and the Town of Cedarburg, Ozaukee County, Wisconsin ("Town").

WHEREAS, the Developer is the owner of approximately 7.46 acres of land located at 461 Horns Corners Road, Cedarburg, Wisconsin (Parcel No. 030320101000), legally described as: COMM 373 FT S & 33 FT W OF NE COR BEING #3629 CSM LOT 1 DOC 0852071 SEC 32 T 10 R 21, Town of Cedarburg, Ozaukee County, Wisconsin ("the Property"); and

WHEREAS, the Developer has received, or is in the process of receiving, approval from the Town Board of the Town of Cedarburg for a major land division of the Property into six (6) residential lots and one (1) stormwater outlot, to be known as Horns Corners Preserve; and

WHEREAS, the six (6) residential lots within Horns Corners Preserve will be accessed via a privately constructed and privately maintained road known as Lucy Lane (subject to Town approval of that name), which connects to Horns Corners Road, a public Town road; and

WHEREAS, Section 279-6 of the Town of Cedarburg Municipal Code requires that all shared driveway agreements be approved by the Town Board, that the shared driveway serve no more than seven (7) parcels, be no less than twelve (12) feet wide, and that the agreement run with the land and be recorded with the Ozaukee County Register of Deeds; and

WHEREAS, the Town is not responsible for and shall not be obligated to pave, maintain, repair, or snow plow Lucy Lane or any portion of the private road within Horns Corners Preserve; and

WHEREAS, the parties desire to establish the terms, conditions, rights, and obligations relating to the use, maintenance, and repair of the private road easement for the benefit of all current and future owners of lots within Horns Corners Preserve;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1 — GRANT OF EASEMENT

1.1. Grant. The Developer hereby grants, conveys, and establishes a non-exclusive, perpetual easement for ingress, egress, and utilities ("Road Easement") over, under, upon, and across the private road known as Lucy Lane, as shown on the final recorded plat of Horns Corners Preserve ("Easement Area"), for the benefit of Lots 1 through 6 of Horns Corners Preserve, and their respective owners, occupants, guests, invitees, emergency service personnel, and utility providers.

1.2. Appurtenant Easement. The Road Easement granted herein is appurtenant to and shall run with the land of each of Lots 1 through 6 of Horns Corners Preserve. The easement shall be binding upon and inure to the benefit of the Developer, the individual lot owners, and their respective heirs, successors, and assigns.

1.3. Utility Easement. In addition to vehicle access, the Road Easement includes the right for owners and utility providers to install, operate, maintain, repair, and replace underground utilities (including but not limited to electric, gas, telephone, fiber optic, cable television, and stormwater drainage) within the Easement Area, provided such installation does not unreasonably interfere with other owners' use of the road.

1.4. Emergency Access. The Road Easement expressly includes the right of access by police, fire, emergency medical services, and other public safety personnel at all times. No gate, fence, barrier, or obstruction shall be placed within or across the Easement Area that would impede emergency vehicle access without the prior written approval of the Town of Cedarburg and the Cedarburg Fire Department.

SECTION 2 — ROAD CONSTRUCTION STANDARDS

2.1. Minimum Width. Lucy Lane shall be constructed and maintained at a minimum width of sixteen (16) feet of paved or improved surface, which exceeds the minimum twelve (12) foot requirement of Town Code § 279-6. The sixteen (16) foot width has been approved by the Town Board as sufficient to serve the six (6) residential lots within Horns Corners Preserve.

2.2. Turnouts. The Town Board has approved Lucy Lane at sixteen (16) feet in width without the installation of turnouts, finding that the road width and length as designed are adequate for vehicle access and passage for the six (6) lots served. No additional turnouts are required on Lucy Lane.

2.3. Construction Standards. Lucy Lane shall be constructed in accordance with the construction plans and specifications approved by the Town Engineer as part of the Subdivision Development Agreement between the Town of Cedarburg and Horns Corners Preserve LLC. The road surface shall

consist of a compacted crushed stone base course with an asphaltic pavement binder course, with the upper layer of asphalt to be completed as specified in the Subdivision Development Agreement.

2.4. Turnaround. A cul-de-sac or approved turnaround shall be constructed at the terminus of Lucy Lane in accordance with the approved construction plans, of sufficient size to allow emergency vehicles to turn around without backing onto Horns Corners Road.

2.5. Entrance / Deceleration Lane. Any required acceleration/deceleration lane or driveway entrance improvements at the intersection of Lucy Lane and Horns Corners Road shall be constructed by the Developer in accordance with Town and Ozaukee County Highway requirements prior to final plat approval.

2.6. Mailbox and Refuse Area. A common mailbox and refuse/recycling cart storage area shall be designated at or near the entrance to Lucy Lane at Horns Corners Road, to minimize the number of vehicle access points onto the public road and to facilitate mail and refuse service. The location and design shall be approved by the Town Board.

SECTION 3 — MAINTENANCE, REPAIR, AND SNOW REMOVAL

3.1. Responsibility. All maintenance, repair, and snow plowing of Lucy Lane shall be the sole responsibility of the individual lot owners within Horns Corners Preserve, acting through the Horns Corners Preserve Homeowners Association ("Association") upon its formation. Prior to formation of the Association, maintenance responsibility shall remain with the Developer.

3.2. No Town Obligation. The Town of Cedarburg shall have no obligation whatsoever to maintain, repair, plow, sand, salt, or otherwise service Lucy Lane or any portion of the private road system within Horns Corners Preserve. This provision shall be noted on the face of the final plat.

3.3. Cost Sharing. All costs of routine maintenance, repair, resurfacing, and snow plowing of Lucy Lane shall be shared equally among the owners of Lots 1 through 6, each bearing one-sixth (1/6) of all such costs, unless the Association adopts an alternative cost-sharing arrangement by a majority vote of lot owners.

3.4. Maintenance Standards. Lucy Lane shall be maintained in a safe, passable, and all-weather condition at all times, including but not limited to:

(a) Prompt snow and ice removal to maintain safe access;

(b) Repair of potholes, ruts, and surface defects within thirty (30) days of identification;

(c) Maintenance of drainage ditches, culverts, and swales adjacent to the road sufficient to prevent flooding of the road surface;

(d) Keeping the road clear of debris, fallen trees, and other obstructions.

3.5. Town Intervention. If in the opinion of the Town the Developer or Association fails to adequately maintain Lucy Lane so as to pose a safety hazard or impede emergency access, the Town may give written notice to the Developer and the Association requiring that maintenance be performed within thirty (30) days. If the required maintenance is not performed within thirty (30) days of such notice, the Town shall have the right to perform the maintenance and bill each lot owner a proportionate share of the cost, which may be added to the annual property tax bill for each lot without further notice or hearing.

3.6. Resurfacing Fund. The Association is encouraged to establish and maintain a reserve fund for future road resurfacing costs. The estimated useful life of the asphalt surface is 15–20 years, and lot owners should plan accordingly.

SECTION 4 — HOMEOWNERS ASSOCIATION

4.1. Formation. The Developer shall create and record the Horns Corners Preserve Homeowners Association covenants and bylaws prior to or simultaneously with the sale of the first lot within Horns Corners Preserve. Membership in the Association shall be mandatory for all owners of Lots 1 through 6.

4.2. Transfer of Responsibility. Upon formation of the Association, the Developer shall transfer all road maintenance and management responsibilities set forth in this Agreement to the Association. The Developer shall remain liable for maintenance until at least five (5) of the six (6) lots have been sold, at which point Developer's maintenance responsibility shall terminate.

4.3. Association Authority. The Association shall have the authority to:

(a) Hire contractors for snow plowing, maintenance, and repair of Lucy Lane;

(b) Assess and collect annual dues from lot owners to fund road maintenance and reserves;

(c) Enforce the terms of this Agreement against lot owners;

(d) Adopt reasonable rules and regulations for the use of Lucy Lane, consistent with this Agreement.

4.4. Assessment Lien. Unpaid Association assessments related to road maintenance shall constitute a lien against the non-paying lot owner's property, subordinate only to a first mortgage of record, and may be enforced in accordance with Wisconsin law and the recorded Association covenants.

SECTION 5 — USE RESTRICTIONS

5.1. Residential Use Only. Lucy Lane is established for the purpose of providing residential access to Lots 1 through 6 of Horns Corners Preserve. Commercial traffic, heavy trucking (other than during construction or as needed for lot owner use), and through traffic are not permitted on Lucy Lane.

5.2. No Parking. No vehicle shall be parked on Lucy Lane in a manner that blocks or impedes the passage of other vehicles or emergency equipment. Vehicles may only be parked in designated areas on individual lots.

5.3. No Alterations. No lot owner shall make any alterations to Lucy Lane, including but not limited to widening, narrowing, paving over, blocking, or diverting, without the written consent of all other lot owners and prior written approval of the Town Board.

5.4. No Obstructions. No gate, fence, chain, bollard, or other obstruction shall be placed across or within Lucy Lane without the prior written approval of all lot owners, the Town Board, and the Cedarburg Fire Department.

5.5. Damage by Individual Owner. If any lot owner, their guests, contractors, or invitees cause damage to Lucy Lane beyond normal wear and tear, such owner shall be solely responsible for the cost of repairing that damage within thirty (30) days.

SECTION 6 — TOWN RIGHTS AND RESERVED INTERESTS

6.1. Town Approval Required. Any material change to the alignment, width, surface type, or terminus of Lucy Lane shall require prior written approval of the Town Board of the Town of Cedarburg.

6.2. Town Access. The Town, its engineers, agents, and emergency personnel shall at all times have the right of access over Lucy Lane for purposes of inspection, emergency response, and exercise of any rights under this Agreement or the Subdivision Development Agreement.

6.3. No Dedication. Nothing in this Agreement shall be construed as a dedication of Lucy Lane to the Town of Cedarburg as a public road. The Town shall have no obligation to accept Lucy Lane as a public road. If in the future the lot owners desire to dedicate Lucy Lane as a public road, such dedication shall require a separate formal offer of dedication, acceptance by Town Board resolution, and full compliance with Town road standards at the lot owners' expense at that time.

6.4. Notation on Plat. The final recorded plat of Horns Corners Preserve shall contain the following notation on its face: "Lucy Lane is a private road. The Town of Cedarburg has no obligation to maintain, repair, plow, or otherwise service Lucy Lane. All maintenance costs are the responsibility of the lot owners of Horns Corners Preserve through their Homeowners Association."

SECTION 7 — GENERAL PROVISIONS

7.1. Recording. This Agreement shall be recorded with the Ozaukee County Register of Deeds within seven (7) days of execution by all parties, and shall constitute notice to all future purchasers of lots within Horns Corners Preserve. The Developer shall bear the cost of recording.

7.2. Runs with the Land. This Agreement, and all rights, obligations, and restrictions contained herein, shall run with the land and shall be binding upon and inure to the benefit of the Developer, all current and future owners of Lots 1 through 6 of Horns Corners Preserve, and their respective heirs, personal representatives, successors, and assigns.

7.3. Deed Restrictions. The Developer shall include reference to this Agreement in the deed restrictions for each lot within Horns Corners Preserve, and shall provide each lot purchaser with a copy of this Agreement at the time of closing.

7.4. Enforcement. This Agreement may be enforced by the Town of Cedarburg, any lot owner within Horns Corners Preserve, or the Association. The prevailing party in any enforcement action shall be entitled to recover reasonable attorneys' fees and costs.

7.5. Indemnification. Each lot owner shall indemnify and hold harmless the Town of Cedarburg, its officers, agents, and employees from any claims, damages, or liability arising from the use or condition of Lucy Lane, except to the extent caused by the negligence or willful misconduct of the Town.

7.6. Severability. If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

7.7. Amendment. This Agreement may be amended only by a written instrument signed by: (a) all then-current owners of Lots 1 through 6 of Horns Corners Preserve, and (b) the Town of Cedarburg, acting by resolution of the Town Board. Any amendment must be recorded with the Ozaukee County Register of Deeds.

7.8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

7.9. Entire Agreement. This Agreement, together with the recorded plat of Horns Corners Preserve, the Subdivision Development Agreement, and the Homeowners Association covenants, constitutes the entire agreement of the parties with respect to the private road easement for Lucy Lane.

IN WITNESS WHEREOF, the parties have executed this Private Shared Driveway and Road Easement Agreement as of the date first written above.

HORNS CORNERS PRESERVE LLC
A Wisconsin Limited Liability Company

By: _____
Charlie Hutchinson, Member
Date: _____

State of Wisconsin)
Ozaukee County) ss.
)

Personally came before me this _____ day of _____, 2026, Charlie Hutchinson, to me known to be the person who executed the foregoing instrument in his official capacity as Member of Horns Corners Preserve LLC, and acknowledged that he executed the same as the deed of said company by its authority.

_____
Notary Public, State of Wisconsin
My Commission Expires: _____

TOWN OF CEDARBURG
Ozaukee County, Wisconsin

By: _____
_____, Town Chairman
By: _____
_____, Town Clerk
Date: _____
Approved as to Form: _____
_____, Town Attorney

This instrument was drafted by: _____

Accepted pursuant to Resolution adopted by the Town Board of the Town of Cedarburg, this _____ day of _____, 2026.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT AREA (LUCY LANE)

[To be provided by Subdivider's licensed surveyor and approved by the Town Engineer. The Easement Area shall consist of the full width and length of Lucy Lane as shown on the final recorded plat of Horns Corners Preserve, including any cul-de-sac or turnaround area, and any drainage swales or culverts within the road right-of-way.]

Parent Parcel: 461 Horns Corners Road, Cedarburg, WI 53012

Parcel No.: 030320101000

Legal Description of Parent Parcel: COMM 373 FT S & 33 FT W OF NE COR BEING #3629 CSM LOT 1 DOC 0852071 SEC 32 T 10 R 21, Town of Cedarburg, Ozaukee County, Wisconsin.

EXHIBIT B

MAINTENANCE COST SHARING SCHEDULE

Upon formation of the Horns Corners Preserve Homeowners Association, the following cost-sharing schedule shall apply to all routine maintenance, repair, snow removal, and resurfacing costs for Lucy Lane:

Lot	**Owner (at time of recording)**	**Cost Share**
Lot 1	*To be completed upon lot sale*	1/6 (16.67%)
Lot 2	*To be completed upon lot sale*	1/6 (16.67%)
Lot 3	*To be completed upon lot sale*	1/6 (16.67%)
Lot 4	*To be completed upon lot sale*	1/6 (16.67%)
Lot 5	*To be completed upon lot sale*	1/6 (16.67%)
Lot 6	*To be completed upon lot sale*	1/6 (16.67%)
TOTAL	**6 lots**	**100%**

Note: The cost-sharing schedule may be amended by a majority vote of the Homeowners Association, provided that any amendment is recorded as an addendum to this Agreement with the Ozaukee County Register of Deeds.

Proposed Plat for Horns Corners Preserve

Concerns of Greystones of Cedarburg Subdivision

6/17/2026

Harvey Padek, Greystones of Cedarburg HOA President

1) We don't contest the developer's right to build, but we want to ensure the development is consistent with the Town of Cedarburg's standards and respects our properties in the Greystones.
2) Based on the initial proposal, does this development meet the standards of the Town of Cedarburg? As well as the Town's philosophy of "Country Living"? Are there other housing developments in the Town with lots sized between 40,000-43,000 sq ft, or would this development be the first of its kind?
3) According to the submitted PLAT, Lot # 6 seems to be shy of the .92 acre requirement, as one quarter of that lot appears to include a cul-de-sac road, which would place the lot dimension around .76 acre. Does this impact the zoning requirement?
4) Is the retention pond large enough and located properly to satisfy the water run-off? Is there any threat of overflow to adjacent walking path, or adjacent residential lots?
5) The retention pond should require an aerator and powerful enough to control the mosquitoes from breeding, as this could be very problematic without an aerator operating 24/7.
6) Is there ample room for landscaping to promote more privacy?
    a) We would like to see many large evergreen trees planted and maintained in perpetuity by the development and future subdivision residents around the retention pond, between the walking path and the road, etc., to provide a heavy privacy screen between our homes, to maintain the rural, and private landscape we desired when we chose to move to the Greystones of Cedarburg and the Town of Cedarburg.

b) Would the Town grant an expanded easement for The Greystone Subdivision to plant evergreen trees along the property line?

7) When the private road is plowed, we would like this new development to respect the adjacent walking path located in the Greystone Subdivision and avoid any excess snow being pushed onto the path. Our subdivision plows the path because many of our residents use the path year-round.
8) Before the Planning Commission moves forward with this development, we'd like to request that you personally visit the property and view the areas of concerns that we have. Gaining a perspective in person, versus the PLAT on paper, we feel would be beneficial prior to any final approval.
9) Thank you for your time and for hearing our concerns.

raSmith

CREATIVITY BEYOND ENGINEERING

MEMORANDUM

DATE: July 7, 2026

TO: Eric Ryer, Town Administrator

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

RE: Engineering Review Comments: 2nd Submittal
Horns Corners Preserve, LLC

Mr. Ryer,

On June 17, 2026 the Town Plan Commission reviewed the preliminary plat, along with the required stormwater management plan and construction drawings for the above referenced development. Upon consideration, the plan commission recommended the applicant come before the plan commission again due to some concerns with the engineering and layout of the private shared driveway. We have received a 2nd submittal of the engineering plans, preliminary plat and stormwater maintenance agreement and with this review we will determine if the original concerns have been addressed, allowing the plan commission to provide a positive recommendation to the Town Board. The following notes in red are any remaining items (from the original review) that still require further action. Any item that was completely addressed with the latest submittal and not requiring further documentation have been stricken. We have also added items in red that require a response as well upon review of the updated plan.

General Comments/Clarifications/Questions

1. Please respond to each item below. **A written response addressing each item shall be included in your resubmittal.**

2. The property owner shall procure the following permits and forward to the Town before any construction can commence. Any and all Town approvals are contingent upon these items being approved and/or submitted. Please copy the Town on all applications submittals.

   - Notice of Intent from the Department of Natural Resources (WDNR) for land disturbing activities (prior to construction)
   - ~~County Storm Water and Erosion Control~~
   - ~~County Shoreland Permit~~
   - Prior to final plat obtain Wisconsin Dept. of Administration approval. (note that this is post-construction)

~~3. Any existing Town infrastructure (utilities, road, etc.) that is damaged during construction shall be replaced in kind. Preconstruction video or photos are required at the connection to the Town road.~~

4. Per Section 184-13.A(3)(c)[4] of the Town Code after completion of all storm water improvements, the owner shall provide an as-built map showing the actual location of all storm water improvements including storm sewer and detention ponds. This map shall be in red pen on a clean set of construction plans of a minimum size of 22 inches by 34 inches and shall bear the signature and seal of a professional engineer registered in Wisconsin.

5. Upon approval of the final plat, the owner shall record the Stormwater Maintenance Agreement and the Private Shared Driveway agreement, and provide a copy of the recorded documents to the Town.

Preliminary Plat

1. ~~The naming convention for the private shared driveway shall be changed from "Private Road Easement" to "Private Shared Driveway".~~
2. Although this development is proposing a private shared driveway to serve the six lots being proposed, the lot widths and setbacks to be followed shall adhere as if a public street is serving the lots. These minimum frontages and setbacks, including at the proposed cul-de-sac (private) have been confirmed and meet the requirements. Per Town Code Section 184-13 B. (11), a 100' setback is required on lots that front roadways on sections lines, which is Horns Corners Road. The other setbacks are shown but this needs to be added.
3. ~~The private shared driveway easement as listed on the plat should be extended to the south property line (Lot 5 and 6).~~
4. ~~The width on the private shared driveway easement is only shown as 16'; which, according to the shared driveway agreement, is the width of the driveway. The width of the easement should be increased to encompass the roadway and adjacent drainageways (ditches).~~
5. A note should be added to the preliminary plat denoting mailbox locations. This should also be included on the final plat. This does not seem to be added to the plat yet.
6. ~~A note should be added to the preliminary plat stating there will be no direct access off of Lot 1 to Horns Corners Road.~~
7. ~~The pond label should be changed (as it says this is a biofiltration basin).~~
8. ~~The location of the 7' dimension at the northeast corner is misplaced.~~
9. The final plat should note "The stormwater easement within the outlot is dedicated to the Town of Cedarburg for stormwater access. Responsibilities for maintenance and all costs associated with the stormwater facility shall be as designated within the recorded stormwater maintenance agreement."
10. A statement on the final plat shall be added that "The private shared driveway easement and outlot 1 is to be shared in full among all 6 lots and all future maintenance and costs for the private shared driveway and the stormwater management facility is the sole responsibility of Lots 1-6 as required within the recorded shared driveway and road easement agreements."
11. ~~Easements should be shown over all storm pipe that extend onto private lots. These easements should have the same note regarding being dedicated to the Town.~~

Storm Water Management Plan

1. Within the stormwater maintenance agreement there are attachments A, B and C identified but are not included within the agreement. These attachments need to be included within the agreement. This item was addressed but need to clarify:
    a. Once the plat is recorded, the legal description within the attachments should note Outlot 1 of Horns Corners Preserve Subdivision.
    b. On attachment C, note #10 should be amended from City to Town.

2. ~~There should be a statement added that all future property owners of the Horns Corners Preserve (or the Homeowners Association) share the ownership of Outlot 1 and will be bound to the agreement and as such are the responsible parties to the requirements within the maintenance agreement.~~
3. ~~Within the stormwater maintenance agreement, the section "The Town of Cedarburg Shall", it notes within item #1 that assistance will be provided by the Town. This item shall include a provision at the end of that statement "The Owner, or it's successors or Homeowners Association, etc., is responsible for any costs occurred by the Town when seeking said technical assistance. These costs include all town staff or consulting engineer costs, including all time and materials."~~
4. An updated stormwater management plan/report, including a new model, should be provided to verify the updated grading plan of the pond, including the 100 year elevation.

Construction Plans

1. A typical section should be added to the plans for the private shared driveway. This section should be shown through the south property line on lots 5 and 6. Per Section 279.6, all driveways shall be a minimum of 6' of the property line. It is unclear if this is being achieved on these 2 parcels. A typical section was added, however:
    a. The typical section does not match the plan for the roadway. No shoulder is shown on the plan. The typical section should be amended.
    b. The swale is shown as 2' below the edge of pavement, but the swale in the plan does not reflect this.
    c. The swale needs to be far enough of the road to accommodate the future driveway culvert and still far enough away from the south property line.
2. ~~The width of the private shared driveway should also be noted on the plans. The plat notes the easement at 16', but the width of the actual driveway is not known.~~
3. ~~The shared driveway cross-section should be amended to show 4" of asphalt on 10" of base course.~~
4. A retaining wall is being proposed within Outlot 1, including one just south of the private shared driveway and another south of the detention facility just north of the south lot line. These both appear to be part of the detention facility. A cross-section and detail of these walls need to be provided. It is recommended that a geotechnical evaluation be completed and any recommended base/foundation or tie backs for these walls be included. Distances off the shared driveway and property lines need to be clearly represented. It is recommended to re-grade the pond to avoid the use of a retaining wall and at a minimum the south wall shall be moved further from the south lot line.
    a. The retaining wall has been removed however the grading on the south limits to construct the pond will not allow enough room to provide any buffer and silt fence on the south property line. In light of this, and item #1 above, we would suggest moving the shared driveway 5' to the north to allow more room on the south. It would still fall within the 40' private shared driveway easement.
5. ~~Safety warning signage should be considered on the edge of the private shared driveway adjacent to the retaining wall. It appears that the wall is 1'-2' off the edge of the driveway; consider moving the wall if possible.~~
6. ~~Two cross-sections should be included with the details of the detention facility running north to south, from the proposed shared driveway extending 15' south of outlot 1, which would also include the aforementioned retaining wall.~~
7. ~~Various notes such as the drainage basin lines and call-outs that don't pertain to the construction plans should be turned off.~~
8. ~~Please confirm the 1"=40' scale.~~

9. ~~More details, elevations and dimensions need to be included to better show items such as the grading of the cul-de-sac and how it will drain, the distance of the shared driveway to the south property line (see note above about minimum distance off property lines), elevations at the edge of pavements and how they match in prior to the south property line.~~
10. ~~The plan currently shows an inverted driveway with a swale down the centerline. It is recommended that swales be provided adjacent to the private shared driveway. This will allow for better control of stormwater and drainage and long term maintenance and also allow for future driveway culverts for individual property owners. Per Section 184-13-E, adequate grading and drainage systems shall be provided.~~
11. The edge of the shared driveway along the south lines of lots 5 and 6 do not appear to show enough room to allow the silt fence to be placed. There should be enough room to allow the silt fence, and grading to occur upstream of the silt fence, without disturbance of the adjacent property. Not addressed. Need to show at least 1' between the silt fence and south property line.
12. ~~The outfall of the pond shall be pulled back and more detail provided to show and require the existing ditch line of Horns Corners Road is not impacted.~~
13. ~~The spillway of the pond shall be heavily armored either with rip-rap or a heavy duty erosion mat.~~
14. Additional details, including sawcut limits, need to be shown within the Horns Corners right of way at the connection to the public roadway. Radii, shoulders, grades, ditch lines should all be clearly noted. Notes were added, however please include the following:
    a. A note to remove the culvert when the existing driveway is removed and the contractor is required to regrade the ditchlines and re-seed the ditchlines to establish a grass ditch.
    b. The road should be sawcut prior to removing the driveway.
15. ~~Two of the storm outfalls discharge at the permanent pond water elevation. Medium rip-rap (larger then what is proposed) should be shown at the end of all outfalls. The elevations should also be raised to a minimum of 0.5' above the permanent pool elevation to avoid backing up stormwater into the pipe.~~
16. Provide additional detail for all the storm sewer improvements including type of pipe and structures. Additional items needed:
    a. A note should be added to the construction plans as well regarding no access allowed for Lot 1 off of Horns Corners Road.
    b. Add the landscape and building setback lines from the plat on the construction drawings as well.
    c. There are 2 cross-culverts that appear to have approximately 1' of cover. Although this is a private shared driveway, we recommend using concrete culverts at these locations versus HDPE.

Although there are still some comments remaining, I believe the major items, including the removal of the retaining wall and the width of the shared driveway have all been addressed. Therefore, we recommend approval of the preliminary plat, condition upon the owner sending a response letter prior to the Town Board meeting, recognizing each of the items within this review and committing to resolving each item. If you have any questions or comments, please contact me at (262) 317-3305 or by email at troy.hartjes@rasmith.com.