



AGENDA

Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, April 6, 2026
6:00 PM

1. Call to Order
2. Roll Call
3. Minutes
 - 3.A Consider approval of the March 16, 2026, Plan Commission Meeting Minutes.
[Minutes](#)
4. Correspondence
5. Citizen Comments
6. New Business
 - 6.A Public hearing and consider approval of a **Floodplain Zoning Ordinance Amendment** to amend Section 430-1.5 B (1) related to Official Maps to reference the Letter of Map Revision 26-05-0042P issued by FEMA as a result of a Floodplain Boundary Adjustment completed in Highland Estates generally located west of Cooper Road at 93rd Steet associated within Jerome Creek.
[Floodplain Ord Amend.pdf](#)
[LOMR 26-05-0043P.pdf](#)
[General Location Map.pdf](#)
[LOMR 26-05-0043P Certified Topographic Map.pdf](#)
 - 6.B Public hearing and consider approval of **Plan Commission Resolution #26-06** to amend the **Comprehensive Plan** as a result of a floodplain boundary adjustment being completed and approved by FEMA within the Highland Estates Subdivision generally located west of Cooper Road at 93rd Street associated with Jerome Creek.
[PC Res 26-06.pdf](#)
 - 6.C Public hearing and consider approval of a **Zoning Text Amendment** for the request of Brian Morton, on behalf of Froedtert South, Inc. to amend the existing St. Catherine's Hospital/Medical Center Campus Planned Unit Development associated with the Froedtert South properties located at 9555 76th Street, 9697 St. Catherines Dr. and adjacent vacant properties owned by the Hospital.
[PUD Amend.pdf](#)
[St Catherines Hospital Medical Center Campus PUD Ord #11-07.pdf](#)
[Application_R.pdf](#)

- 6.D Public hearing and consider approval of **Plan Commission Resolution #26-07** to amend the **Comprehensive Plan** as a result of a wetland delineation completed on the property generally located on 113th Street west of 61st Avenue (Tax Parcel Number 92-4-122-274-0385).

[Comp Plan App- R.pdf](#)
[Finley Survey.pdf](#)
[Butteri Heartland Wetland Report.pdf](#)
[Res26-07.pdf](#)

- 6.E Public hearing and consider approval for a **Zoning Map Amendment** at the request of Kevin Finley, owner of the property, as a result of a wetland delineation completed on the property generally located on 113th Street west of 61st Avenue (Tax Parcel Number 92-4-122-274-0385).

[Finley Zoning Map App-R.pdf](#)
[Ordinance](#)
[Wetland Report.pdf](#)

- 6.F Consider approval of a **Certified Survey Map** for the request of Michael Gulatz, on behalf of the property owner, Gulatz Irrevocable Trust, to subdivide the property located at 4615 116th Street into two lots.

[Village Staff Report-Gulatz CSM.pdf](#)
[Draft CSM Gulatz.pdf](#)

- 6.G Public hearing and consider approval of several **Zoning Text Amendments** to amend Section 420-45 related to general public or private roadway requirements and related definitions in Section 420-152 of the Village Zoning Ordinance.

[Zoning Ord Amend.pdf](#)

- 6.H Consider approval of **Land Division and Development Control Ordinance Amendments** to amend Section 395-101 related to definitions for an arterial street and a collector street.

[Land Div Ord Amend.pdf](#)

- 6.I Public hearing and consider approval of **Zoning Text Amendments** related to requirements for a Battery Energy Storage System.

[Ord Amendments.pdf](#)

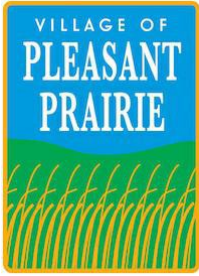
- 6.J Consider approval of **Plan Commission Resolution #26-08** to initiate a zoning text amendment related to requirements for a Zoning Permit.

[PC Res 26-08.pdf](#)

7. Adjournment

It is possible that members and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above.

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



MINUTES

Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, March 16, 2026
6:00 PM

1. Call to Order

Mike Pollocoff called the meeting to order at 6:00pm.

2. Roll Call

PRESENT WERE: Mike Pollocoff (Chairman), Neil Guttormsen, Tom Genter, Michelle Burnette, John Skalbeck, Terry Rice, Judy Juliana, and Len Brandrup (Alternate #3). Sammie Lancia (Alternate #2) and Micky Day (Alternate #1) were excused. Dave Klimisch, Village Board President was present. Also present were Tom Shircel, Assistant Village Administrator, Rob Hanson, Director of Community Development, Peggy Herrick, Assistant Community Development Director and Miranda Steinmetz, Planner II.

3. Minutes

3.A Consider approval of March 2, 2026, Plan Commission Meeting Minutes.

JUDY JULIANA MOVED TO approve March 2, 2026, Plan Commission Meeting Minutes; SECONDED BY TERRY RICE; MOTION CARRIED 7-0.

4. Correspondence

5. Citizen Comments

6. New Business

6.A Consider approval of a **Lot Line Adjustment** for the request of John Pegues, owner of the property located at 3214 104th Street and Kevin Brothers owner of the property located at 3309 103rd Street.

Rob Hanson, Community Development Director, presented the application.

Neil Guttormsen MOVED TO approve the Lot Line Adjustment for the property located at 3214 104th Street, and to send a favorable recommendation to the Village Board; SECONDED BY Michelle Burnett; MOTION CARRIED 7-0.

6.B Public hearing and consider approval of a **Zoning Map Amendment** for the request of John Pegues to rezone a portion of the property at 3214 104th Street into the R-4, Urban Single Family Residential District.

Rob Hanson, Community Development Director, presented the application.

Judy Juliana MOVED TO approve the Zoning Map Amendment, and to send a favorable recommendation to the Village Board; SECONDED BY Terry Rice; MOTION CARRIED 6-0.

6.C Public hearing and consider approval of a **Preliminary Condominium Plat** for the request of Todd Stanich of Douglas Kent Development and The Lofts PPWI, LP on the properties generally located on the east side of 47th Avenue between Main Street and 104th Street (STH) to be known as The Lofts at Village Green (currently known as Sagewood Condominiums at Village Green).

Rob Hanson, Community Development Director, presented the application.

Public Hearing speakers:

- Paula Kubica, 4655 Sagewood Circle, Pleasant Prairie, WI 53158
- Gerald Fry, 4666 Sagewood Circle, Pleasant Prairie, WI 53158
- Tetyana Hebert, 4655 Sagewood Circle, Pleasant Prairie, WI 53158
- Doug Stanich, 9759 46th Court, Pleasant Prairie, WI 53158

Mike Pollocoff MOVED TO approve the Preliminary Condominium Plat subject to the comments and conditions of the Village Staff Report, and to send a favorable recommendation to the Village Board; SECONDED BY Tom Genthner; MOTION CARRIED 6-0. Neil Guttormsen recused himself due to the conflicts with the Developer.

- 6.D Consider approval of the requests Douglas Stanich on behalf of the Lofts PP WI, LP and Gerold Frey, President of the Sagewood Condominium Association **to change the official street name of Sagewood Circle and to change the official addresses** of the existing eight (8) condominiums currently with addresses on Sagewood Circle.

Rob Hanson, Community Development Director, presented the application.

Tom Genthner MOVED TO approve the official the change of the street name of Sagewood Circle. The MOTION FAILED due to lack of a second.

Mike Pollocoff MOVED TO keep the official street name and as Sagewood Circle, and to send a recommendation of denial to the Village Board; SECONDED BY Tom Genthner; MOTION CARRIED 6-0. Neil Guttormsen recused himself due to the conflicts with the Developer.

- 6.E Consider approval of **Site and Operational Plans** for World Pac International USA to occupy the building located at 9449 88th Avenue in LakeView Corporate Park for a food packaging converting and distribution facility.

Rob Hanson, Community Development Director, presented the application.

Terry Rice MOVED TO approve the Site and Operational Plans subject to the comments and conditions of the Village Staff Report; SECONDED BY John Skalbeck; MOTION CARRIED 6-0. Neil Guttormsen recused himself due to the conflicts with the Developer.

8. Adjournment

Tom Genthner MOVED TO adjourn; SECONDED BY Judy Juliana; MOTION CARRIED 7-0.

It is possible that members and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above-mentioned meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above.

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AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Public hearing and consider approval of a Floodplain Zoning Ordinance Amendment to amend Section 430-1.5 B (1) related to Official Maps to reference the Letter of Map Revision 26-05-0042P issued by FEMA as a result of a Floodplain Boundary Adjustment completed in Highland Estates generally located west of Cooper Road at 93rd Steet associated within Jerome Creek.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Ordinance

BUDGETED: No

MEETING TYPE REQUIRED:

Public Hearing

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

On March 25, 2024 the Village Board adopted Resolution #24-15 to support and provide the community concurrence to amend the 100-year floodplain associated with a floodplain boundary adjustment associated with Jerome Creek generally located west of Cooper Road at 93rd Street within the Highland Estates Subdivision.

Pursuant to said resolution, upon completion of the Floodplain Boundary Adjustment grading work, an as-built survey and final floodplain calculations were submitted and approved by the Village Engineers and WI DNR prior to being submitted to FEMA for their final review and approval. FEMA approved the Floodplain Boundary Adjustment and issued the attached Letter of Map Revision (LOMR) 2605-0043P with an effective date of June 5, 2026. In addition, pursuant to said Resolution, upon the LOMR being issued, the Village shall amend the Comprehensive Plan and Village Floodplain Zoning Ordinance to reflect the revised floodplain.

The proposed Ordinance amends Section 1.5 B (1) of the Village Floodplain Ordinance (Chapter 430) related to Official Maps to remove the reference to the CLOMR and reference the LOMR issued by FEMA.

Pursuant to Chapter 420-21 of the Village Zoning Ordinance, beginning on April 11, 2024, any property for which a regulatory floodplain boundary adjustment is conducted under Chapter 430 to remove portions of property from the regulatory floodplain said lots still remain subject to certain requirements of Chapter 430 that are applicable to lots being developed within the Coastal AE and AO Zones pursuant to Section 430-1.5F (5) of the Floodplain Zoning Ordinance and are required to also obtain a Floodplain Development Permit. In addition, the property owner will be required to execute and record with the Kenosha County Register of Deeds a statement, in a form provided by the Village, acknowledging that the lot located in an area previously included in the regulatory floodplain requires compliance with ongoing restrictions of the property.

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Floodplain Zoning Ordinance Amendment as presented.

[Floodplain Ord Amend.pdf](#)

[LOMR 26-05-0043P.pdf](#)

[General Location Map.pdf](#)

[LOMR 26-05-0043P Certified Topographic Map.pdf](#)

ORD. #26-____

ORDINANCE TO AMEND SECTION 1.5 B (1) OF CHAPTER 430 OF VILLAGE FLOODPLAIN ZONING ORDINANCE RELATED TO OFFICIAL MAPS FOR THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

The Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, do hereby ordain that Section 430-1.5 B (1) of the Village Floodplain Zoning Ordinance related to Official Floodplain Zoning Maps and revisions is amended to read as follows:

430-1.5 B OFFICIAL MAPS & REVISIONS

Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, AO, VE, V1-30, or V on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subd. (a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd. (b) below. These maps and revisions are on file in the Community Development Department of the Village of Pleasant Prairie.

(1) OFFICIAL MAPS: Based on the Flood Insurance Study (FIS):

- (a) Flood Insurance Rate Map (FIRM), panel numbers 55059C0179D, 55059C0183D, 55059C0187D, 55059C0188D, 55059C0189D, 55059C0191D, 55059C0193D, 55059C0194D, 55059C0203D, 55059C0211D, 55059C0213D, 55059C0302D, 55059C0306D, 55059C0307D, 55059C0326D and 55059C0327D, dated June 19, 2012.
- (b) Flood Insurance Rate Map (FIRM), panel numbers 55059C0184E and 55059C0192E, dated March 7, 2017.
- (c) Flood Insurance Rate Map (FIRM), panel numbers 55059C0212E, 55059C0214E, 55059C0216E, 55059C0218E and 55059C0331E, dated April 11, 2024.
- (d) Flood Insurance Study (FIS) for Kenosha County, volumes 55059CV001C, 55059CV002C and 55059CV003C, dated April 11, 2024.
- (e) Letter of Map Revision (LOMR) 12-05-7434P, effective June 20, 2013.
- (f) LOMR 16-05-7542P, effective March 23, 2017.
- (g) LOMR 17-05-1426P, effective September 12, 2017.
- (h) LOMR 18-05-1772P, effective August 9, 2019.
- (i) LOMR 21-05-4480P, effective August 4, 2022.
- (j) LOMR 23-05-0948P, effective March 26, 2024.
- (k) LOMR 23-05-0545P, effective July 25, 2025.
- (l) LOMR 24-05-0361P, effective August 7, 2025.
- (m) Letter of Map Revision Based on Fill (LOMR-F) 24-05-1030A, effective June 20, 2024.

- (n) LOMR-F 24-05-1092A, effective February 29, 2024.
- (o) LOMR 25-05-1111P, effective March 19, 2025.
- (p) LOMR 25-05-0617P, effective April 16, 2026.
- (q) Conditional Letter of Map Revision (CLOMR) 20-05-3166R, issued December 22, 2020
- (r) **LOMR 26-05-0043P, effective June 5, 2026** ~~CLOMR 24-05-1412R, issued December 16, 2024.~~
- (s) CLOMR 25-05-0683R, issued July 17, 2025.

Approved by: The DNR and FEMA

Adopted this ____ day of _____ 2026.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

David J. Klimisch
Village President

Jane C. Snell
Village Clerk

Public Hearing Date: April 6, 2026

Posted: _____

_____-430-1.5b 1 official maps highland estates fp.docx
CODE2401-001

Follows Conditional Case No.: 24-05-1412R



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Village of Pleasant Prairie Kenosha County Wisconsin	EXCAVATION FILL GRADING	1D HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA BASE MAP CHANGES
	COMMUNITY NO.: 550613		
IDENTIFIER	Highland Estates-Phase 1	APPROXIMATE LATITUDE AND LONGITUDE: 42.537, -87.872 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 55059C0211D DATE: June 19, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024	
		PROFILE: 38P FLOODWAY DATA TABLE: 23	

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Jerome Creek - from just downstream of 93rd Street to approximately 840 feet upstream of 93rd Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Jerome Creek	BFEs*	BFEs	NONE	YES
	Floodway	Floodway	YES	YES
	Zone AE	Zone AE	YES	YES

* BFEs - Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the base floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Julia McCarthy
Acting Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in cursive script, appearing to read "David N. Bascom".

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Kenosha News*

Dates: January 29, 2026 and February 5, 2026

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

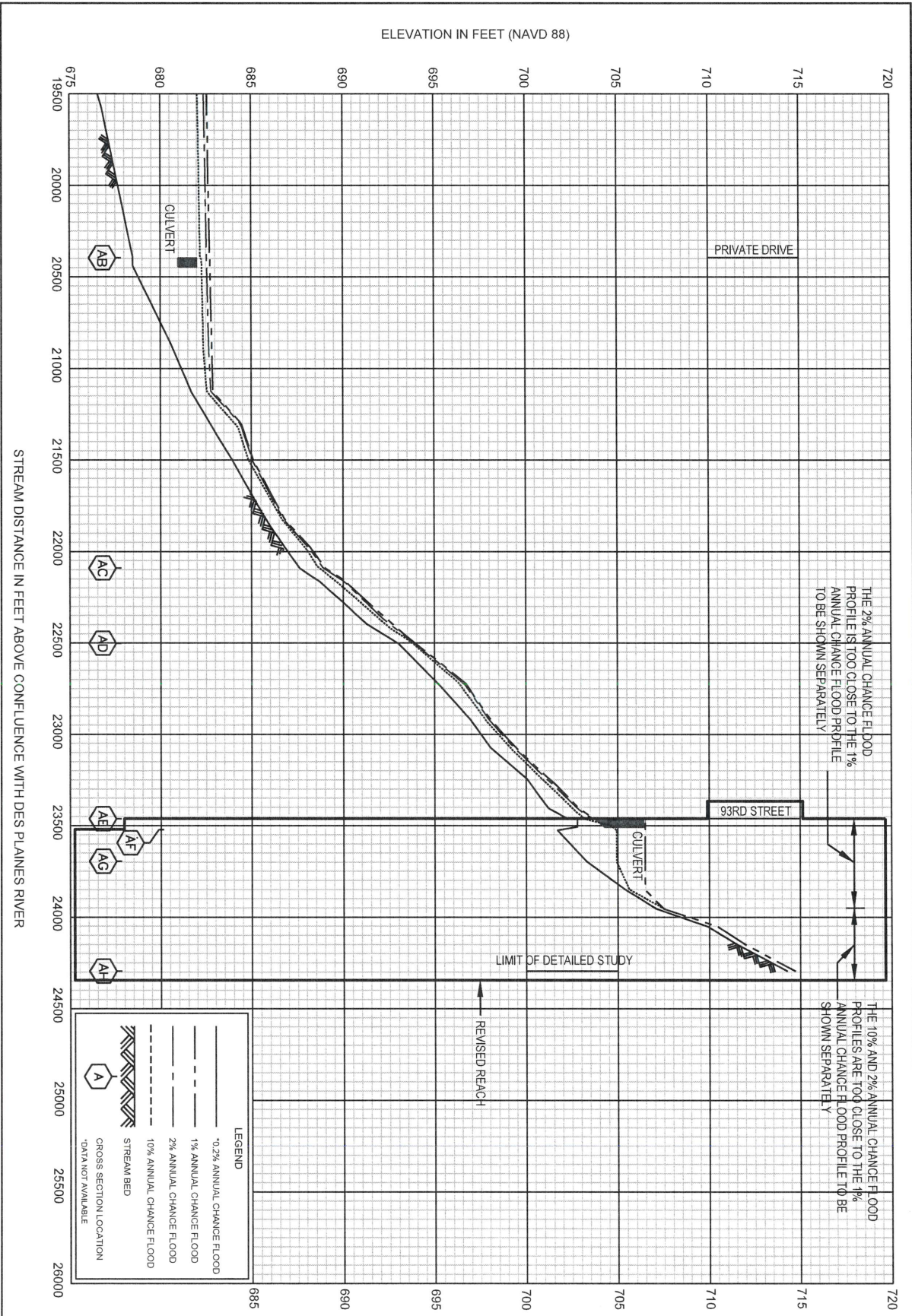
This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

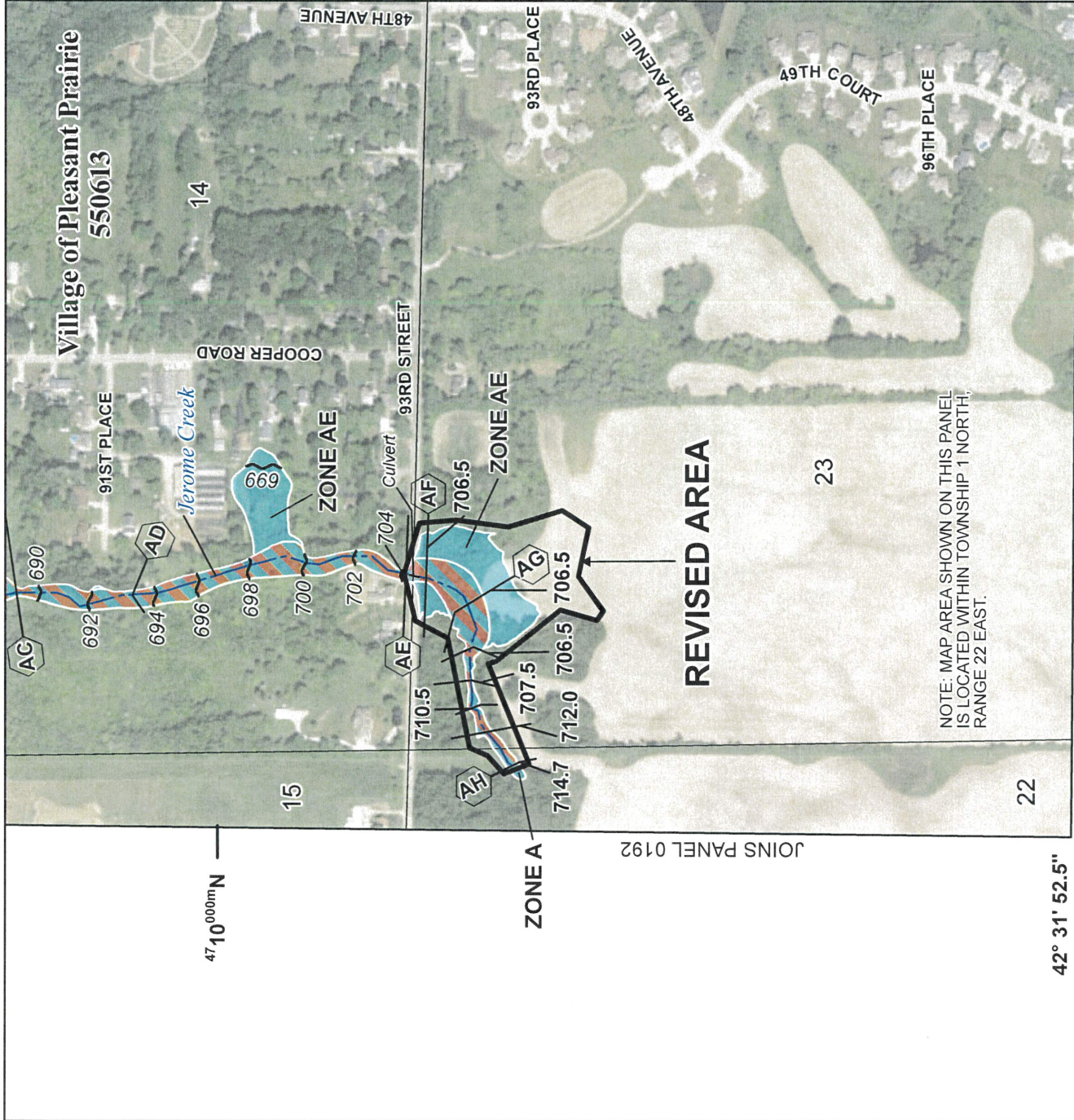
David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

Table 23: Floodway Data (continued)

LOCATION		FLOODWAY				1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
AA	19,108	415	300	0.8	682.4	682.4	682.4	0.0	
AB	20,396	137	79	0.8	682.7	682.7	682.7	0.0	
AC	22,091	29	25	1.4	689.0	689.0	689.0	0.0	
AD	22,503	60	15	2.3	693.9	693.9	693.9	0.0	
AE	23,464	21	15	1.2	703.7	703.7	703.7	0.0	
AF	23,525	80	267	0.1	706.5	706.5	706.5	0.0	
AG	23,695	140	315	0.1	706.5	706.5	706.5	0.0	
AH	24,296	35	10	1.9	714.7	714.7	714.7	0.0	
↑									
<p>¹Feet above confluence with Des Plaines River</p> <p style="text-align: right;">REVISED TO REFLECT LOMR EFFECTIVE: June 5, 2026</p>									
<p>FEDERAL EMERGENCY MANAGEMENT AGENCY KENOSHA COUNTY, WI AND INCORPORATED AREAS</p>					<p>FLOODWAY DATA</p>				
<p>TABLE 23</p>					<p>FLOODING SOURCE: JEROME CREEK</p>				

REVISED DATA





NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 1 NORTH, RANGE 22 EAST.

47,100,000mN

42° 31' 52.5"

87° 52' 30"

JOINS PANEL 0192

JOINS PANEL 0213

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone AE, AH, VE, AR
- With BFE or Depth Zone AE, AD, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE

NOTE: BASEMAP IMAGERY DATED 2021 WAS OBTAINED FROM NAIP.

Map Projection:
NAD 1983 UTM Zone 16N;
Western Hemisphere, Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet
0 75 150 300 Meters

FEMA

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 211 OF 331
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA, CITY OF PLEASANT PRAIRIE, VILLAGE OF	550209 550613	0211 0211	D D

National Flood Insurance Program

FEMA

REVISIO TO REFLECT LOMR EFFECTIVE: June 5, 2026

VERSION NUMBER 2.1.3.0
MAP NUMBER 55059C0211D
EFFECTIVE DATE JUNE 19, 2012

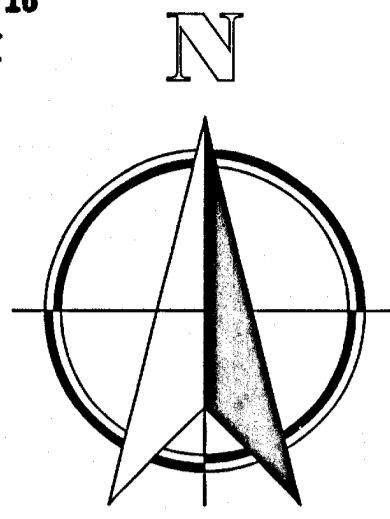
GENERAL LOCATION MAP

HIGHLAND ESTATES

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2740 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN, ON DECEMBER 19, 2013 AS DOCUMENT NO. 1717999, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST ALSO THAT PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

LINE TABLE TO LEGALLY DESCRIBE NON-TYPICAL DEDICATED STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS

Document #: 1984697
 Date: 2025-07-24 Time: 2:40 PM Pages: 16
 Fee: \$50.00 County: KENOSHA State: WI
 REGISTER OF DEEDS: Jennifer A. Mack



150' 0' 150'
 SCALE 1"=150'

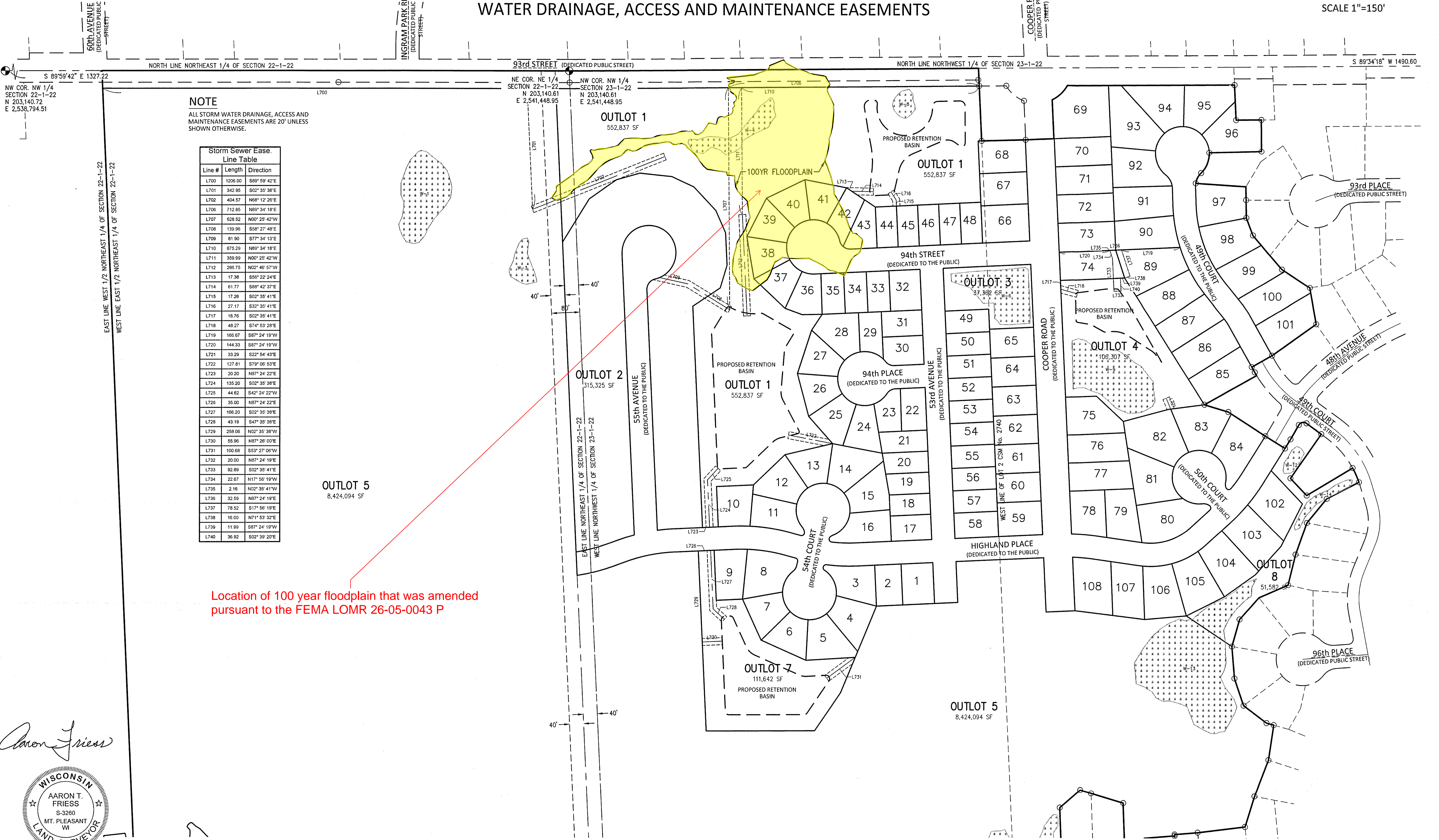
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified April 22, 2025

 Department of Administration

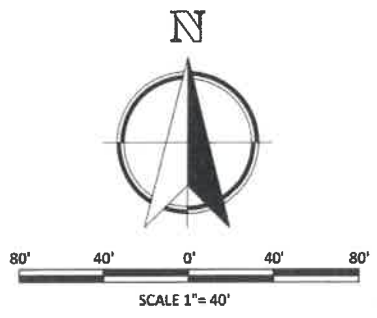
NOTE
 ALL STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS ARE 20' UNLESS SHOWN OTHERWISE.

Line #	Length	Direction
L700	1206.00	S89°59'42"E
L701	342.95	S02°35'38"E
L702	404.57	N88°12'28"E
L706	712.85	N89°34'18"E
L707	628.82	N00°29'42"W
L708	139.96	S58°27'48"E
L709	81.50	S77°34'13"E
L710	675.29	N89°34'18"E
L711	359.89	N00°29'42"W
L712	286.75	N02°46'57"W
L713	17.38	S58°22'24"E
L714	61.77	S88°42'37"E
L715	17.28	S02°35'41"E
L716	27.17	S32°35'41"E
L717	18.76	S02°35'41"E
L718	48.27	S74°53'28"E
L719	166.67	S87°24'19"W
L720	144.33	S87°24'19"W
L721	33.29	S22°54'43"E
L722	127.81	S79°06'53"E
L723	20.20	N87°24'22"E
L724	135.20	S02°35'38"E
L725	44.62	S42°24'22"W
L726	35.00	N87°24'22"E
L727	166.20	S02°35'38"E
L728	43.19	S47°35'38"E
L729	258.06	N02°35'38"W
L730	55.96	N87°26'00"E
L731	100.88	S53°27'06"W
L732	20.00	N87°24'18"E
L733	62.89	S02°35'41"E
L734	22.67	N17°56'19"W
L735	2.16	N02°35'41"W
L736	32.59	N87°24'19"E
L737	78.52	S17°56'19"E
L738	16.00	N71°53'32"E
L739	11.59	S87°24'19"W
L740	36.92	S02°39'20"E

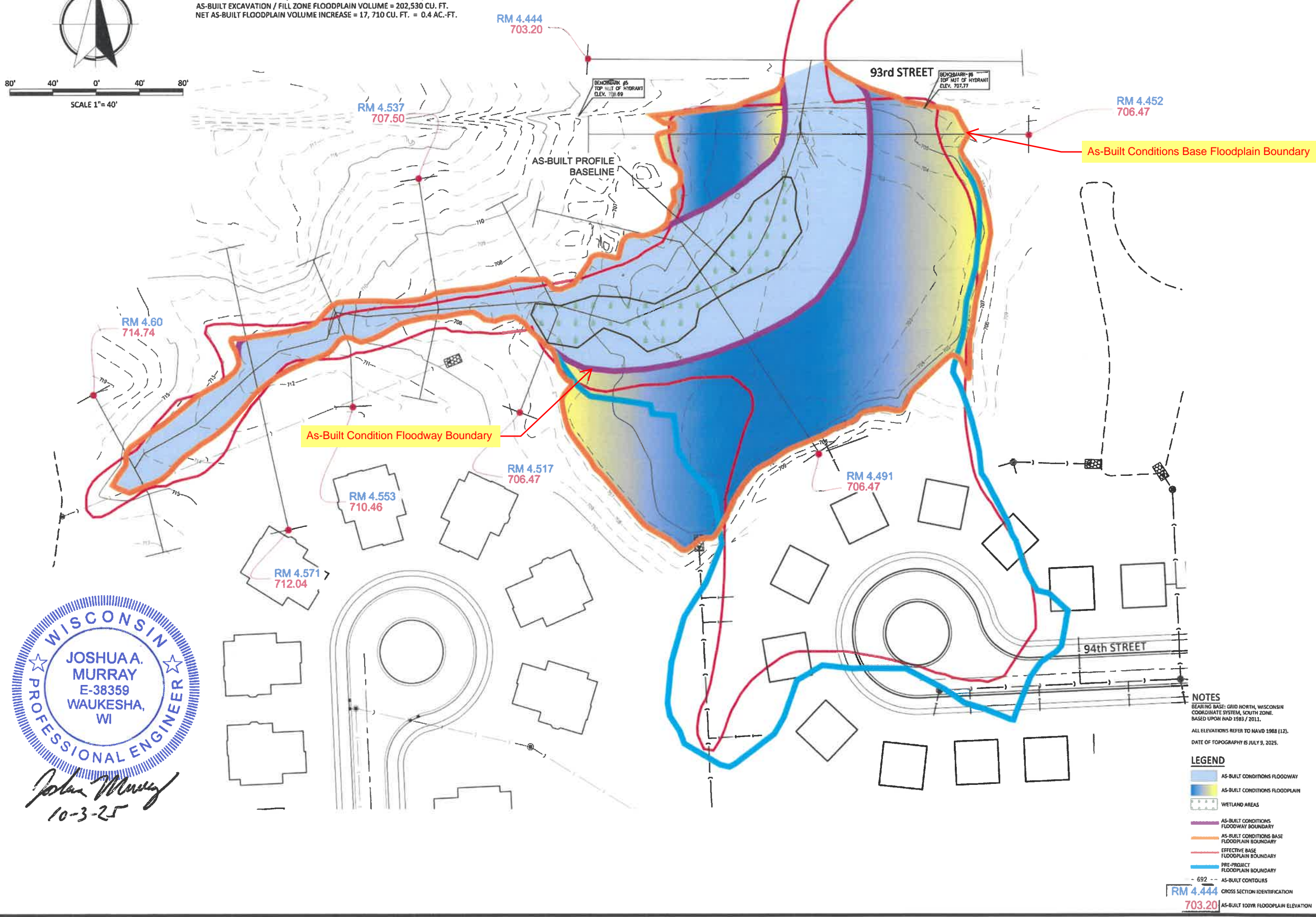
Location of 100 year floodplain that was amended pursuant to the FEMA LOMR 26-05-0043 P



WISCONSIN
 AARON T. FRIESS
 S-3260
 MT. PLEASANT
 WI
 LAND SURVEYOR



FLOODPLAIN NOTES:
 FLOODPLAIN EXCAVATION / FILL ZONE CONFINED TO RIGHT OVERBANK AREA BETWEEN RM 4.452 AND RM 4.517.
 PRE-PROJECT EXCAVATION / FILL ZONE FLOODPLAIN VOLUME = 184,820 CU. FT.
 AS-BUILT EXCAVATION / FILL ZONE FLOODPLAIN VOLUME = 202,530 CU. FT.
 NET AS-BUILT FLOODPLAIN VOLUME INCREASE = 17, 710 CU. FT. = 0.4 AC.-FT.



WISCONSIN
 JOSHUA A. MURRAY
 E-38359
 WAUKESHA, WI
 PROFESSIONAL ENGINEER
Joshua Murray
 10-3-25



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbssc.net

HIGHLAND ESTATES
 JEROME CREEK
AS-BUILT CONDITIONS FLOODPLAIN MAP
 FOR
ARBOR ESTATES GROUP, LLC
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
 DRAFTED: JAM/SCB
 DATE: 8-6-2025
 CHECKED: JAM
 DATE: 8-6-2025

2021.0325.01
 SHEET
1 OF **2**

NOTES
 BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011.
 ALL ELEVATIONS REFER TO NAVD 1988 (12).
 DATE OF TOPOGRAPHY IS JULY 9, 2025.

LEGEND

- AS-BUILT CONDITIONS FLOODWAY
- AS-BUILT CONDITIONS FLOODPLAIN
- WETLAND AREAS
- AS-BUILT CONDITIONS FLOODWAY BOUNDARY
- AS-BUILT CONDITIONS BASE FLOODPLAIN BOUNDARY
- EFFECTIVE BASE FLOODPLAIN BOUNDARY
- PRE-PROJECT FLOODPLAIN BOUNDARY
- 692 AS-BUILT CONTOURS
- RM 4.444 CROSS SECTION IDENTIFICATION
- 703.20 AS-BUILT 100YR FLOODPLAIN ELEVATION



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Public hearing and consider approval of Plan Commission Resolution #26-06 to amend the Comprehensive Plan as a result of a floodplain boundary adjustment being completed and approved by FEMA within the Highland Estates Subdivision generally located west of Cooper Road at 93rd Street associated with Jerome Creek.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Resolution

BUDGETED: No

MEETING TYPE REQUIRED:

Public Hearing

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

See attached Resolution

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission approve said Resolution as presented.

[PC Res 26-06.pdf](#)

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #26-06
TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN**

WHEREAS, on December 19, 2009, the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, the 2035 Comprehensive Land Use Plan Map 9.9 sets forth that the generalized land use designations of the Village shall be consistent with other components of the Comprehensive Plan including the Village Zoning Map; and

WHEREAS, on March 25, 2024 the Village Board adopted Resolution #24-15 to support and provide the community concurrence to amend the 100-year floodplain associated with a floodplain boundary adjustment associated with Jerome Creek generally located west of Cooper Road at 93rd Street within the Highland Estates Subdivision; and

WHEREAS, the floodplain boundary adjustment proposed to fill 82,300 cu. ft. of floodplain and create 86,350 cu. ft. cubic yard of floodplain pursuant to the application and plans; and

WHEREAS, the developer of Highland Estates completed the floodplain boundary adjustment work and FEMA has issued the Letter of Map Revision (LOMR) 26-05-0043P that will become effective on June 5, 2026 (See **Exhibit 1**) and generally shown on the illustration (See **Exhibit 2**); and

WHEREAS, as a result of the approval by FEMA, the 2035 Land Use Plan Map 9.9 is proposed to be amended to reflect the amended floodplain; and

WHEREAS, on March 6, 2026 the required 30-day notice was posted and notices were sent to property owners related to the April 6, 2026 public hearing to be held by the Village Plan Commission.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby recommends approval of the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan:

1. To amend and correct the Village 2035 Land Use Plan Map 9.9 to show the location of the floodplain pursuant to approved LOMR Case No. 26-05-0043P.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting said amendments, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

Adopted this 6th day of April 2026.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Michael R. Pollocoff
Plan Commission Chairman

Michelle Burnett
Plan Commission Secretary

Date Posted: _____

Follows Conditional Case No.: 24-05-1412R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Village of Pleasant Prairie Kenosha County Wisconsin COMMUNITY NO.: 550613	EXCAVATION FILL GRADING	1D HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA BASE MAP CHANGES
IDENTIFIER	Highland Estates-Phase 1	APPROXIMATE LATITUDE AND LONGITUDE: 42.537, -87.872 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 55059C0211D	DATE: June 19, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILE: 38P FLOODWAY DATA TABLE: 23

Enclosures reflect changes to flooding sources affected by this revision.
 * FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Jerome Creek - from just downstream of 93rd Street to approximately 840 feet upstream of 93rd Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Jerome Creek	BFEs*	BFEs	NONE	YES
	Floodway	Floodway	YES	YES
	Zone AE	Zone AE	YES	YES

* BFEs - Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director
 Engineering and Modeling Division
 National Flood Insurance Program | Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the base floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Julia McCarthy
Acting Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "David N. Bascom".

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Kenosha News*

Dates: January 29, 2026 and February 5, 2026

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

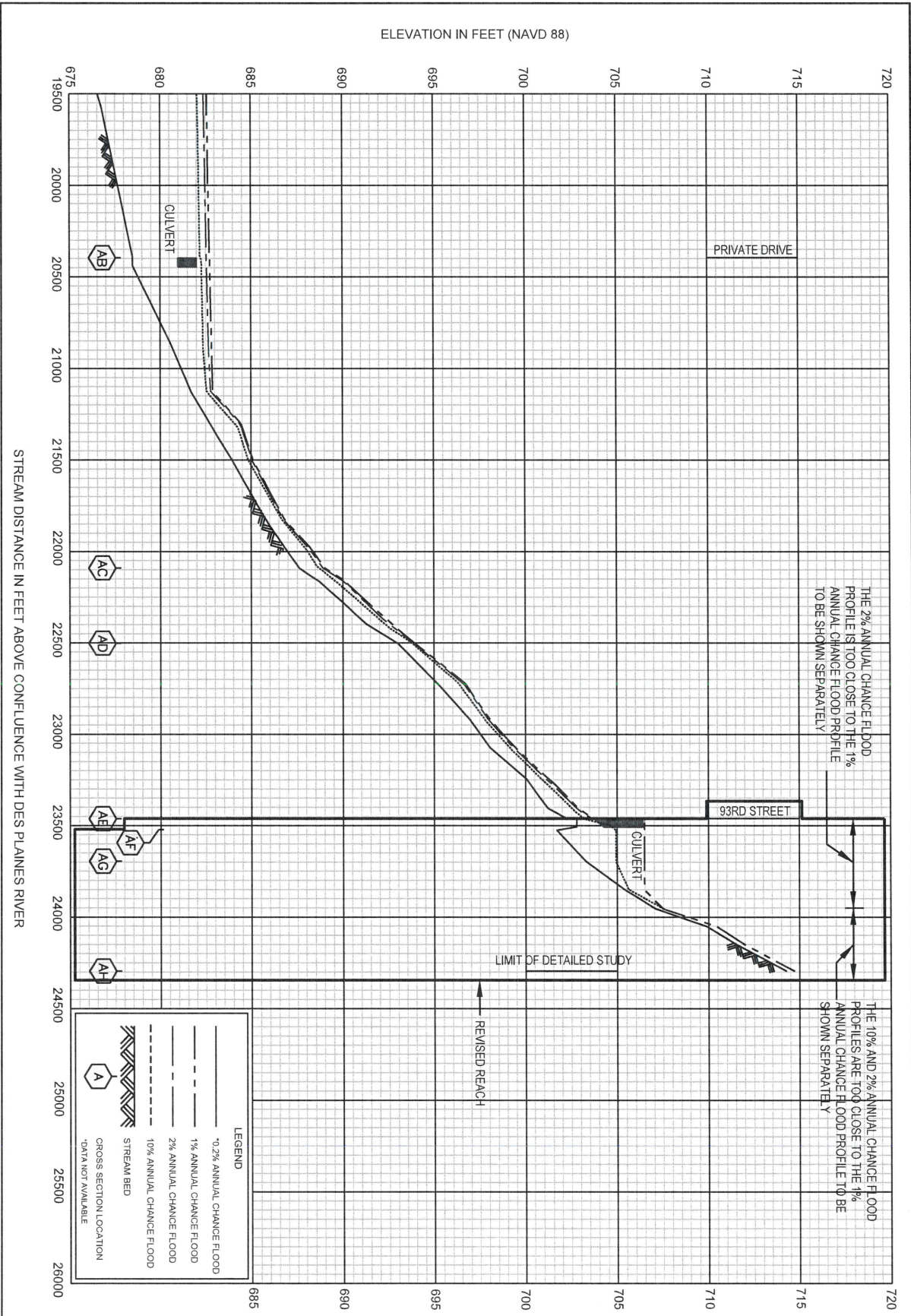
This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

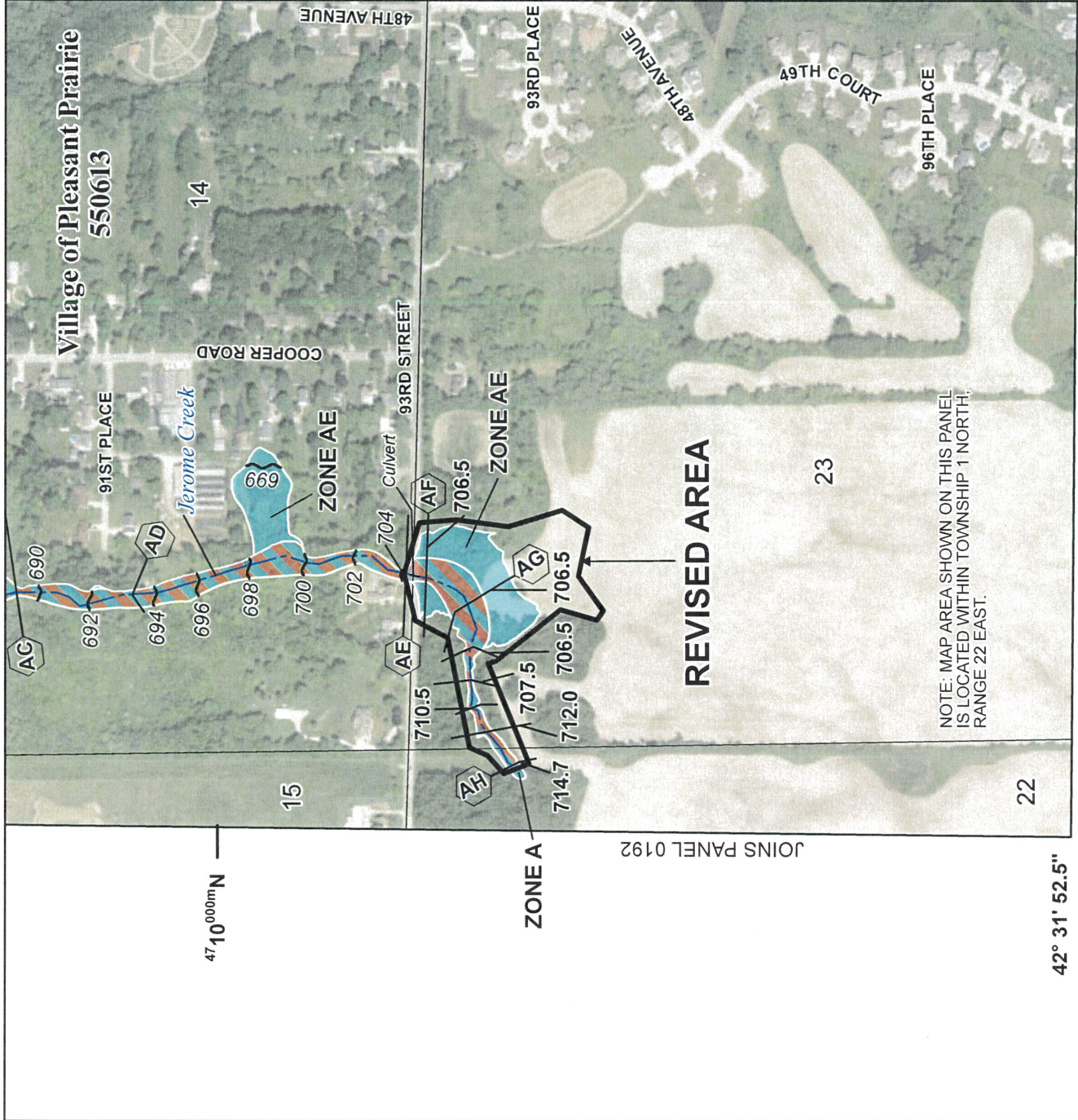
David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

Table 23: Floodway Data (continued)

LOCATION		FLOODWAY				1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
AA	19,108	415	300	0.8	682.4	682.4	682.4	0.0	
AB	20,396	137	79	0.8	682.7	682.7	682.7	0.0	
AC	22,091	29	25	1.4	689.0	689.0	689.0	0.0	
AD	22,503	60	15	2.3	693.9	693.9	693.9	0.0	
AE	23,464	21	15	1.2	703.7	703.7	703.7	0.0	
AF	23,525	80	267	0.1	706.5	706.5	706.5	0.0	
AG	23,695	140	315	0.1	706.5	706.5	706.5	0.0	
AH	24,296	35	10	1.9	714.7	714.7	714.7	0.0	
↑									
<p>¹Feet above confluence with Des Plaines River</p> <p style="text-align: right;">REVISED TO REFLECT LOMR EFFECTIVE: June 5, 2026</p>									
<p>FEDERAL EMERGENCY MANAGEMENT AGENCY KENOSHA COUNTY, WI AND INCORPORATED AREAS</p>					<p>FLOODWAY DATA</p>				
<p>TABLE 23</p>					<p>FLOODING SOURCE: JEROME CREEK</p>				

REVISED DATA





NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 1 NORTH, RANGE 22 EAST.

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone AE, AH, VE, AR
- With BFE or Depth Zone AE, AD, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE

NOTE: BASEMAP IMAGERY DATED 2021 WAS OBTAINED FROM NAIP.

Map Projection: NAD 1983 UTM Zone 16N; Western Hemisphere, Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

FEMA

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN and Incorporated Areas

PANEL 211 OF 331

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA, CITY OF PLEASANT PRAIRIE, VILLAGE OF	550209	0211	D
	550613	0211	D

National Flood Insurance Program

FEMA

REVISÉD TO REFLECT LOMR EFFECTIVE: June 5, 2026

VERSION NUMBER 2.1.3.0

MAP NUMBER 55059C0211D

EFFECTIVE DATE JUNE 19, 2012

JOINS PANEL 0213

42° 31' 52.5" 87° 52' 30"

JOINS PANEL 0192



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Public hearing and consider approval of a Zoning Text Amendment for the request of Brian Morton, on behalf of Froedtert South, Inc. to amend the existing St. Catherine’s Hospital/Medical Center Campus Planned Unit Development associated with the Froedtert South properties located at 9555 76th Street, 9697 St. Catherines Dr. and adjacent vacant properties owned by the Hospital.

PROPOSED BY: Community Development	FISCAL IMPACT: No
AGENDA CATEGORY: Ordinance	BUDGETED: No
MEETING TYPE REQUIRED: Public Hearing	BUDGET TYPE:
STRATEGIC INITIATIVE: No	

SUMMARY:

The existing Planned Unit Development Ordinance is proposed to be amended to reflect the following minor changes:

- To change the name of the PUD from the St. Catherine’s Hospital/Medical Center Campus Planned Unit Development to Froedtert South Medical Campus Planned Unit Development.
- To amend and correct the legal description associated with the properties included in the PUD.
- To remove the sign Exhibits related the size and location.
- To allow for the maximum height of the building not to exceed 100 feet from 60 feet. The current hospital building is 89 feet and the top of the cross is approximately 98 feet. At the time that the hospital was constructed this height met the requirements of the district; however, the height requirements were amended in 2025. The building area is the same as provided in the I-1 District requirements.
- To amend and update requirements for related to amending the PUD pursuant to Section 420-137 of the Village Zoning Ordinance.

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approval the Zoning Text Amendment as presented.

[PUD Amend.pdf](#)

[St Catherines Hospital Medical Center Campus PUD Ord #11-07.pdf](#)

[Application_R.pdf](#)

ORD. # 26-

**ORDINANCE TO AMEND THE ST. CATHERINE'S HOSPITAL/MEDICAL CENTER CAMPUS
PLANNED UNIT DEVELOPMENT PLANNED UNIT DEVELOPMENT PURSUANT TO CHAPTER
420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that the St. Catherine's Hospital/Medical Center Campus Development Planned Unit Development Ordinance is hereby amended pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

**FROEDTERT SOUTH ~~ST. CATHERINE'S HOSPITAL/MEDICAL CENTER CAMPUS~~ PLANNED
UNIT DEVELOPMENT ~~ORDINANCE PLANNED UNIT DEVELOPMENT~~**

- a. ~~Purpose and Intent.~~ It is the intent that the ~~St. Catherine's Hospital/Medical Center Campus~~ Development provides will provide for development and uses on the properties as legally described below in conformity with the Village of Pleasant Prairie adopted Comprehensive Land Use Plan and the basic underlying I-1, Institutional District; that the Development will not be contrary to the general health, safety and welfare and economic prosperity of the Village; and that the structures, landscaping, fencing, parking areas, architectural design and materials, lighting, general site development and signage for the Development shall be properly maintained and general site development will result in an attractive and harmonious institutional facility, which will operate as a uniform Hospital and Medical Center Campus development and will not adversely affect the property values of the surrounding properties.
- b. Legal Description: Parcels 1 and 2 of CSM #2226 and Lot 2 of CSM 2751, located in a part of U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin further identified as Tax Parcel Numbers: 91-4-122-082-0113 and 91-4-122-082-0141-0117 and herein after referred to as the "DEVELOPMENT".
- c. Requirements within the DEVELOPMENT:
 - i. The DEVELOPMENT shall be in compliance with all Federal, State, County and Village ordinances and regulations except as expressly modified in Section d below. Additionally, all portions of the Village Zoning Ordinance not modified by this Planned Unit Development (PUD) shall apply to the DEVELOPMENT.
 - ii. The DEVELOPMENT, including but not limited to, each building or structure, landscaping, fencing, parking, lighting, general site development and signage shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition.
 - iii. All buildings or structures and site modifications (excluding general building and site maintenance) within the DEVELOPMENT shall be made in accordance with the Village Ordinance and Codes at the time the modification is proposed.
 - iv. All buildings and all exterior additions, remodeling or alterations to the existing hospital building, medical office building or to any of future buildings, structures, or to any signage within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, as approved by the Village. No alterations or modifications to these colors or materials shall be made without the Village's approval. In no instance shall the exterior brick/block or stone materials on any buildings, structures or signage be painted.
 - v. The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property or building ownership. If the DEVELOPMENT, or any portion

of the DEVELOPMENT, is sold to another party(s) or entity(s), the DEVELOPMENT shall continue to operate as a unified institutional development and shall be maintained as a unified development, as stated above.

- vi. The DEVELOPMENT consists of two separate parcels, which are divided by 76th Street. No signage within the DEVELOPMENT shall be construed to be "off-site" signage.

d. Specific Modifications to the Village Zoning Ordinance Regulations and Specific Requirements for the DEVELOPMENT:

- i. Section 420-76 T of the Village Zoning Ordinance related to **Primary Monument Signs** is amended as follows:

- (1) One sign for the DEVELOPMENT is required ~~as shown on~~ **Exhibit C.1**.
- (2) Maximum area: 140 square feet per face.
- (3) Maximum height: 13 feet:
- (4) Minimum setback distance: 15 feet from any public street or highway right-of-way line.
- (5) Shall include the street address of "9555 76th Street". If said address is placed on the base of the sign it will not count toward the maximum area of the sign display. Said address shall not be obscured by sign landscaping.
- (6) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
- (7) May be illuminated.
- (8) Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display.
- (9) The base of the sign shall:
 - (a) Have a height that does not exceed the vertical dimension of the sign display.
 - (b) Not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.

- ii. Section 420-76 Y of the Village Zoning Ordinance related to **Secondary Monument Signs** is amended as follows:

- (1) Maximum number: four signs permitted within the DEVELOPMENT, ~~as shown on~~ **Exhibit C.1**; however, the Zoning Administrator may allow for additional secondary monument signs within the DEVELOPMENT to facilitate advance notification and assist the patients, visitors and emergency personnel in finding their way within the DEVELOPMENT.
- (2) Maximum area: 32 square feet per face.
- (3) Maximum height: seven feet.
- (4) Minimum setback from any public street or highway right-of-way line: six feet.
- (5) Landscaping: three feet in every direction from the sign base; except if located within a boulevard island.

- (6) May include the street address (number and street name). If said address is placed on the base of the sign it will not count toward the maximum area of the sign display.
 - (7) May be illuminated.
 - (8) The base of the sign shall:
 - (a) Have a height that does not exceed the vertical dimension of the sign display.
 - (b) Not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.
- iii. Section 420-76 S of the Village Zoning Ordinance related to **On-site Information Signs** is amended as follows:
- (1) Primary Directional Signs.
 - (a) Maximum number: six signs permitted within the DEVELOPMENT, ~~as shown on Exhibit C-2~~; however, the Zoning Administrator may allow for additional primary directional signs within the DEVELOPMENT to facilitate advance notification and assist the patients, visitors and emergency personnel in finding their way within the DEVELOPMENT.
 - (b) Maximum area: 18 square feet per face.
 - (c) Maximum height: 7¹/₂ feet.
 - (d) Minimum setback from any public street or highway right-of-way line or back of curb of a private street: five feet.
 - (e) May include the street address (number and street name). If said address is placed on the base of the sign it will not count toward the maximum area of the sign display.
 - (f) May be illuminated.
 - (g) The base of the sign shall:
 - (i) Have a height that does not exceed the vertical dimension of the sign display.
 - (ii) Not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.
 - (2) Secondary Directional Signs.
 - (a) Maximum number: 38 signs permitted within the DEVELOPMENT, ~~as shown on Exhibit C-2~~; however, the Zoning Administrator may allow for additional secondary directional signs within the DEVELOPMENT to facilitate advance notification and assist the patients, visitors and emergency personnel in finding their way within the DEVELOPMENT.
 - (b) Maximum area: 18 square feet per face.
 - (c) Maximum height: 6¹/₂ feet.

- (d) Minimum setback from any public street or highway right-of-way line or back of curb of a private street: five feet.
- (e) May be illuminated.
- (f) The base of the sign shall:
 - (i) Have a height that does not exceed the vertical dimension of the sign display.
 - (ii) May be placed on two supports.
 - (iii) May be placed on a solid-appearing decorative base which supports a minimum of 75% of the display of the sign and does not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display.

iv Section 420-126 I (4) related to building standards in the I-1 District is amended to read as follows:

(4) Building standards:

- (a) No maximum or minimum building area shall be required in the I-1 Institutional District due to the variety of uses within this district and the diverse building demands of each use.
- (b) Maximum Height. 100 feet.

e. vi Amendments to the DEVELOPMENT:

- i. (1) The PUD regulations for the DEVELOPMENT may be amended pursuant to Section 420-137 ~~12.02-11~~ of the Village Zoning Ordinance.
- (2) ~~A complete application for an amendment to this PUD shall be filed by the owner(s) of said properties.~~
- (3) ~~The Village Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board of Trustees review and approval.~~
- (4) ~~Amendments to these PUD regulations for the DEVELOPMENT shall be approved by the Prairie Ridge Commercial Business Association.~~

Adopted this ___ day of _____, 2026.

VILLAGE OF PLEASANT PRAIRIE

David J. Klimisch
Village President

ATTEST:

Jane S. Snell
Village Clerk

Posted: _____
__-Froedtert South PUD Amend.doc

ORDINANCE # 11-07

**ORDINANCE TO AMEND THE
ST. CATHERINE’S HOSPITAL/MEDICAL CENTER CAMPUS PLANNED UNIT
DEVELOPMENT PLANNED UNIT DEVELOPMENT
(PUD #6 IN APPENDIX C OF CHAPTER 420, THE VILLAGE ZONING ORDINANCE)
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that the St. Catherine’s Hospital/Medical Center Campus Development Planned Unit Development Ordinance 6 in Appendix C of Chapter 420 is hereby amended pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

6. ST. CATHERINE’S HOSPITAL/MEDICAL CENTER CAMPUS PLANNED UNIT DEVELOPMENT PLANNED UNIT DEVELOPMENT

a. Purpose and Intent.

It is the intent that the St. Catherine’s Hospital/Medical Center Campus Development will provide for development and uses on the properties as legally described below in conformity with the Village of Pleasant Prairie adopted Comprehensive Land Use Plan and the basic underlying I-1, Institutional District; that the Development will not be contrary to the general health, safety and welfare and economic prosperity of the Village; and that the structures, landscaping, fencing, parking areas, architectural design and materials, lighting, general site development and signage for the Development shall be properly maintained and general site development will result in an attractive and harmonious institutional facility, which will operate as a uniform Hospital and Medical Center Campus development and will not adversely affect the property values of the surrounding properties.

b. Legal Description: Parcels 1 and 2 of CSM #2226, located in a part of U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin further identified as Tax Parcel Numbers: 91-4-122-082-0113 and 91-4-122-082-0117 and herein after referred to as the “DEVELOPMENT”.

c. Requirements within the DEVELOPMENT:

- i. The DEVELOPMENT shall be in compliance with all Federal, State, County and Village ordinances and regulations except as expressly modified in Section d below. Additionally, all portions of the Village Zoning Ordinance not modified by this Planned Unit Development (PUD) shall apply to the DEVELOPMENT.
- ii. The DEVELOPMENT, including but not limited to, each building or structure, landscaping, fencing, parking, lighting, general site development and signage shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition.
- iii. All buildings or structures and site modifications (excluding general building and site maintenance) within the DEVELOPMENT shall be made in accordance with the Village Ordinance and Codes at the time the modification is proposed.

St. Catherine's Hospital PUD

- iv. All buildings and all exterior additions, remodeling or alterations to the existing hospital building, medical office building or to any of future buildings, structures, or to any signage within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, as approved by the Village. No alterations or modifications to these colors or materials shall be made without the Village's approval. In no instance shall the exterior brick/block or stone materials on any buildings, structures or signage be painted.
 - v. The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property or building ownership. If the DEVELOPMENT, or any portion of the DEVELOPMENT, is sold to another party(s) or entity(s), the DEVELOPMENT shall continue to operate as a unified institutional development and shall be maintained as a unified development, as stated above.
 - vi. The DEVELOPMENT consists of two separate parcels, which are divided by 76th Street. No signage within the DEVELOPMENT shall be construed to be "off-site" signage.
- d. Specific Modifications to the Village Zoning Ordinance Regulations and Specific Requirements for the DEVELOPMENT:
- i. Section 420-76 T of the Village Zoning Ordinance related to **Primary Monument Signs** is amended as follows:
 - (1) One sign for the DEVELOPMENT is required as shown on **Exhibit C.1**.
 - (2) Maximum area: 140 square feet per face.
 - (3) Maximum height: 13 feet:
 - (4) Minimum setback distance: 15 feet from any public street or highway right-of-way line.
 - (5) Shall include the street address of "9555 76th Street". If said address is placed on the base of the sign it will not count toward the maximum area of the sign display. Said address shall not be obscured by sign landscaping.
 - (6) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
 - (7) May be illuminated.
 - (8) Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display.
 - (9) The base of the sign shall:
 - (a) Have a height that does not exceed the vertical dimension of the sign display.

- (b) Not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.
- ii. Section 420-76 Y of the Village Zoning Ordinance related to **Secondary Monument Signs** is amended as follows:
 - (1) Maximum number: four signs permitted within the DEVELOPMENT, as shown on **Exhibit C.1**; however, the Zoning Administrator may allow for additional secondary monument signs within the DEVELOPMENT to facilitate advance notification and assist the patients, visitors and emergency personnel in finding their way within the DEVELOPMENT.
 - (2) Maximum area: 32 square feet per face.
 - (3) Maximum height: seven feet.
 - (4) Minimum setback from any public street or highway right-of-way line: six feet.
 - (5) Landscaping: three feet in every direction from the sign base; except if located within a boulevard island.
 - (6) May include the street address (number and street name). If said address is placed on the base of the sign it will not count toward the maximum area of the sign display.
 - (7) May be illuminated.
 - (8) The base of the sign shall:
 - (a) Have a height that does not exceed the vertical dimension of the sign display.
 - (b) Not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.
- iii. Section 420-76 S of the Village Zoning Ordinance related to **On-site Information Signs** is amended as follows:
 - (1) Primary Directional Signs.
 - (a) Maximum number: six signs permitted within the DEVELOPMENT, as shown on **Exhibit C-2**; however, the Zoning Administrator may allow for additional primary directional signs within the DEVELOPMENT to facilitate advance notification and assist the patients, visitors and emergency

St. Catherine's Hospital PUD

personnel in finding their way within the DEVELOPMENT.

- (b) Maximum area: 18 square feet per face.
 - (c) Maximum height: 7¹/₂ feet.
 - (d) Minimum setback from any public street or highway right-of-way line or back of curb of a private street: five feet.
 - (e) May include the street address (number and street name). If said address is placed on the base of the sign it will not count toward the maximum area of the sign display.
 - (f) May be illuminated.
 - (g) The base of the sign shall:
 - (i) Have a height that does not exceed the vertical dimension of the sign display.
 - (ii) Not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.
- (2) Secondary Directional Signs.
- (a) Maximum number: 38 signs permitted within the DEVELOPMENT, as shown on **Exhibit C.2**; however, the Zoning Administrator may allow for additional secondary directional signs within the DEVELOPMENT to facilitate advance notification and assist the patients, visitors and emergency personnel in finding their way within the DEVELOPMENT.
 - (b) Maximum area: 18 square feet per face.
 - (c) Maximum height: 6¹/₂ feet.
 - (d) Minimum setback from any public street or highway right-of-way line or back of curb of a private street: five feet.
 - (e) May be illuminated.
 - (f) The base of the sign shall:
 - (i) Have a height that does not exceed the vertical dimension of the sign display.
 - (ii) May be placed on two supports.

St. Catherine's Hospital PUD

- (iii) May be placed on a solid-appearing decorative base which supports a minimum of 75% of the display of the sign and does not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display.

iv. Amendments to the DEVELOPMENT:

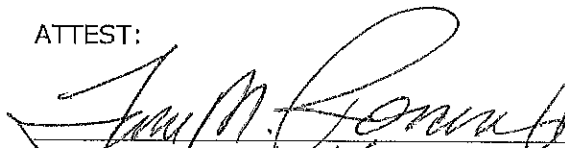
- (1) The PUD regulations for the DEVELOPMENT may be amended pursuant to Section 12.02-11 of the Village Zoning Ordinance.
- (2) A complete application for an amendment to this PUD shall be filed by the owner(s) of said properties.
- (3) The Village Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board of Trustees review and approval.
- (4) Amendments to these PUD regulations for the DEVELOPMENT shall be approved by the Prairie Ridge Commercial Business Association.

Adopted this 18th day of April, 2011.

VILLAGE OF PLEASANT PRAIRIE


John P. Steinbrink
Village President

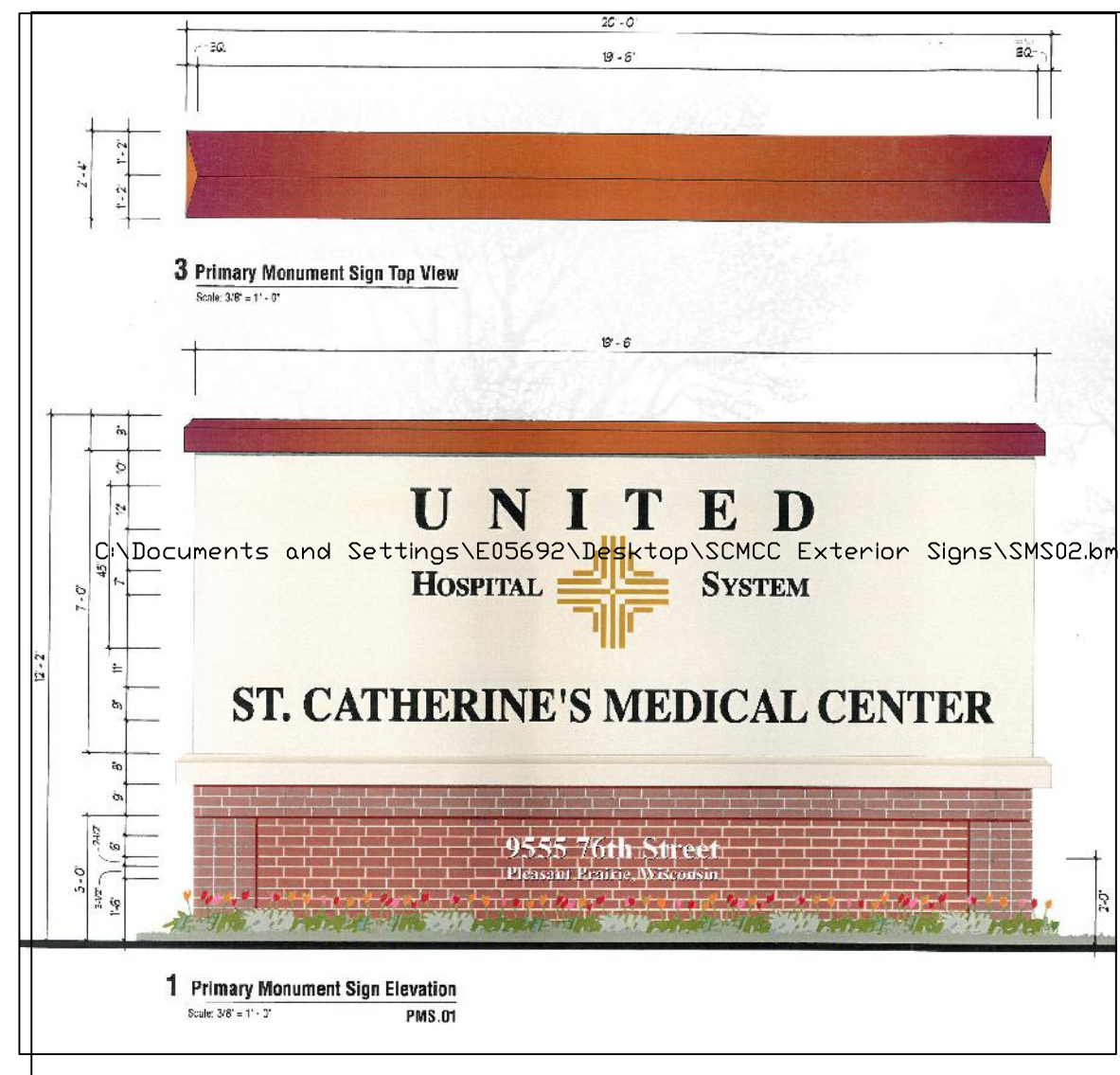
ATTEST:


Jane M. Romanowski, CMC
Village Clerk

Posted: 4-19-11

07-St Catherine's PUD Amend.doc

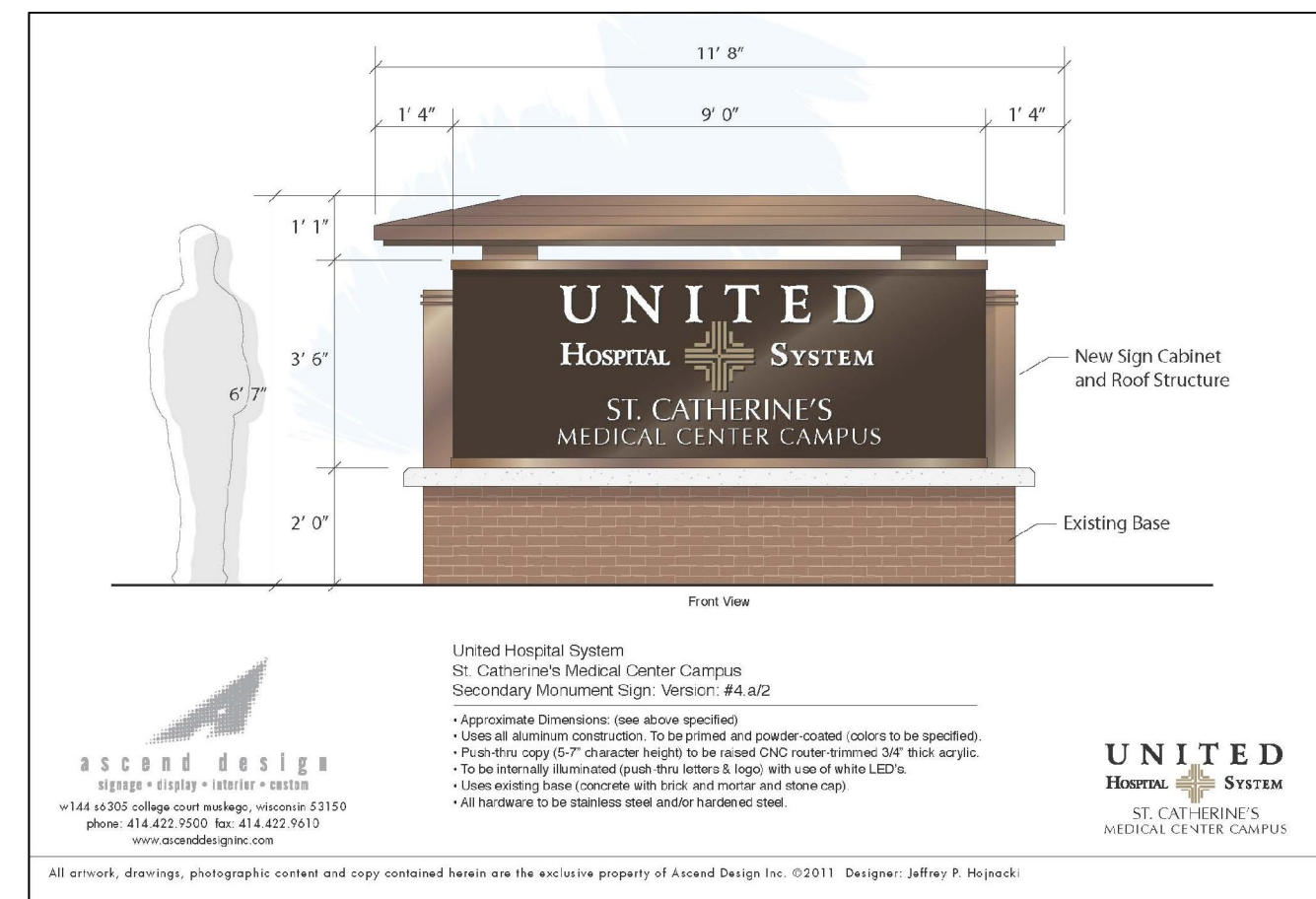
SIGN IMAGES



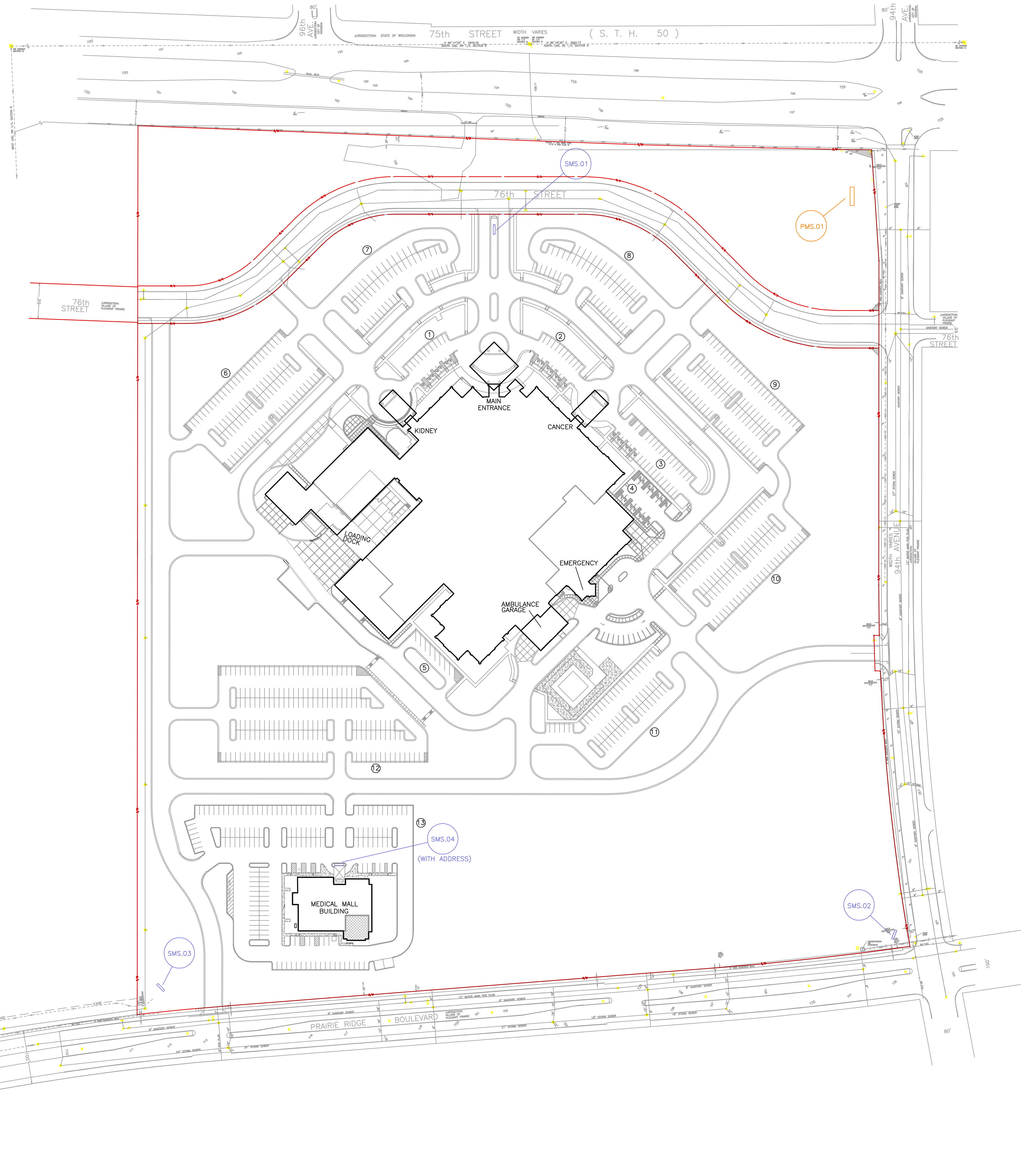
FOR DIMENSIONS ONLY



PMS.01



SMS.01



MAIN LEGEND

PRIMARY MONUMENT SIGN PMS

SECONDARY MONUMENT SIGN SMS

***NOTE: ALL PRIMARY AND SECONDARY MONUMENT SIGNAGE TO RESPECT THE MINIMUM SIX FOOT SETBACK FROM ANY PUBLIC STREET OR HIGHWAY RIGHT-OF-WAY LINE**



9555 76TH STREET
ATTN: ENGINEERING
PLEASANT PRAIRIE, WI 53158

EXTERIOR SIGNAGE SCMCC

REVISION:

PROJECT NO. 1000

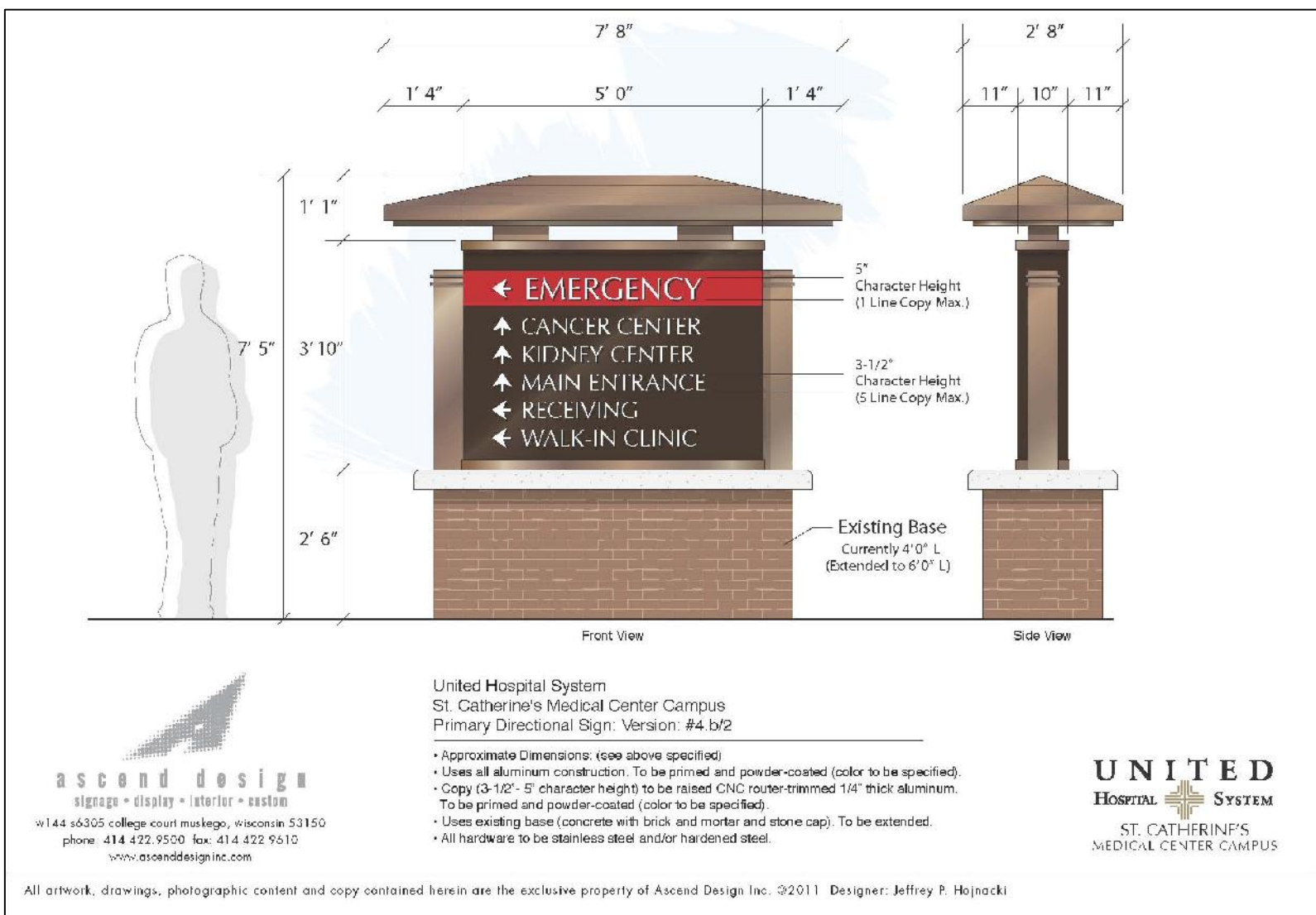
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SHEET NAME: PRIMARY AND SECONDARY MONUMENT SIGNS

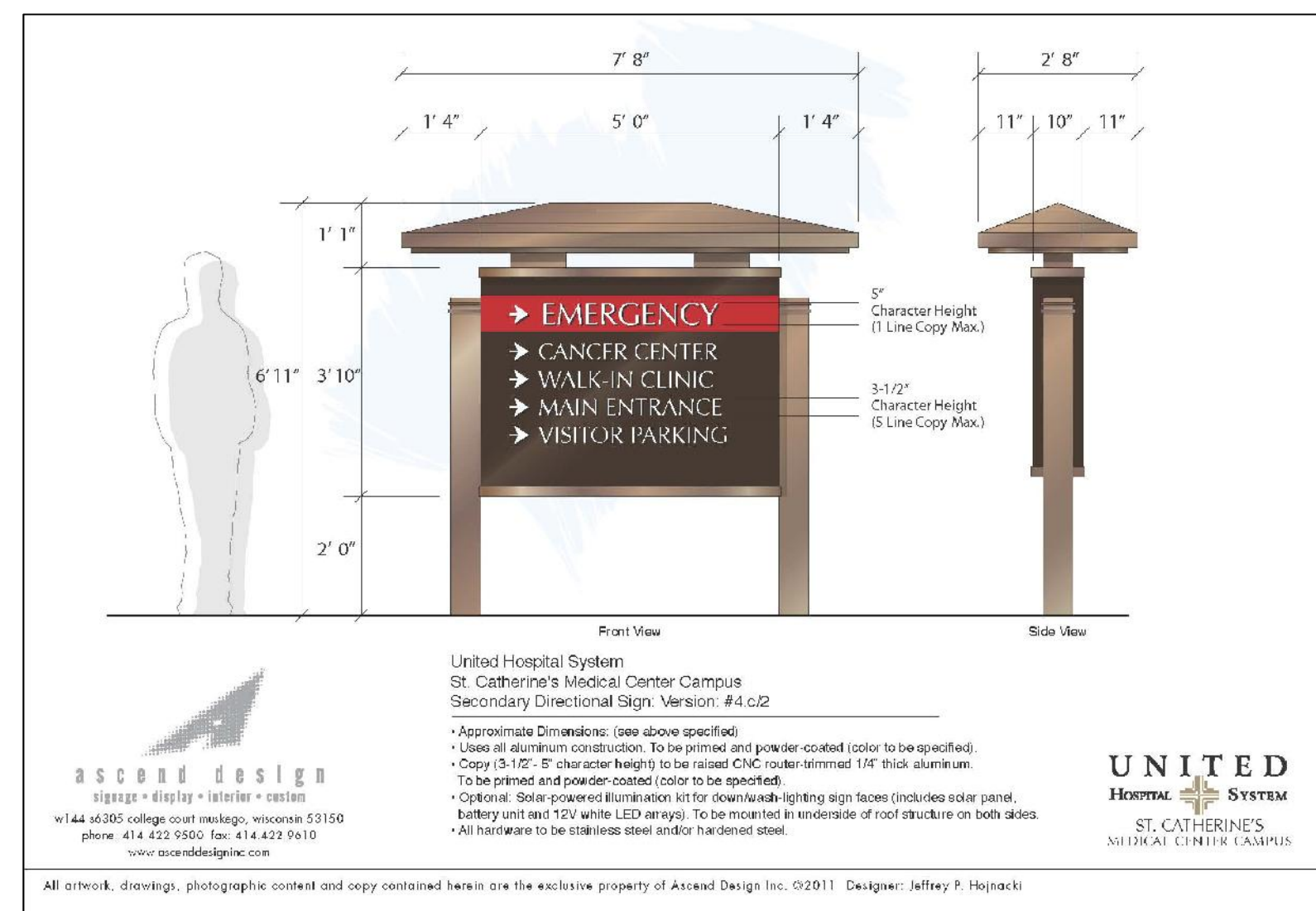
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C.1

SIGN IMAGES



PDS.01



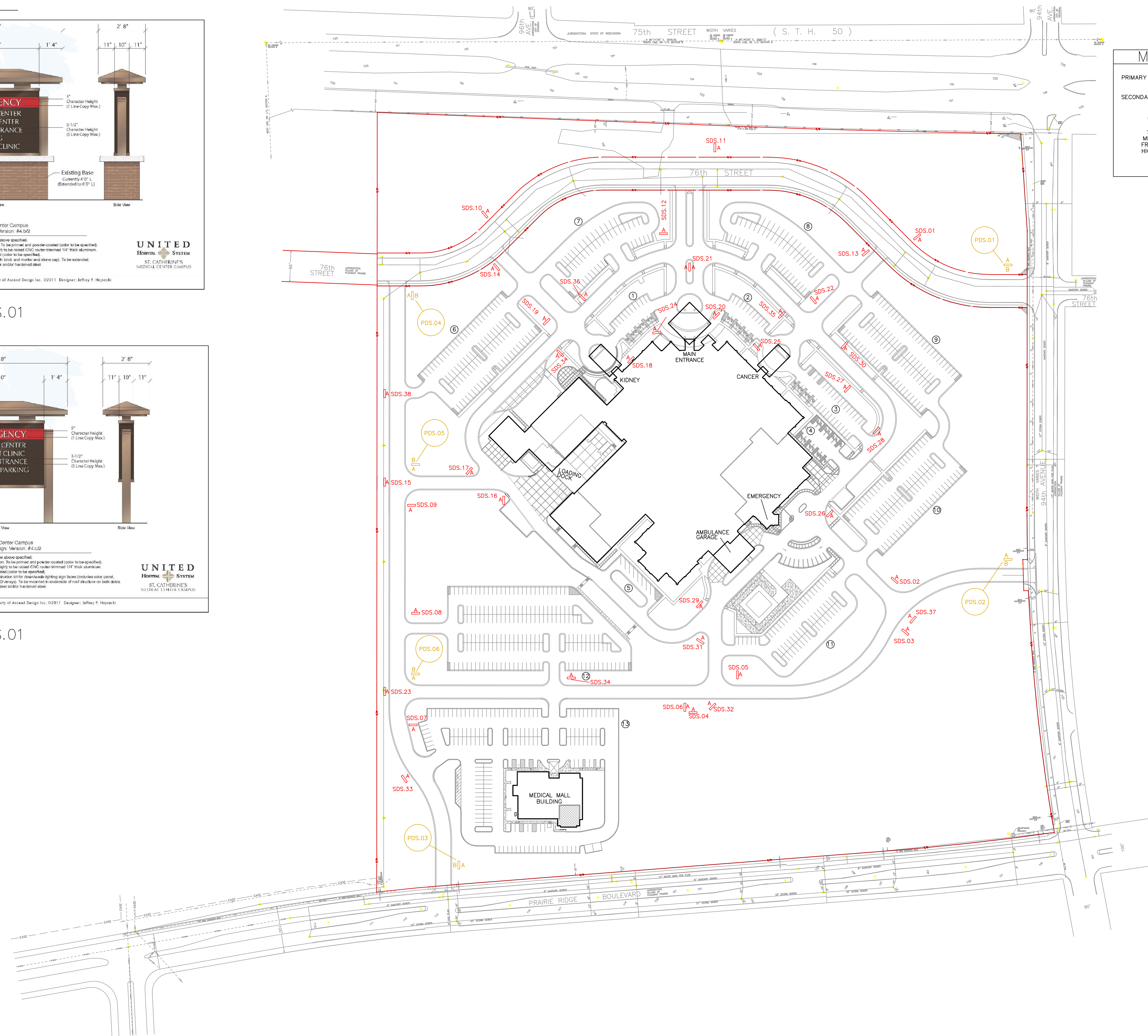
SDS.01

MAIN LEGEND

PRIMARY DIRECTIONAL SIGN PDS

SECONDARY DIRECTIONAL SIGN SDS

***NOTE:** ALL PRIMARY AND SECONDARY DIRECTIONAL SIGNAGE TO RESPECT THE MINIMUM FIVE FOOT SETBACK FROM ANY PUBLIC STREET OR HIGHWAY RIGHT-OF-WAY LINE OR BACK OF CURB OF A PRIVATE STREET



9555 76TH STREET
ATTN: ENGINEERING
PLEASANT PRAIRIE, WI 53158

EXTERIOR SIGNAGE SCMCC

REVISION:

PROJECT NO. 1000

DATE: 03.28.11

SHEET NAME:
PRIMARY AND SECONDARY DIRECTIONAL SIGNS

SHEET NO:

C.2



Zoning Map and Zoning Text Amendment Application

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

GENERAL INFORMATION

Property Location/Address **9555 76th Street**

Tax Parcel Number(s) **91-4-122-082-0141 & 91-4-122-082-0113**

Current Zoning **I-1 (PUD)**

Proposed Zoning **I-1 (PUD)**

ZONING MAP AMENDMENT (check all that apply)

Correct Zoning Map as a result of a wetland staking being completed

Correct Zoning Map as a result of a wetland fill permit obtained by the WI DNR and US ACOE

Other (describe change)

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

ZONING TEXT AMENDMENT

Planned Unit Development (PUD) Ordinance

Other (describe change)

To amend the existing PUD Ordinance related to maximum building height and to correct the legal description of the properties associated with the PUD Ordinance

If a Planned Unit Development is proposed include a letter indicating the dimensional variations being requested and a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code

If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.

REQUIRED SIGNATURES

I hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge.

PROPERTY OWNER

Print Owners Name **Brian Morton**

Print Name of Signatory **Brian Morton**

Signature

Mailing Address **6308 8th Avenue**

City/State/ZIP **Kenosha, WI 53143**

APPLICANT

Company Name **Froedtert South, Inc**

Print Name of Signatory **Brian Morton**

Signature

Mailing Address **6308 8th Avenue**

City/State/ZIP **Kenosha, WI 53143**

Date **2/23/26**

Date **2/23/26**

February 23, 2026

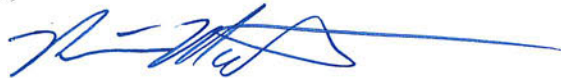
Robert Hanson, Director of Community Development
Village of Pleasant Prairie
Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158

Re: Zoning Map and Zoning Text Amendment Application
Froedtert Pleasant Prairie Hospital
9555 76th Street
Pleasant Prairie, WI 53158

Dear Mr. Hanson:

We would like to formally request a zoning text amendment for structures within the I-1 Institutional District to increase the maximum height to align with the current hospital design and future developments. This specific parcel is permitted to reach a maximum height of 130 feet per the City of Kenosha Airport Overlay District Map. The intent of Froedtert South is to not construct any future structures that exceed the current height of the primary tower with the cross (top of roof is roughly 89 feet and the top of the cross is approximately 98 feet).

Respectfully submitted,



Brian Morton, Pharm.D., M.B.A.
Staff Vice President
Froedtert South, Inc.



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Public hearing and consider approval of Plan Commission Resolution #26-07 to amend the Comprehensive Plan as a result of a wetland delineation completed on the property generally located on 113th Street west of 61st Avenue (Tax Parcel Number 92-4-122-274-0385).

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Resolution

BUDGETED: No

MEETING TYPE REQUIRED:

Public Hearing

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

See attached Resolution

STAFF RECOMMENDATION:

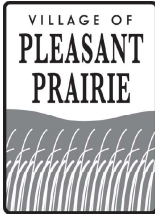
Village staff recommends that the Plan Commission approve Resolution #26-07 as presented.

[Comp Plan App- R.pdf](#)

[Finley Survey.pdf](#)

[Butteri Heartland Wetland Report.pdf](#)

[Res26-07.pdf](#)



Comprehensive Plan Amendment Application

Community Development Department
 9915 39th Avenue
 Pleasant Prairie, WI 53158
 Phone: 262.925.6717
 Email: communitydevelopment@pleasantprairiewi.gov

GENERAL INFORMATION

Property Location/Address 113th st

Tax Parcel Number(s) 92-4-122-274-0385

LAND USE MAP AMENDMENT (check all that apply)

- Correct Land Use Map as a result of a wetland staking being completed
- Correct Land Use Map as a result of a wetland fill permit obtained by the WI DNR and US ACOE
- Remove the Urban Reserve land use designation
- Other (describe change):

If the property is being changed into multiple land use designations or only a portion of the property is being changed (i.e. wetlands area) then submit an exhibit with complete legal description of each land use designation. In addition, wetland report or wetland fill permits, as applicable shall be submitted with this application.

NEIGHBORHOOD PLAN AMENDMENT

To amend the following Neighborhood Plan

OTHER AMENDMENT TO THE COMPREHENSIVE PLAN

Describe proposed change(s):

REQUIRED SIGNATURES

I hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge.

PROPERTY OWNER	APPLICANT
Print Owners Name Acadia Properties LLC	Company Name
Print Name of Signatory Kevin Finley	Print Name of Signatory
Signature <i>Kevin M Finley</i>	Signature
Mailing Address 6225 104th st	Mailing Address
City/State/ZIP Pleasant Prairie WI 53158	City/State/ZIP
Phone [REDACTED]	Phone
Email k[REDACTED]	Email
Date 2/17/2026	Date



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd, Suite 200, Racine, WI, 53406
 Tel: (262)634-5588 Website: www.mbsc.net

BOUNDARY SURVEY WITH TOPOGRAPHY
 FOR
RUDOLPH P. & VICTORIA M. BUTTER
 REVOCABLE TRUST
 VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, WISCONSIN

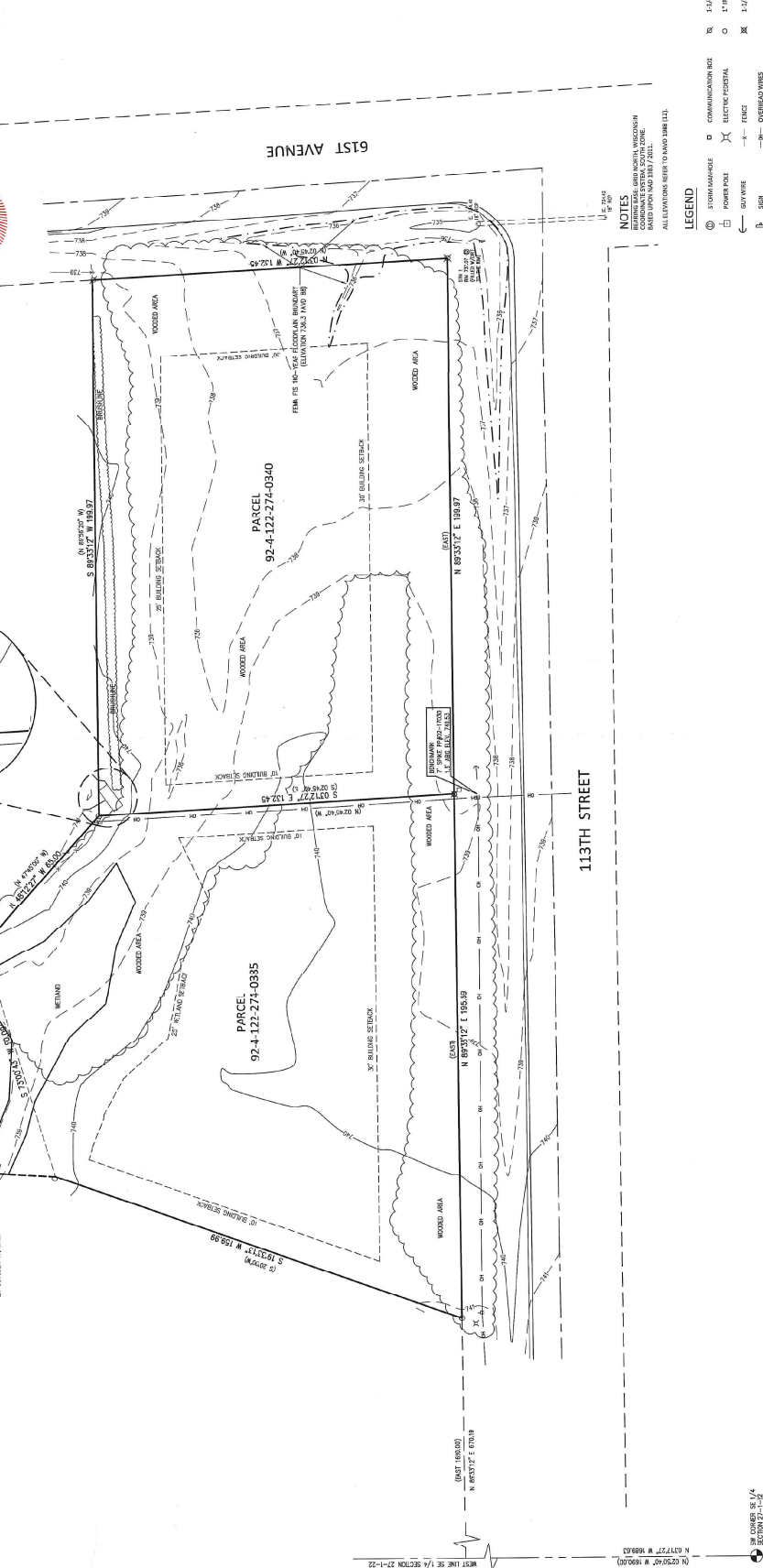
NO.	REVISION	BY	DATE

PROJ. NO.: 0188-01
 DATE: 10/22/2025
 CHECKED: AME
 DATE: 10/22/2025
 SHEET 1 OF 1

Parcel ID: 92-4-122-274-0335
 Part of the Southeast Quarter of Section 27, Town 1 North, Range 22 East of the Fourth Principal Meridian, being the Village of Pleasant Prairie, Kenosha County, Wisconsin, and being more particularly described as follows: Beginning at the southeast corner of said 1/4 section, thence East parallel to the East line of said 1/4 section, 113.45 feet to a point on the West line of said 1/4 section, thence North 4° 45' West 165 feet to a stake at the south bank of a pond, thence North 37° 14' 15" West 134.29 feet to the center of said pond, thence South 7° 38' 00" West 122.16 feet to a stake on the south bank of said pond, and being 90.26 feet to the point of beginning.

Parcel ID: 92-4-122-274-0335
 Part of the Southeast Quarter of Section 27, Town 1 North, Range 22 East of the Fourth Principal Meridian, being the Village of Pleasant Prairie, Kenosha County, Wisconsin, and being more particularly described as follows: Beginning at the southeast corner of said 1/4 section, thence East parallel to the East line of said 1/4 section, 113.45 feet to a point on the West line of said 1/4 section, thence North 4° 45' West 165 feet to a stake at the south bank of a pond, thence North 37° 14' 15" West 134.29 feet to the center of said pond, thence South 7° 38' 00" West 122.16 feet to a stake on the south bank of said pond, and being 90.26 feet to the point of beginning.

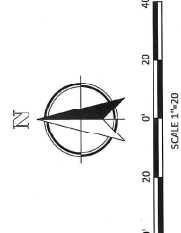
Qualifications:
 The above described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.
 No title commitment results of a title search were provided to this office pertaining to this survey. The Plat of Survey may not reflect easements of record, encumbrances, restrictions, covenants, or other matters that may be recorded with the county clerk's office.



NOTES
 1. ALL ELEVATIONS REFER TO NAVD 83M (11).

LEGEND

- COMMUNICATIONS: 1" = 1" (NON PIPE FOUND), 1" = 1" (NON PIPE FOUND)
- ELECTRIC: 1" = 1" (NON PIPE FOUND), 1" = 1" (NON PIPE FOUND)
- POWER POLE: 1" = 1" (NON PIPE FOUND), 1" = 1" (NON PIPE FOUND)
- OUTLINE: 1" = 1" (NON PIPE FOUND), 1" = 1" (NON PIPE FOUND)
- DIKE: 1" = 1" (NON PIPE FOUND), 1" = 1" (NON PIPE FOUND)





Assured Wetland Delineation Report

Butteri Property

Village of Pleasant Prairie, Kenosha County, Wisconsin

December 29, 2025

Project Number: 20251686

Butteri Property

Village of Pleasant Prairie, Kenosha County, Wisconsin

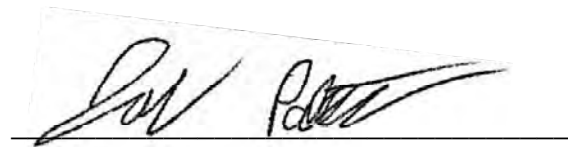
December 29, 2025

Prepared for:

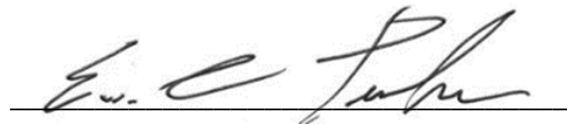
Mr. Mark D. Eberle, V.P.
Nielsen, Madsen & Barber, SC
1458 Horizon Blvd, Suite 200
Racine, WI 53406

Prepared by:

Heartland Ecological Group, Inc.
506 Springdale Street
Mount Horeb, WI 53572
608-490-2450
www.heartlandecological.com



Preparation Assistant: Joe Paetsch,
Environmental Technician



Lead Investigator and Final Reviewer:
Eric C. Parker, SPWS, Principal Scientist

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1.0 Introduction

Heartland Ecological Group, Inc. (“Heartland”) completed an assured wetland determination and delineation on the Butteri Property site on October 13, 2025 at the request of Nielsen, Madsen & Barber, SC. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the Wisconsin Department of Natural Resources’ (WDNR’s) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 1.32-acre site (the “Study Area”) is southeast of the intersection of State Trunk Highway (STH) 31 and STH 165, in the southeast ¼ of Section 27, T1N, R22E, Village of Pleasant Prairie, Kenosha County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area and to identify and approximately map observed waterways/watercourses and waterbodies.

One (1) wetland area of approximately 0.05 acre was delineated and mapped within the Study Area (Figure 7, Appendix A). No waterways or watercourses were mapped, however the ordinary high water mark (OHWM) of a pond located partially within the Study Area was mapped.

Wetlands, waterways/watercourses, and waterbodies discussed 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 WDNR, and local zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.



2.0 Methods

2.1 Wetlands

Wetlands were determined and delineated using the criteria and methods described in the USACE Wetland Delineation Manual, T.R. Y-87-1 (“1987 Corps Manual”) and the applicable *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*. In addition, the *Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR* (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey’s (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service’s (NRCS) Soil Survey Geographic Database (SSURGO) *Web Soil Survey* (Figure 3, Appendix A), the WDNR’s *Wetland Indicator* data layer (Figure 4, Appendix A), the WDNR’s *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), the WDNR’s *24k Hydro Flowlines (Rivers and Streams)* data layer (Figures 2 and 5, Appendix A), the WDNR’s *Color-Stretch LiDAR and Hillshade Image Service Layer* (Figure 6, Appendix A), and aerial imagery available through the USDA Farm Service Agency’s (FSA) National Agriculture Imagery Program (NAIP) and Kenosha County’s Land Information Office.

Wetland determinations were completed on-site at sample points, often along transects, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of antecedent precipitation in the 90 days leading up to the field investigation was completed. Using an Antecedent Precipitation Tool (APT) analysis developed by the USACE (Deters & Gutenson 2021), the amount of precipitation over these 90 days was compared to averages and standard deviation thresholds observed over the past 30 years to generally represent if conditions encountered during the investigation were normal, wet, or dry. Recent precipitation events in the weeks prior to the investigation were



also considered while interpreting wetland hydrology indicators. Additionally, the Palmer Drought Severity Index was checked for long-term drought/moist conditions (NOAA, 2018). The uppermost wetland boundary and sample points were identified and marked with wetland flagging and located with a Global Navigation Satellite System (GNSS) receiver capable of sub-meter accuracy. In this case, wetland flagging was not utilized to mark the sample points and was only recorded with a GNSS receiver. The GNSS data was then used to map the wetlands using ESRI ArcGIS Pro™ software.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the APT analysis using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be drier than normal for the time of year (Appendix B). The Palmer Drought Severity Index was checked as part of the APT analysis, and the long-term conditions at the time of the fieldwork were in the mild wetness range. Fieldwork was completed outside the dry season based on long-term regional data utilized in the WebWIMP Climatic Water Balance and computed as part of the APT analysis.

General Topography and Land Use

The topography within the Study Area was generally flat with a swale feature present that extends from the northwest corner to the southeast corner. A topographic high of approximately 741 feet above mean sea level (msl) was recorded on the northern border, and a topographic low of approximately 737 feet above msl was recorded near the southeast corner (Figures 2, 6, and 7, Appendix A). Land use within the Study Area is vacant woodland with a pond present in the northeast corner. Surrounding areas are primarily residential properties. General drainage is to the south and east.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric or partially hydric soils including wetland indicator soils (Figures 3 and 4, Appendix A).



Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
7232A: Ashkum silty clay loam, 0-2% slopes	Ashkum-Drained	85-100	Ground and end moraines	Yes
	Peotone-Drained	0-9	Depressions on ground moraines	Yes
	Orthents-Clayey	0-3	Lake plains, ground moraines	No
	Urban land	0-3	Ground moraines	No
7530B: Ozaukee silt loam, 2-6% slopes	Ozaukee	88-100	Ground and end moraines	No
	Pewamo-Drained	0-7	Drainageways and depressions on ground moraines	Yes
	Ashkum-Drained	0-7	Ground and end moraines	Yes
	Urban land	0-5	Ground moraines	No
7530B2: Ozaukee silt loam, 2-6% slopes, eroded	Ozaukee-Eroded	88-100	Ground and end moraines	No
	Ashkum-Drained	0-7	Ground and end moraines	Yes
	Pewamo-Drained	0-7	Drainageways and depressions on ground moraines	Yes
	Urban land	0-5	Ground moraines	No
W: Water	Water	100	—	No

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts one (1) wetland area within the Study Area, which is an open water (W0Hx) wetland in the northwest corner of the Study Area.

Waterway/Watercourse and Waterbody Mapping

The WDNR’s Rivers and Streams data layer (Figures 2 and 5, Appendix A) depicts one (1) intermittent waterway and one (1) waterbody within the Study Area. The waterway begins in the northwest portion and exits near the southwest portion of the Study Area. The waterbody is in the northwest corner of the Study Area and is contiguous to the mapped intermittent waterway.



Previous Delineations and Landowner Contacts

There are no known previous wetland delineations completed in the Study Area and no landowner contacts were made.

Aerial Photography

Available NAIP imagery of the Study Area from the period of 2005-2024 (Appendix F) was reviewed for evidence of wetland signatures and to gain insight into the site’s recent history. No significant changes were observed in the Study Area during this time.

3.2 Field Review

One (1) wetland was identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at two (2) sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Figure 7 (Appendix A), and the wetlands are summarized in Table 2 and detailed in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Shrub Carr	Isolated in the Landscape	Less susceptible, 10-30 feet	0.05
<i>*Classification based on Heartland’s professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.</i>				0.05

Wetland 1 (W-1)

Wetland 1 (W-1) is a 0.05-acre shrub carr wetland located in the northwest portion of the Study Area. Wetland W-1 lies along the edge of a pond, whose OHWM is mapped immediately adjacent to the wetland boundary. The boundary of W-1 generally coincided with a moderately-defined topographic break.

Dominant vegetation observed in W-1 included peach-leaved willow (*Salix amygdaloides*, FACW), silver maple (*Acer saccharinum*, FACW), common buckthorn (*Rhamnus cathartica*,



FAC), hummock sedge (*Carex stricta*, OBL), and riverbank grape (*Vitis riparia*, FACW).

Therefore, the wetland vegetation parameter was met.

The Redox Dark Surface (F6) hydric soil indicator was noted in W-1. Thus, the hydric soil parameter was met.

The primary wetland hydrology indicator of Drift Deposits (B3) was noted within W-1.

Furthermore, the secondary indicators included Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology parameter was met.

Waterways/Watercourses and Waterbodies

No waterways or watercourses were observed within or immediately adjacent to the Study Area. However, the approximate OHWM of a pond in the northwest corner was recorded in the field and is depicted in Figure 7, Appendix A. The pond appeared to overflow on occasion through the Study Area, however there was no observed bed and bank to the flow path, and this area was determined to be uplands.

3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that could result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g., navigable waterways/watercourses, floodplains, cultural resources, and threatened or endangered species).

Wisconsin Act 183 provides exemptions to permitting requirements for certain nonfederal wetlands. Nonfederal wetlands are wetlands that are not subject to federal jurisdiction. Exemptions apply to projects in urban areas with wetland impacts up to 1-acre per parcel. An urban area is defined as an incorporated area; an area within ½ mile of an incorporated area; or an area served by a sewerage system. Exemptions for nonfederal wetlands also apply to projects in rural areas with wetland impacts up to three (3) acres per parcel. Exemptions in rural areas only apply to structures with an agricultural purpose such as buildings, roads, and driveways. The determination of federal and nonfederal wetlands MUST be made by the USACE through an Approved Jurisdictional Determination (AJD). This report may be submitted to the USACE to assist with their determination.



Wis. Adm. Code NR 151 (“NR 151”) requires that a “protective area” (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, navigable waterways such as streams and rivers, or at the delineated boundary of wetlands. Per NR 151.125, the protective area width for “less susceptible” wetlands (dominated by invasive or non-native plant species) is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. “Moderately susceptible” wetlands, lakes, and perennial and intermittent navigable waterways have mostly native species dominating and require a protective area width of 50 feet; while “highly susceptible wetlands” have significant native species dominating and may be associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 in Section 3.2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland’s professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.



4.0 Conclusion

Heartland completed an assured wetland determination and delineation within the Butteri Property on October 13, 2025 at the request of Nielsen, Madsen & Barber, SC. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E). The Study Area lies in Section 27, T1N, R22E, Village of Pleasant Prairie, Kenosha County, WI (Figure 1, Appendix A).

One (1) wetland area was delineated and mapped within the 1.32-acre Study Area (Figure 7, Appendix A). The wetland, which may be classified as shrub carr, is approximately 0.05 acre in size within the Study Area. No waterways or watercourses were mapped, however the OHWM of a pond located partially within the Study Area was mapped. No waterway or watercourses with a defined bed and bank were observed in the Study Area.

Wetlands, waterways/watercourses, and waterbodies discussed in this report may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and the local zoning authority. Heartland recommends this report be submitted to the USACE for final jurisdictional review and concurrence. Review by local authorities may be necessary for determination of applicable zoning/setback restrictions.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area or within or adjacent to wetlands or waterways. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland delineation.

Experienced and qualified professionals completed the wetland determination and delineation using standard practices and professional judgment. Wetland boundaries may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands and their boundaries are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination and boundary reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland delineation was completed and the time of the review. Factors that may influence the findings may include but are not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.



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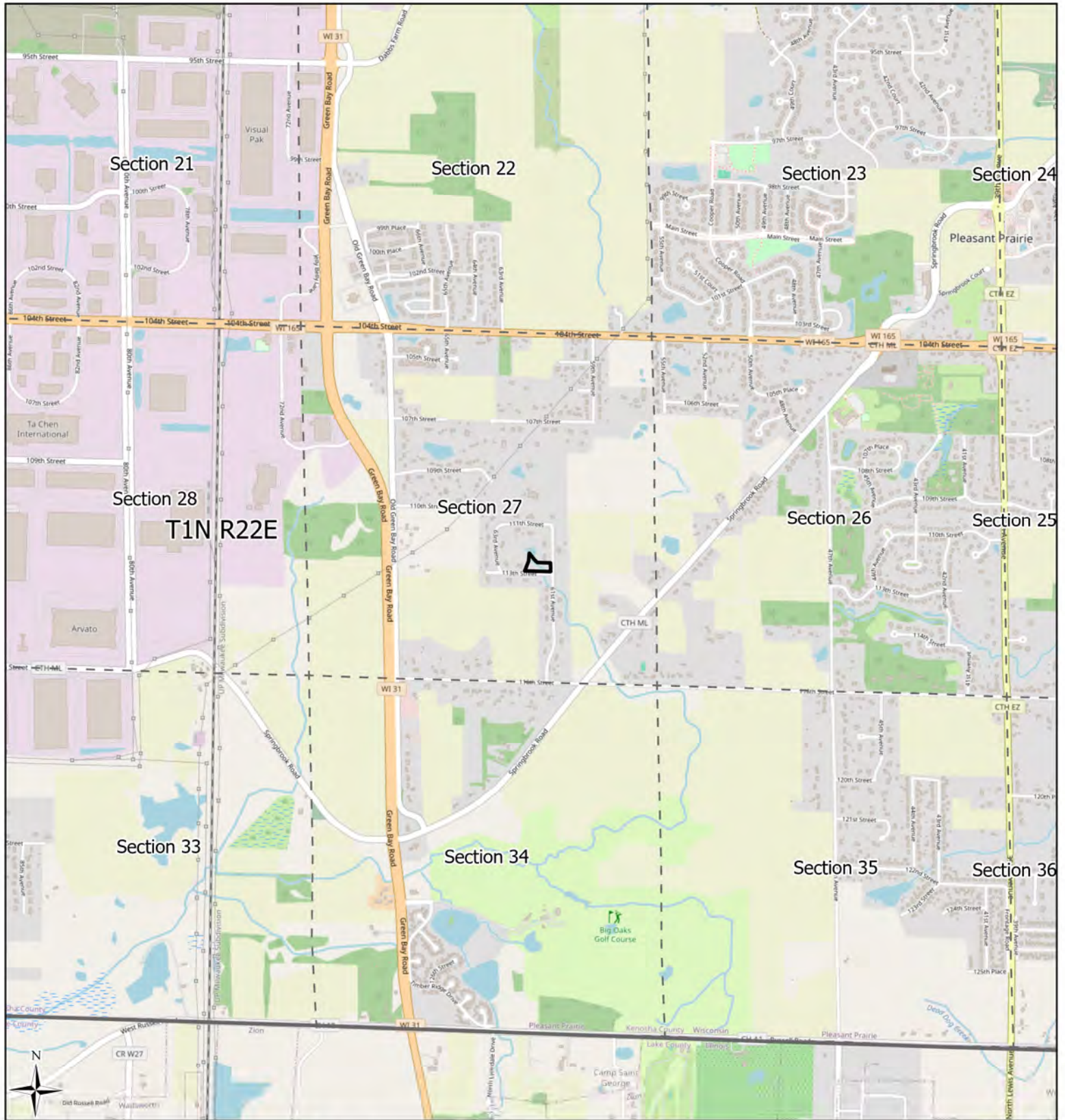
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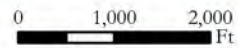


Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix A | Figures



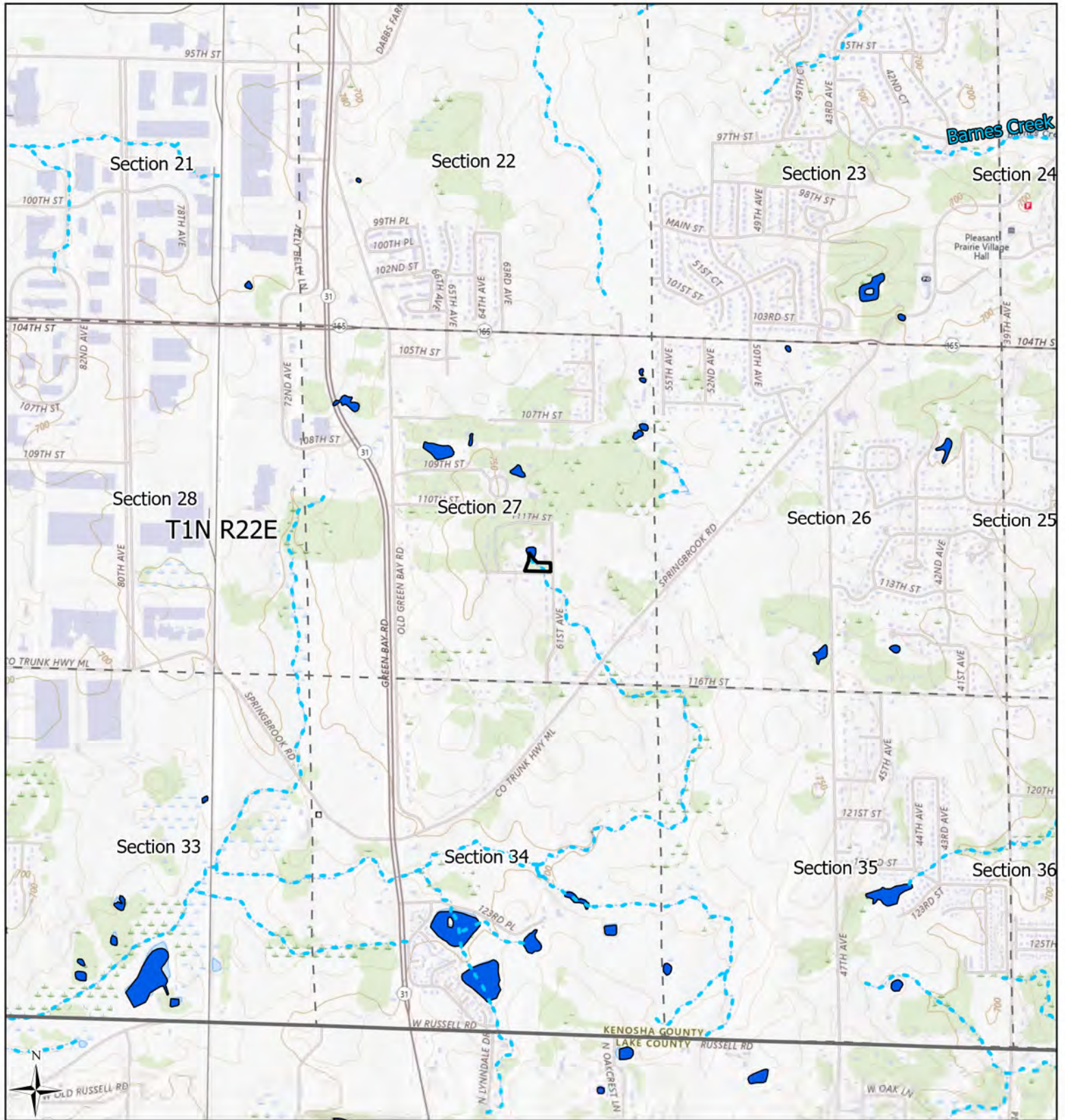
- Study Area (1.32 ac)
- Township
- Section



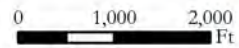
Heartland
ECOLOGICAL GROUP INC

Figure 1. Project Location
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

OpenStreetMap
ESRI LRR: MW



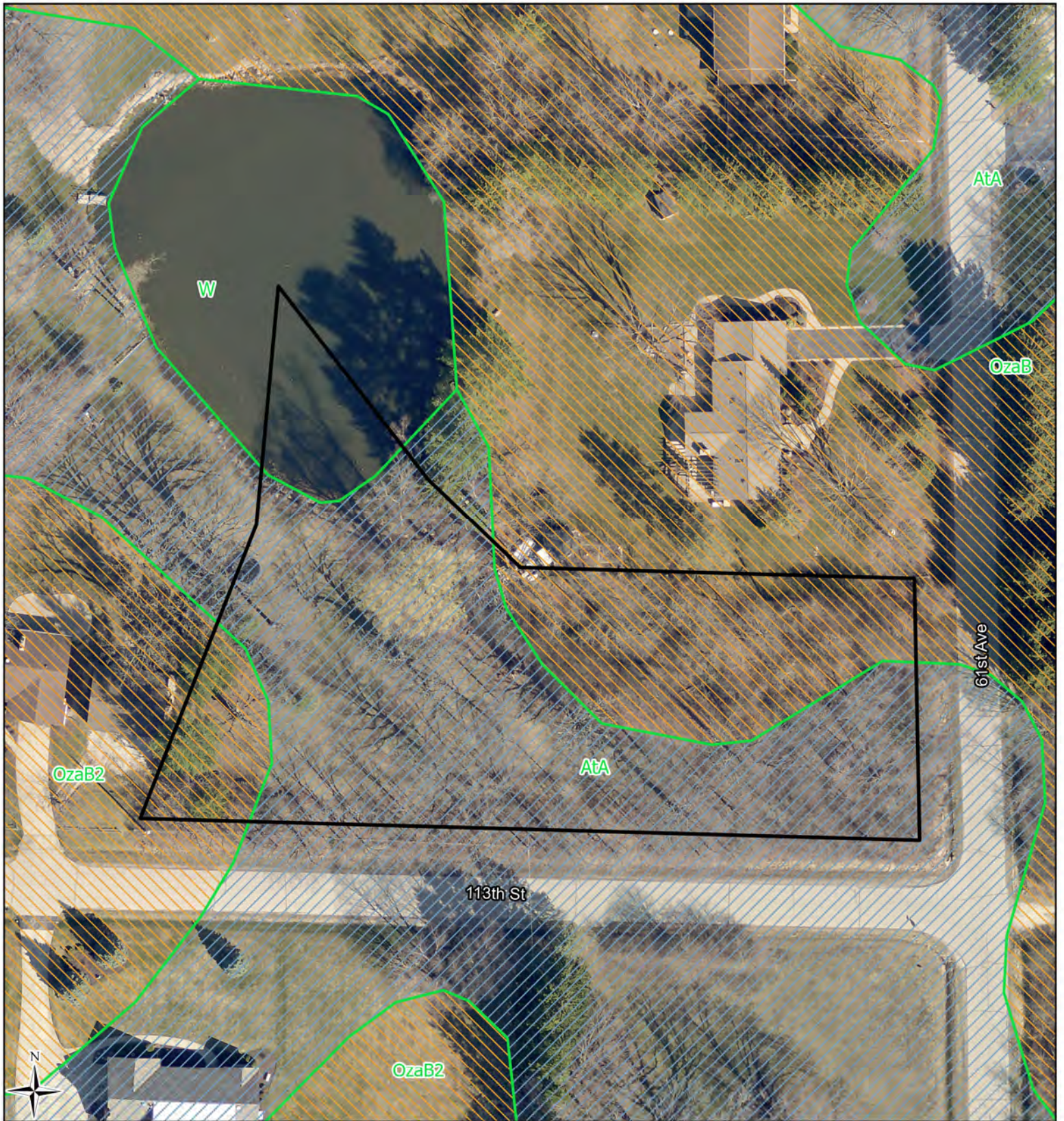
- Study Area (1.32 ac)
- Township
- Section
- Perennial Streams
- Intermittent Streams
- Waterbodies



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Figure 2. USGS Topography
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

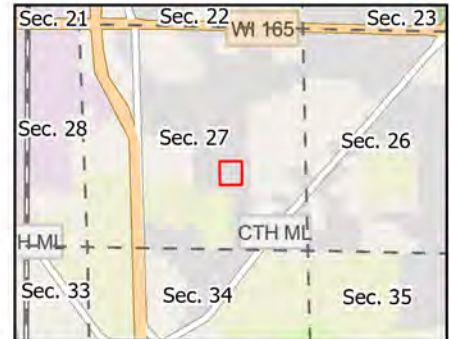
USGSTopo
USGS, WDNR
LRR: MW



Study Area (1.32 ac)

NRCS Soil Survey Data

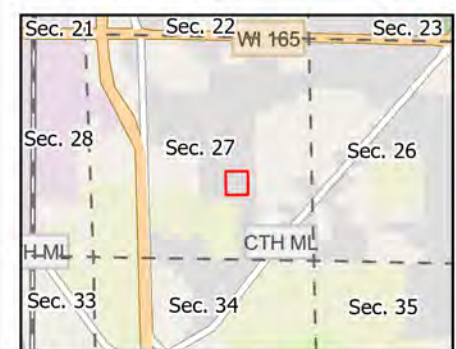
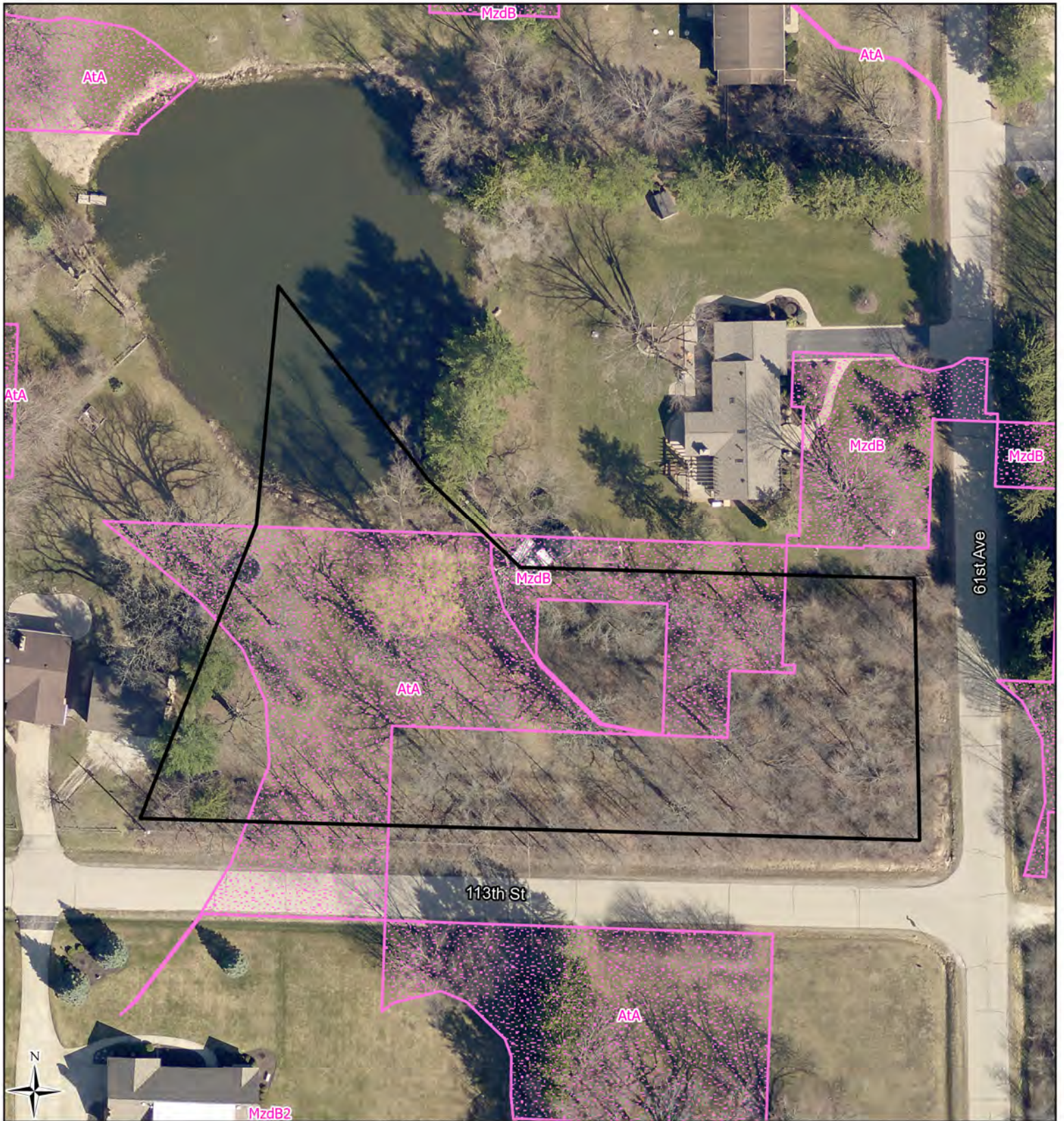
- Hydric (100%)
- Predominantly Hydric (85-99%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)



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Figure 3. NRCS
Hydric Soils
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

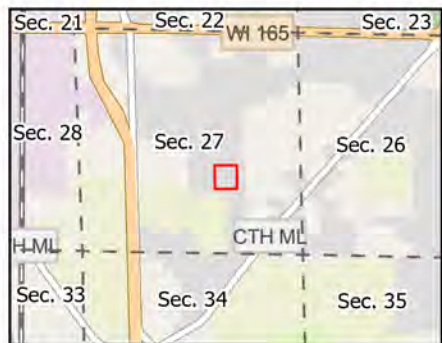
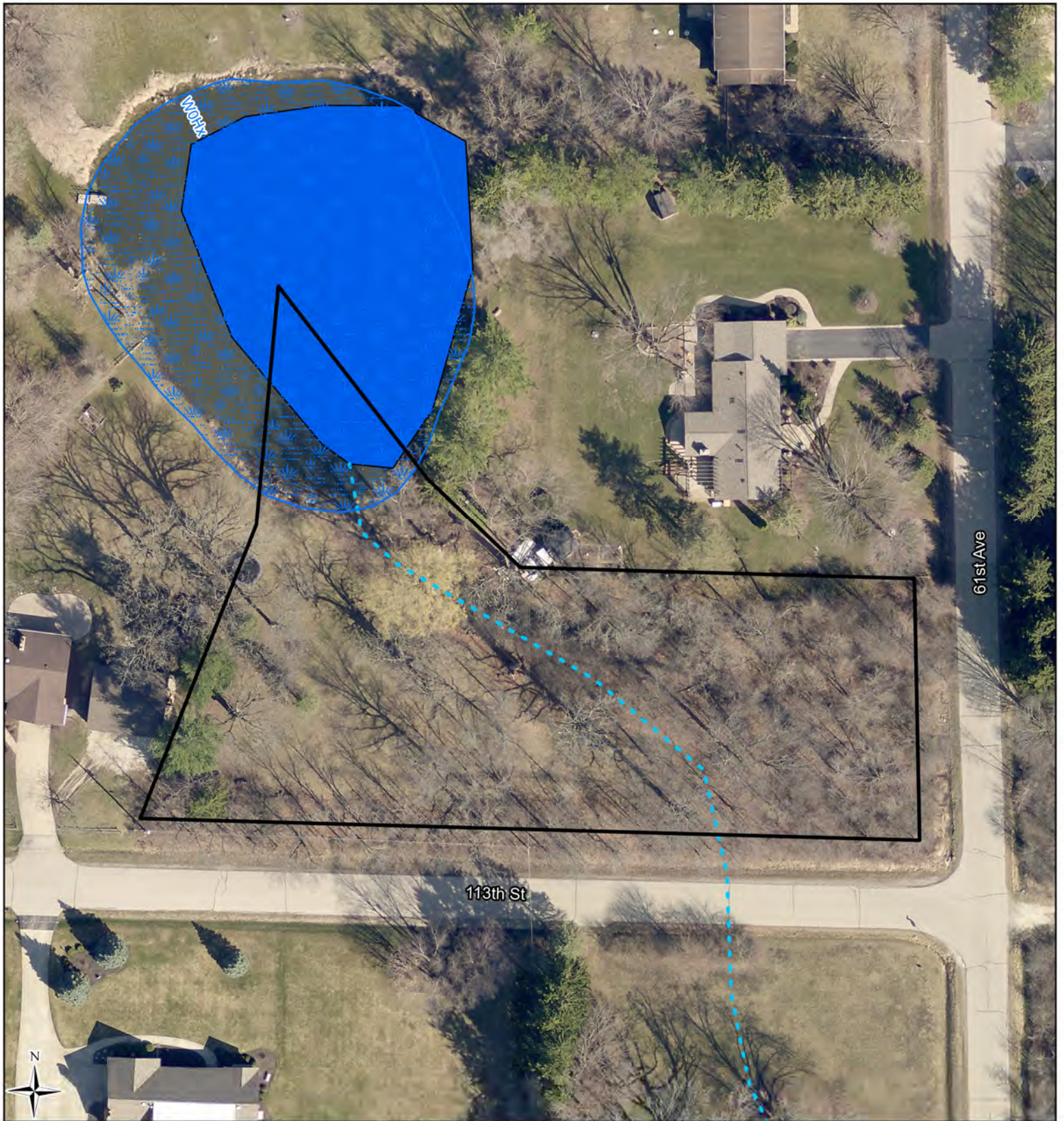
2024 Orthophoto
NRCS LRR: MW









Study Area (1.32 ac)
 SWDV Wetland Indicators



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 Figure 4. SWDV
 Wetland Indicators
 Butteri Property
 Project #20251686
 T1N, R22E, S27
 V Pl. Prairie, Kenosha Co
 2024 Orthophoto
 WDNR LRR: MW



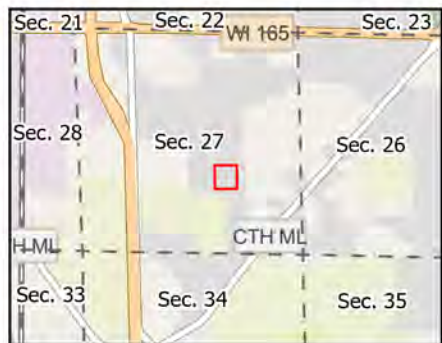
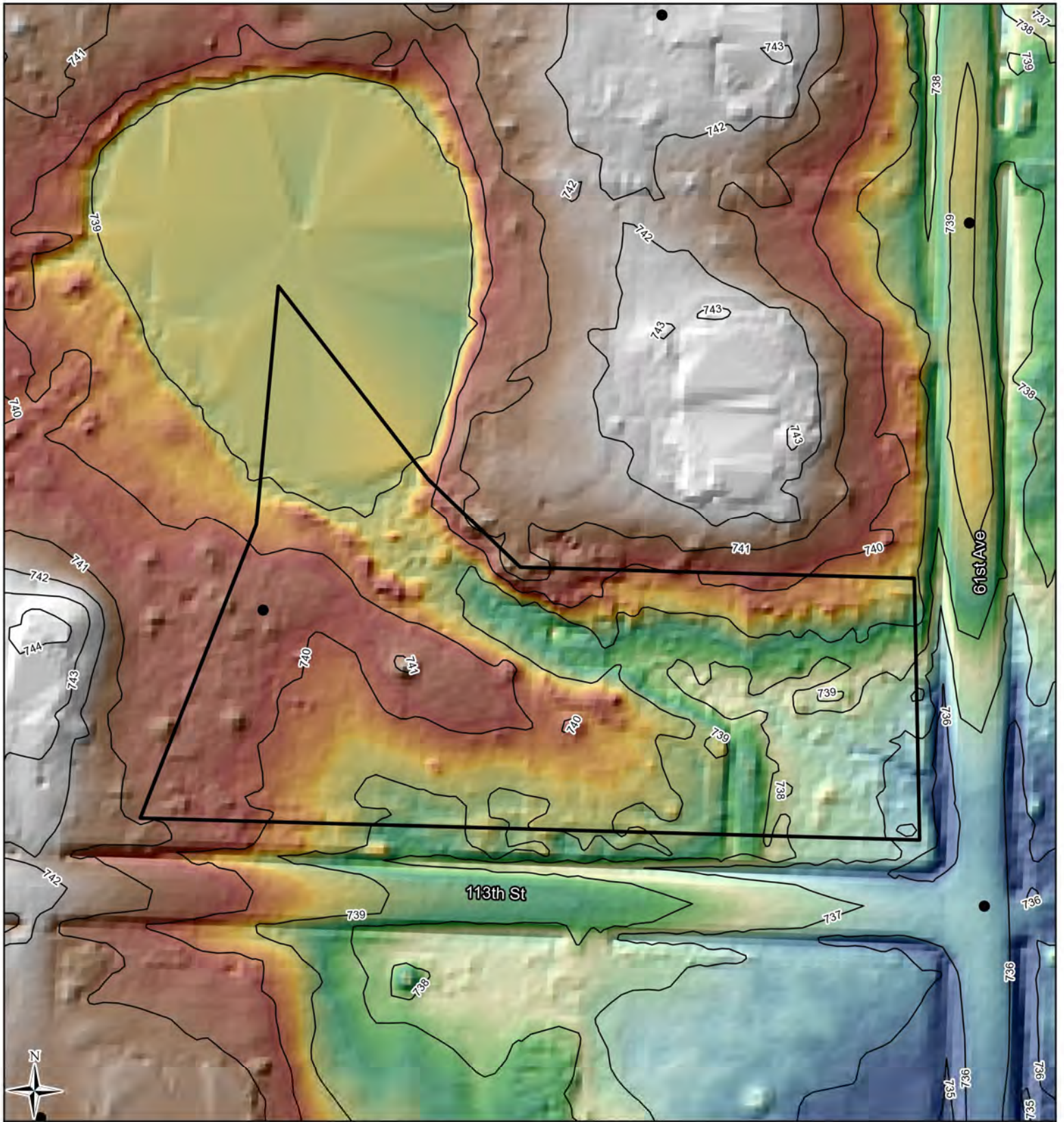
-  Study Area (1.32 ac)
-  WWI Polygons
-  WWI Points
-  Perennial Streams (None in Map Extent)
-  Intermittent Streams
-  Waterbodies



Heartland
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Figure 5. Wisconsin
Wetland Inventory
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2024 Orthophoto
WDNR, USGS LRR: MW



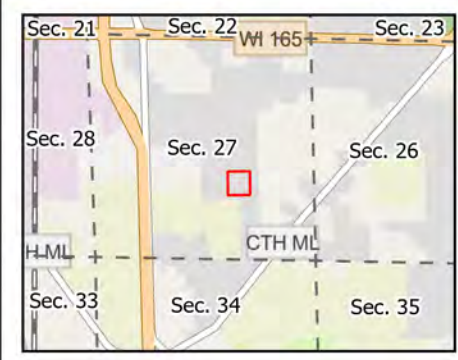
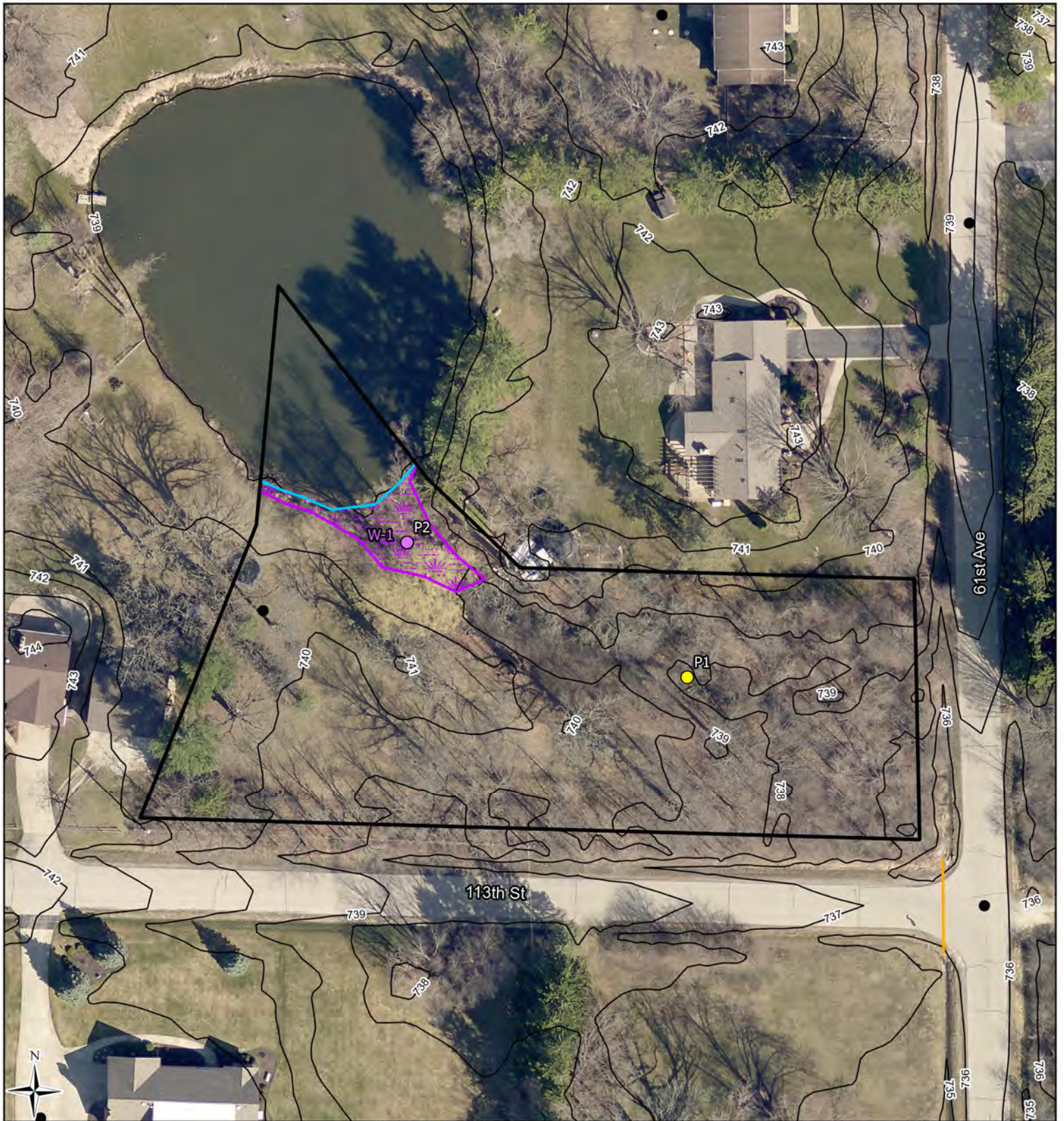
Study Area (1.32 ac)
 Kenosha 2ft Contours



Heartland
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Figure 6. Color-Stretch Digital Elevation Model
 Butteri Property
 Project #20251686
 T1N, R22E, S27
 V Pl. Prairie, Kenosha Co

DNR Lidar Service
 WDNR LRR: MW



- Study Area (1.32 ac)
 - Field Delineated Wetlands (0.05 ac)
 - Approximate Pond OHWM
 - Culvert
 - Kenosha 2ft Contours
- Sample Points**
- Upland
 - Wetland



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Figure 7. Field Delineated Wetlands
 Butteri Property
 Project #20251686
 T1N, R22E, S27
 V Pl. Prairie, Kenosha Co

2024 Orthophoto
 Kenosha Co, HEG

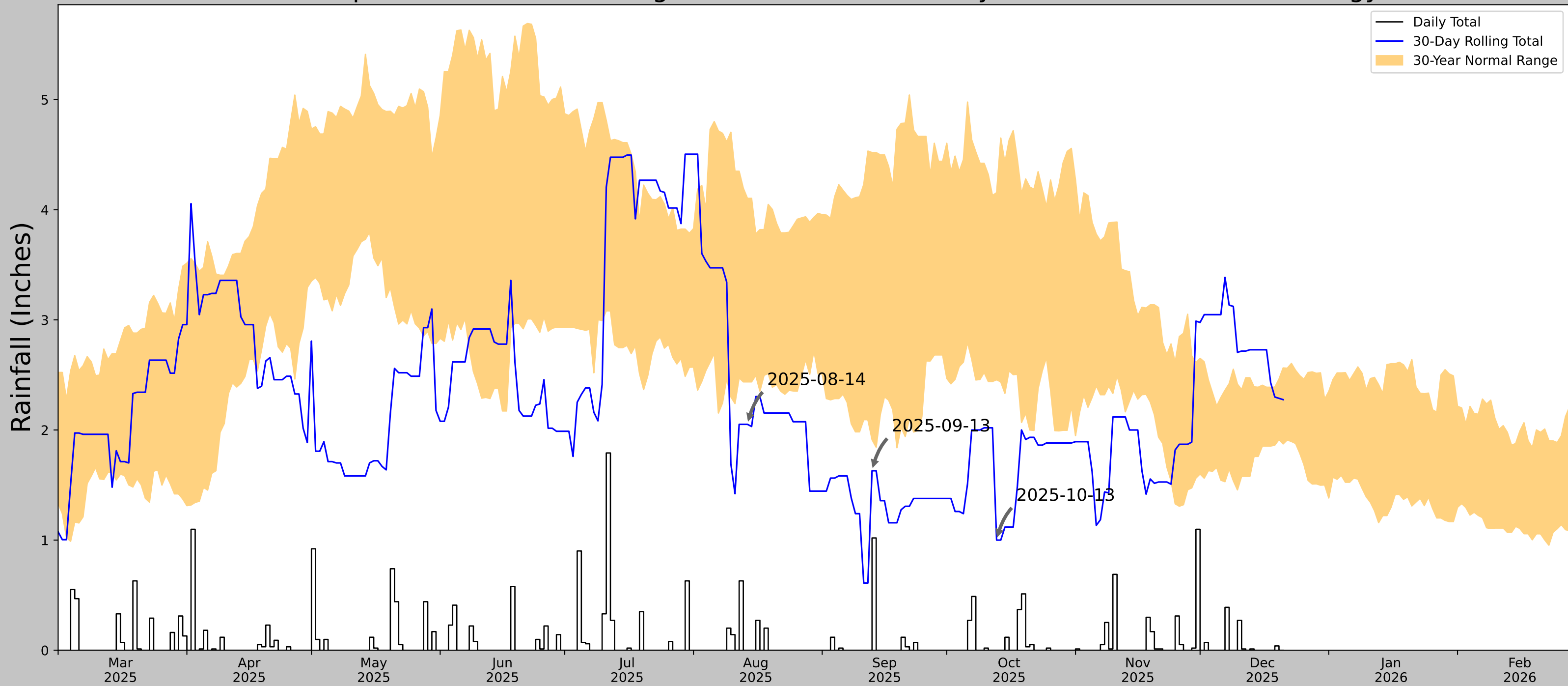
LRR: MW



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix B | APT Analysis

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	42.51352, -87.87999
Observation Date	2025-10-13
Elevation (ft)	740.17
Drought Index (PDSI)	Mild wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-10-13	2.455906	4.154725	1.0	Dry	1	3	3
2025-09-13	1.911811	4.518898	1.629921	Dry	1	2	2
2025-08-14	2.436614	4.10315	2.051181	Dry	1	1	1
Result							Drier than Normal - 6

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0



US Army Corps
of Engineers



ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
KENOSHA WWTP	42.5608, -87.8156	595.144	4.628	145.026	2.754	11246	90
KENOSHA 1.7 S	42.5597, -87.8566	651.903	2.088	56.759	1.058	1	0
PLEASANT PRAIRIE 3.4 ESE	42.5087, -87.8188	618.11	3.603	22.966	1.704	4	0
KENOSHA RGNL AP	42.5953, -87.9383	732.94	6.682	137.796	3.928	77	0
RACINE WWTP	42.7028, -87.7858	591.864	9.928	3.28	4.5	24	0
WAUKEGAN #2	42.3606, -87.8186	649.934	13.833	54.79	6.983	1	0



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix C | Wetland Determination Data Sheets

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 20251686 Butteri Property City/County: Kenosha County Sampling Date: 2025-10-13
 Applicant/Owner: NMB State: Wisconsin Sampling Point: P1
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: sec 27 T001N R022E
 Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 42.513517 Long: -87.879986 Datum: WGS84
 Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes NWI classification: None depicted

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: APT analysis indicates climatic conditions are in the drier than normal range.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus macrocarpa</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.00</u> (A/B)																
2. <u>Carya ovata</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>																	
3. <u>RHAMNUS CATHARTICA</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>																	
4. <u>Quercus rubra</u>	<u>7</u>	<u>N</u>	<u>FACU</u>																	
5. _____																				
	<u>47.0</u>	<u>=Total Cover</u>																		
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>RHAMNUS CATHARTICA</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>61</u></td> <td>x 3 = <u>183</u></td> </tr> <tr> <td>FACU species <u>52</u></td> <td>x 4 = <u>208</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>118</u> (A)</td> <td><u>401.00</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.4</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>61</u>	x 3 = <u>183</u>	FACU species <u>52</u>	x 4 = <u>208</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>118</u> (A)	<u>401.00</u> (B)	Prevalence Index = B/A = <u>3.4</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>5</u>	x 2 = <u>10</u>																			
FAC species <u>61</u>	x 3 = <u>183</u>																			
FACU species <u>52</u>	x 4 = <u>208</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>118</u> (A)	<u>401.00</u> (B)																			
Prevalence Index = B/A = <u>3.4</u>																				
2. <u>Carya ovata</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>60.0</u>	<u>=Total Cover</u>																		
Herb Stratum (Plot size: <u>5' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>RHAMNUS CATHARTICA</u>	<u>3</u>	<u>Y</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Geum canadense</u>	<u>2</u>	<u>Y</u>	<u>FAC</u>																	
3. <u>Solanum dulcamara</u>	<u>1</u>	<u>N</u>	<u>FAC</u>																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	<u>6.0</u>	<u>=Total Cover</u>																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Vitis riparia</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
2. _____																				
	<u>5.0</u>	<u>=Total Cover</u>																		

Remarks: (Include photo numbers here or on a separate sheet.)
 Disturbed woodland, invasive shrubs dominate understory.

SOIL

Sampling Point: P1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%		Color (moist)	%	Type ¹	Loc ²		
0-3	10YR	5/3	60					SIL	Mixed matrix, No redox
	10YR	3/1	40					SIL	
3-8	10YR	3/1	98	10YR	3/2	2	C	M	Few, Faint redox
8-17	10YR	2/1	60	10YR	3/2	2	C	M	Mixed matrix, faint redox
	10YR	3/1	38					SICL	
17-24	10YR	3/1	95	10YR	3/3	5	C	M	SICL

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
2005-2024 NAIP imagery

Remarks:

Ephemeral drainage pattern through woods. Shallow root systems on the Rhamnus.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 20251686 Butteri Property City/County: Kenosha County Sampling Date: 2025-10-13
 Applicant/Owner: NMB State: Wisconsin Sampling Point: P2
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: sec 27 T001N R022E
 Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 42.513337 Long: -87.880984 Datum: WGS84
 Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes, eroded NWI classification: None depicted
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: APT analysis indicates climatic conditions are in the drier than normal range.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Salix amygdaloides</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)	
2. <u>Acer saccharinum</u>	<u>7</u>	<u>Y</u>	<u>FACW</u>		
3. _____					
4. _____					
5. _____					
	<u>17.0</u>	<u>=Total Cover</u>			
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)					
1. <u>Acer saccharinum</u>	<u>25</u>	<u>Y</u>	<u>FACW</u>	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>45</u> x 1 = <u>45</u> FACW species <u>60</u> x 2 = <u>120</u> FAC species <u>27</u> x 3 = <u>81</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>132</u> (A) <u>246.00</u> (B) Prevalence Index = B/A = <u>1.86</u>	
2. <u>RHAMNUS CATHARTICA</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>		
3. <u>Frangula alnus</u>	<u>10</u>	<u>N</u>	<u>FACW</u>		
4. <u>Salix nigra</u>	<u>10</u>	<u>N</u>	<u>OBL</u>		
5. <u>Viburnum opulus</u>	<u>7</u>	<u>N</u>	<u>FAC</u>		
	<u>67.0</u>	<u>=Total Cover</u>			
Herb Stratum (Plot size: <u>5' radius</u>)					
1. <u>Carex stricta</u>	<u>30</u>	<u>Y</u>	<u>OBL</u>		Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Solanum dulcamara</u>	<u>3</u>	<u>N</u>	<u>FAC</u>		
3. <u>PHALARIS ARUNDINACEA</u>	<u>3</u>	<u>N</u>	<u>FACW</u>		
4. <u>Lycopus uniflorus</u>	<u>3</u>	<u>N</u>	<u>OBL</u>		
5. <u>RHAMNUS CATHARTICA</u>	<u>2</u>	<u>N</u>	<u>FAC</u>		
6. <u>Epilobium coloratum</u>	<u>2</u>	<u>N</u>	<u>OBL</u>		
7. _____					
8. _____					
9. _____					
10. _____					
	<u>43.0</u>	<u>=Total Cover</u>			
Woody Vine Stratum (Plot size: <u>30' radius</u>)					
1. <u>Vitis riparia</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
2. _____					
	<u>5.0</u>	<u>=Total Cover</u>			

Remarks: (Include photo numbers here or on a separate sheet.)
 Shrub carr with large weeping Salix alba

SOIL

Sampling Point: P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)										
Depth (inches)	Matrix			Redox Features					Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²			
0-6	10YR	2/1	93	10YR	3/3	7	C	M	SIL	
6-13	10YR	2/1	90	10YR	3/4	10	C	M/PL	SICL	
13-24	10YR	2/1	85	10YR	3/4	15	C	M	SIC	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)

- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
2005-2024 NAIP imagery

Remarks:

Pond overflow area



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix D | Site Photographs



Photo #1 Sample point P1



Photo #2 Sample point P1



Photo #3 Sample point P1



Photo #4 Sample point P1



Photo #5 Sample point P2



Photo #6 Sample point P2



Photo #7 Sample point P2



Photo #8 Sample point P2



Photo #9 Ephemeral drainage pattern southeast of W-1



Photo #10 Ephemeral drainage pattern southeast of W-1



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix E | Delineator Qualifications



April 1, 2025

Eric Parker, SPWS, CWS
Heartland Ecological Group, Inc.
4821 Elm Island Circle
Waterford, WI 53185

Subject: 2025 Assured Wetland Delineator Confirmation

Dear Eric Parker:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2025 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

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 or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

A handwritten signature in black ink that reads 'Kara Brooks'.

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management



Eric C. Parker, SPWS

Principal Scientist
506 Springdale Street
Mount Horeb, WI 53572
eric@heartlandecological.com
(414) 380-0269



Mr. Parker is a Senior Professional Wetland Scientist and Professionally Assured Wetland Delineator in Wisconsin with 35 years of experience assisting public and private clientele. He has completed wetland projects in other states including IL, IN, OH, MI, ND, MO, PA, TX, MD, VA, and NC. His work has supported thousands of institutional, commercial, utility, residential, industrial & transportation projects. Mr. Parker's natural resource specialties include botanical surveys, wetland science, restoration and mitigation, and environmental corridor mapping. He has a widespread understanding of the scientific, technical, and regulatory aspects of natural resources projects. His interests also include floristic quality assessment (FQA) and wetness categorization of plant species.

Mr. Parker's experience includes the following: Botanical / Biological Surveys and Natural Resource Inventories; Rare Species Surveys, Conservation Plans and Monitoring; Wetland Determination, Delineation and Functional Assessment; Wetland Exemptions; Environmental Corridor Determinations/Mapping; Wetland Restoration, Mitigation, Banking and Monitoring; Habitat Restoration, Wildlife Surveys, SCAT surveys, Environmental Assessments; Local, state, federal permit applications; Expert Witness testimony; and Regulatory permit compliance.

Education

BS, Watershed Management, Soils Minor
University of WI - Stevens Point, 1983

Wetland Ecosystems (including delineation & assessment), USEPA Graduate School Washington DC, 1988

Field Oriented Wetland Delineation Course (1987 Corps Manual) Wetlands Training Institute (WTI) St. Paul, MN, 1994

Basic Wetland Delineation Training Wisconsin Dept. of Administration Waukesha, WI, 1997

Vegetation Description, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Advanced Wetland Delineation, U. of WI - La Crosse, Bayfield County, WI, 2001

Critical Methods in Wetland Delineation, University of WI - La Crosse Continuing Education and Extension, Madison, WI, 2006, 2008, 2010, 2014, 2016-2020

Mosses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Sedges ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 2002, 2006, 2010

Grasses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Registrations

Senior Professional Wetland Scientist #838, (SPWS), Society of Wetland Scientists Professional Certification Program, 1995-current

Certified Wetland Scientist #C-058, (CWS), Stormwater Management Commission Lake County, IL, 2002-current

Qualified Wetland Review Specialist #W-057, (QWRS), Kane County, IL, 2006-current



Project Experience

Wetland Delineation & Regulatory Support

2022 Wetland Delineations, Exemption Submittals, and Permitting (104 sites)

Capitol Dr Property, Waukesha Co., WI (Jan); Puetz Rd Property, Milwaukee Co., WI (Jan); Glas Driveway Wetlands and GP, Kenosha Co., (Mar); 19555 W Lincoln Ave GP, Waukesha Co., WI (Mar); Northern Oaks Subd GP-AWER, Waukesha Co., WI (Mar); Workman Properties, Waukesha Co., WI (Apr); 5732 W Rawson Av, Milwaukee Co., WI (Apr); 2705 West Rd, Racine Co., WI (Apr); CTH CW Site, Dodge Co., WI (Apr); 4-Mile Rd Property, Racine Co., WI (Apr); Kurtze Ln Property, Waukesha Co., WI (Apr); 128th St Parcel, Kenosha Co., WI (Apr); Thomas Property Wetlands-PEC-Navigability, Waukesha Co., WI (Apr); Ament Property, Racine Co., WI (Apr); W3970 South Shore Dr, Walworth Co., WI (Apr); N2280 Temperance Tr, Walworth Co., WI (Apr); S Clark St Parcel, Dodge Co., WI (Apr); Deer Haven GC, Waukesha Co., WI (May); Petrie Rd 7.5 Ac Parcel, Walworth Co., WI (Apr); 5.5Ac Parcel Mukwonago, Waukesha Co., WI (Apr); S107 W16311 Loomis Rd Parcel, Waukesha Co., WI (Apr); CTH A & USH 12 Property, Walworth Co., WI (Apr); Cape Crossing NFE, Milwaukee Co., WI (Apr); Teipner Parcel, Waukesha Co., WI (Apr); Lichner Parcel, Waukesha Co., WI (Apr); Biocut Systems Site AWER, Waukesha Co., WI (Apr); Spring St Parcels, Racine Co., WI (May); US41 Corridor, Waukesha Co., WI (Apr); Reddelien Rd Parcel, Waukesha Co., WI (May); Watertown Rd Property, Waukesha Co., WI (May); 10027 Camelot Dr, Racine Co., WI (May); Koller Property, Ozaukee Co., WI (May); Altschaefl Property, Waukesha Co., WI (May); Pipito Property Pond, Dodge Co., WI (May); Kenora Rd Parcels, Waukesha Co., WI (May); Moorland & Greenfield Wetlands-AWER, Waukesha County, WI (May); Alliant Edgewater GS, Sheboygan Co., WI (May); Arbet North Parcel, Kenosha Co., WI (May); Pleasant Prairie Police Station, Kenosha Co., WI (May); 3rd Ave Pleasant Prairie Site, Kenosha Co., WI (May); 10766 N Torrey Dr Property, Ozaukee Co., WI (Jun); Kolnick Parcel, Kenosha Co., WI (Jun); Gateway Dr Watertown, Jefferson Co., WI (Jun); Green Bay Gardens Site, Kenosha Co., WI (Jun); DuCharme Property Wetlands-PEC, Waukesha Co., WI (Jun); 2301 Lakeshore Dr. GP-Tree Survey, Ozaukee Co., WI (Jun); 641 Drexel Wetlands-GP, Milwaukee Co., WI (Jun); Quigley Farm, Washington Co., WI (Jun); Big Bend Business Park, Waukesha Co., WI (Jun); Lad Lake Property, Waukesha Co., WI (Jun); Pleasant Prairie PP Utility Corridor, Kenosha Co., WI (Jul); Pleasant Prairie Fire Station 3, Kenosha Co., WI (Jul); CTH H Parcels, Walworth Co., WI (Jul); Oakwood Rd Parcels, Milwaukee Co., WI (Jul); Big Bend Rd Property, Waukesha Co., WI (Jul); Heartland Communities, Racine Co., WI (Jul); Leo Living Bristol Wetlands-PEC, Kenosha Co., WI (Jul); Stream Conservation Union Grove, Racine Co., WI (Jul); 8979 S 42nd St Franklin, Milwaukee Co., WI (Jul); 2205 Silvernail Rd, Waukesha Co., WI (Jul); East Wolf Run Mukwonago, Waukesha Co., WI (Jul); 1302 Roundtable Dr, Racine Co., WI (Jul); Corporation Parcel Dover, Racine Co., WI (Jul); 11925 W Lake Park Dr, Milwaukee Co., WI (Jul); 17905 W Capitol Dr Parcel, Waukesha Co., WI (Jul); Mosconi West Property, Kenosha Co., WI (Jul); Promise Builders Site, Kenosha Co., WI (Jul); Highland Dr Menomonee Falls Botanical Survey, Waukesha Co., WI (Aug); METRO RDF Expansion, Milwaukee Co., WI (Aug); 5.53 Ac Mukwonago Site, Waukesha Co., WI (Aug); Northstar Beloit Site, Rock Co., WI (Aug); Wirth Farm PEC-AWER-Tree Survey, Ozaukee Co., WI (Aug); Olympia Fields Wetlands-AWER, Waukesha Co., WI (Aug); Maple Rd Softball Field, Washington Co., WI (Aug); Blise Property Pond, Washington Co., WI (Aug); St. Johns NW Military Academy Wetlands-PEC, Waukesha Co., WI (Aug); Wildwood Property Wetlands-Navigability, Walworth Co., WI (Aug); Goldendale Rd Property, Washington Co., WI (Aug); 6951 S Lovers Lane, Milwaukee Co., WI (Aug); Klumb Property Wetlands-Corridor, Waukesha Co., WI (Aug); Ulao Creek Residential, Ozaukee Co., WI (Sep); Grand Hills Castle Expansion GP, Waukesha Co., WI (Sep); 31110 82nd St Property, Kenosha Co., WI (Sept); Miller Property Wetlands-SEC, Waukesha Co., WI (Sep); Townline Rd Water Main Wetlands-GP, Waukesha Co., WI (Sep); Sanctuary at Good Hope East PEC, Waukesha Co., WI (Oct); Kutzler Express Property, Kenosha Co., WI (Oct); 47th Ave Property, Kenosha Co., WI (Oct); Steinbrink Property, Kenosha Co., WI (Oct); Caledonia Developments, Racine Co., WI (Oct); DeGrave Farm, Racine Co., WI (Oct); Nettesheim Farm Pewaukee, Waukesha Co., WI (Oct); Fisher-Barton Property, Waukesha Co., WI (Oct); BRP shipyard Sturtevant, Racine Co., WI (Oct); CTH C Site Sheboygan Falls, Sheboygan Co., WI (Oct); Willabay Meadows Residential, Walworth Co., WI (Oct); Thode Dr Property, Waukesha Co., WI (Oct); Middle Rd Property Wetlands-AWER, Racine Co., WI (Oct); Three Pillars Dousman Ph1A, Waukesha Co., WI (Oct); Primrose School Site Brookfield, Waukesha Co., WI (Oct); Grand Geneva Housing Site, Walworth Co., WI (Nov); 2651 Fuller Rd Site, Rock Co., WI (Nov); Willis Ray Rd Property, Walworth Co., WI (Nov); Harding Dr Menomonee Falls Site, Waukesha Co., WI (Nov).

2021 Wetland Delineations, Exemption Submittals, and Permitting (95 sites)

CTH CW Property Exemption, Jefferson Co., WI (Jan); BP Parcel Determination, Kenosha Co., WI (Mar); Narula Property, Kenosha Co., WI (Apr); So Wi Veterans Mem Cemetery, Racine Co., WI (Apr); N. 70th St. Site, Milwaukee Co., WI (Apr); 6th & Grange Site, Milwaukee Co., WI (Apr); North Lake Dr Site, Racine Co.,



WI (Apr); E. Lakeshore Dr Property, Kenosha Co., WI (Apr); Deaton Parcel Exemption, Kenosha Co., WI (Apr); Alliant Energy Solar Site, Sheboygan Co., WI (Apr); Breg-3 Site Exemptions, Milwaukee Co., WI (Feb); Bristol Highlands, Kenosha Co., WI (Apr); Sandalwood Lot 20, Oconto Co., WI (Apr); Martin Rd Parcels, Waukesha Co., WI (Apr); Fair Meadow Subd Exemption, Walworth Co., WI (Apr); Will Rose Haven GP, Waukesha Co., WI (Apr); Bristol Property Wetlands & Exemption, Kenosha Co., WI (Apr); 11900 N Port Washington Rd, Ozaukee Co., WI (Apr); Gibbs Parcel, Kenosha Co., WI (May); Schaefer Farm, Racine Co., WI (May); Lisbon 12-Ac Parcel, Waukesha Co., WI (May); Coach Hills Exemptions, Racine Co., WI (May); Ventimiglia Property, Oconto Co., WI (May); Case HS Property, Racine Co., WI (May); Warntjes North-South Parcels, Kenosha Co., WI (May/Jul); CSM 3325 Dover, Racine Co., WI (May); STH 175 Parcel, Washington Co., WI (May); Holy Hill Rd Property, Washington Co., WI (May); Lyons Parcel Determination, Walworth Co., WI (May); CSM 3591 Mequon, Ozaukee Co., WI (May); Parcel 293-0965 Pleasant Prairie, Kenosha County, WI (May); Denoon Country Estates Muskego, Waukesha Co., WI (May); Blaze Landscaping Lisbon Parcel Wetlands-Exemption, Waukesha Co., WI (Jun); Hughes Parcel wetlands-Woodlands-PEC, Racine Co., WI (Jun); Logan Parcel, Washington Co., WI (May); CTH LL Property, Ozaukee Co., WI (Jun); Steenburg Farm Oakridge, Fond du Lac Co., WI (Jun); Steenburg Farm Dallman, Fond du Lac Co., WI (Jun); UW Parkside Utility Renovations, Kenosha County, WI (May); Salem Lakes Parcel 70412, Kenosha County, WI (Jun); Russet Ct Muskego Site, Waukesha Co., WI (Jun); Kazmierczak Property, Washington Co., WI (Jun); Parcel 152-0100 Pleasant Prairie, Kenosha Co., WI (Jun); 59-Acre Parcel Lisbon Property, Waukesha Co., WI (Jun); 98th St Parcel Randall, Kenosha Co., WI (Jun); Ryan Rd 80-Ac Site, Milwaukee Co., WI (Jul); Hickory Hill West Wetland-PEC Lisbon, Waukesha Co. WI (Jun); Cranberry Creek Landvill, Wood Co., WI (Jul); Christina Estates Outlot 1 Exemption, Racine Co., WI (Jul); LG House of Music Property, Walworth Co., WI (Jul); STH 158-194 Property, Kenosha Co., WI (Aug); 3-Mile Rd Property, Racine Co., WI (Jul); Price Parcel Ottawa, Waukesha Co., WI (Jul); Lot 1 Lilac Rd Rubicon, Dodge Co., WI (Aug); 633 Progress Dr Determination, Ozaukee Co., WI (Jul); I41 & STH60 Property Slinger, Washington Co., WI (Aug); Summit Parcel 0708985 Determination, Waukesha Co., WI (Aug); Timberline Trail Landfill Wetlands and Exemption, Rusk Co., WI (Aug); Seasons at Mt Pleasant Sewer, Racine Co., WI (Aug); Kenny Dr Lots 1-2, Washington Co., WI (Aug); Bliffert Lumber Germantown, Washington Co., WI (Aug); Gibson Parcels Eagle Site, Waukesha Co., WI (Aug); Clover Run Stables, Racine Co., WI (Sep); Pink Property Salem Lakes GP, Kenosha Co., WI (Sep); Albano Property Carol Beach, Kenosha Co., WI (Sep); Mosconi Parcel Somers, Kenosha Co., WI (Sep); Petrie Rd Property Geneva, Walworth Co., WI (Sep); NML Property Oak Creek, Milwaukee Co., WI (Sep); Carol Beach Estates, Kenosha Co., WI (Sep); Mt. Pleasant Business Ctr Site, Racine Co., WI (Sep); Pleasant Prairie Power Plant, Kenosha Co., WI (Sep); STH 31 Property, Racine Co., WI (Sep); 112th St Expansion Parcel, Milwaukee Co., WI (Oct); Glacier Ridge Landfill EC Site, Dodge Co., WI (Sep); City-View Subdivision Horicon, Dodge Co., WI (Sep); Rock Rd Co Beloit, Rock Co., WI (Oct); Glass Parcels Richfield, Washington Co., WI (Oct); Alliant Clinton Substation, Rock Co., WI (Oct); Triggs Property Delafield, Waukesha Co., WI (Oct); Singh Parcel Franklin, Milwaukee Co., WI (Oct); Hilmer Property Muskego, Waukesha Co., WI (Oct); Baseler Property Muskego, Waukesha Co., WI (Oct); ALDI Property Oak Creek, Milwaukee Co., WI (Oct); Plank Rd Property Burlington, Racine Co., WI (Oct); Jackson Marsh Restoration Site, Washington Co., WI (Oct); Pilgrim Rd Parcel Brookfield, Waukesha Co., WI (Oct); Henneberry Parcel Muskego, Waukesha Co., WI (Oct); Ewig Parcel Franklin, Milwaukee Co., WI (Oct); STH 120 Site L Geneva, Walworth Co., WI (Oct); KMHS Wales, Waukesha Co., WI (Oct); 184th Ave Bristol Property, Kenosha Co., WI (Oct); 144th Ave Bristol Property, Kenosha Co., Pabst Rd Oconomowoc Site, Waukesha County, WI (Oct); N Lake Shore Dr Mequon, Ozaukee Co., WI (Nov); 28414 Wilmot Rd Salem Lakes, Kenosha Co., WI (Nov); 819 E Drexel Site, Milwaukee Co., WI (Nov).

2020 Wetland Delineations, Exemption Submittals, and Permitting (90 sites)

Courtney Street Storage Buildings, Racine Co., WI (Feb); 86th Ave & STH 165 Parcel, Kenosha Co., WI (Feb-Apr); Harris Gravel Pit, Dane Co., WI (Mar-Apr); Alliant Birnamwood Substation, Shawano Co., WI (Apr); Rolling Meadows Drive Parcel, Fond du Lac Co., WI (Apr); Lieds Nursery Site, Waukesha Co., WI (Apr); Plas-Tech Engineering Site, Walworth Co., WI (Apr); Fink Parcel, Racine Co., WI (Apr); Lot 1 Proposed CSM 3258, Racine Co., WI (Apr); Harris Gravel Pit, Dane Co., WI (May); Schumacher Rd Reconstruction, Dane Co., WI (Apr); Whitetail Ridge Ph2, Kenosha Co., WI (Apr), Kelly Pit Addition, Dane Co., WI (Apr); Myrtle Way Road Improvements, Rock Co., WI (Apr); Pewaukee Industrial Park South, Waukesha Co., WI (May); Mueller Property, Fond du Lac Co., WI (Apr); 3901 Kipp Street Site, Dane Co., WI (Apr); Witte Parcels, Dane Co., WI (Apr); Sandalwood Lots 7-8, Oconto Co., WI (Apr); Yellowstone Outdoor Resort, Lafayette Co., WI (Apr); S&L Underground Expansion, Columbia Co., WI (May); 200 Baraboo Street, Sauk Co., WI (May); Jefferson Pit, Jefferson Co., WI (May); Rock Point Village, Waukesha Co., WI (May); Blanchardville Coop Oil & NGSD Parcels, Green Co., WI (May); Logtown Development, Sauk Co., WI (Jun); Maple Ave Property, Waukesha Co., WI (May); Wanasek Property, Racine Co., WI (May); Meier Farms, Dane Co., WI (Jun); 76th & Ryan Site, Sauk Co., WI (May); Milton Townline Road Site, Rock County, WI (May); Somers Multi-family Site, Kenosha



Co., WI (May); Cazenovia WWTP Expansion, Waukesha Co., WI (Jun); Waukegan Property, Lake Co., IL (Jun); Ozaukee Christian School, Washington Co., WI (Jun); Kohler Distribution Center, Sheboygan Co., WI (Jun); Veterans Memorial Park West Site, Kenosha County, WI (Jun); Veterans Memorial Park East Site, Kenosha County, WI (Oct); Bristol Commons Site, Kenosha Co., WI (Jun); Barels Property, Racine Co., WI (Jun); Rogich Property, Milwaukee Co., WI (Jun); CTH MM Intersection Reconstruction, Dane Co., WI (Jul); Rose Property, Racine Co., WI (Jun); Baldev Court Property, Ozaukee Co., WI (Jul); Paul-Meghan Dominie Property, Dane Co., WI (Jul); Union Court Site, Kenosha Co., WI (Jul); Webcrafters Parcels, Dane Co., WI (Jul); Site Security Upgrades Site, Waukesha Co., WI (Jul); Scuppernong Creek Site, Waukesha Co., WI (Jul); W9030 Oak Ridge Road Property, Jackson Co., WI (Jul); Cherokee Golf Course, Dane Co., WI (Aug); W3948 South Shore Drive, Walworth Co., WI (Aug); Caledonia Multifamily Site, Racine Co., WI (Aug), Mittelstaedt Property, Sauk Co., WI (Aug); 1525 Bryce Drive Parcel, Winnebago Co., WI (Sep); Platten Property, Outagamie Co., WI (Sep); St. Mary's Springs Site, Fond du Lac Co., WI (Sep); Fairway Village Site, Ozaukee Co., WI (Sep); Quarry Park Site, Waukesha Co., WI (Sep); CTH F-Concord Site, Jefferson Co., WI (Sep); HJ Williams Farm, Adams Co., WI (Oct); STH 16-Lisbon Rd Parcel, Waukesha Co., WI (Sep); Golden Lake Road Property, Waukesha Co., WI (Sep); 4522 CTH P Parcel, Washington Co., WI (Sep); Darby Farms, Kenosha Co., WI (Sep); 227 Sussex Street, Waukesha Co., WI (Sep); Lexus of Brookfield Site, Milwaukee Co., WI (Sep); Wesner Greenfield Ave Parcels, Waukesha Co., WI (Sep); Oriole Lane Parcels, Ozaukee Co., WI (Oct); Wayside Parkview Estates, Brown Co., WI (Sep); Wind Point Parcel, Racine Co., WI (Oct); Geneva National Lot 18-23, Walworth Co., WI (Oct); Badger Farm, Racine Co., WI (Oct); Dorset Corners Substation, Monroe Co., WI (Sep); Covered Bridge Rd Site, Ozaukee Co., WI (Oct); Trek Distribution Center, Jefferson Co., WI (Oct); Craftsman Drive Parcel, Waukesha Co., WI (Oct); Village Green Subdivision, Ozaukee Co., WI (Oct); Ansay Farm, Ozaukee Co., WI (Oct); Zenner Farm Property, Racine Co., WI (Oct); West Snell Rd Site, Winnebago Co., WI (Oct); Kenosha County Bridges, Kenosha Co., WI (Oct); Confidential Site Janesville, Rock Co., WI (Oct); Janesville Airport Site, Rock Co., WI (Oct); 10920 West Liberty Drive, Milwaukee Co., WI (Oct); V of River Hills 53-Acre Site, Milwaukee Co., WI (Oct); Hwy 14 & Lacy Rd Site, Dane Co., WI (Oct); Wilderness Way Parcel, Waukesha County, WI (Oct); Hummingbird Lane Parcel, Sheboygan Co., WI (Oct); Plainview Rd Site, Waukesha Co., WI (Nov); Delimat Property, Kenosha Co., WI (Nov); 11900 N Port Washington Rd Parcel, Ozaukee Co., WI (Nov); Canopy Hills Artificial Wetland, Racine Co., WI (Dec); Strauss Brands Facility, Milwaukee County, WI (Dec).

2019 Wetland Delineations, Exemption Submittals, and Permitting (39 sites)

North Hills Subdivision, Waukesha Co., WI (Jan); Prairie Walk Subdivision, Waukesha Co., WI (Apr); Loomis Parcel Determination, WI (Mar-Apr); Lamminem Parcel, Kenosha Co., WI (Apr); Lot 103 Burlington, Racine Co., WI (Apr); 7220 Ryan Rd Parcel, Milwaukee Co., WI (Apr); 1-Acre Franklin Parcel, Milwaukee Co., WI (June); 256th Ave Site, Kenosha Co., WI (May); 915 Main St Mukwonago, Waukesha Co., WI (May); Muskego Lakes CC, Muskego, Waukesha Co., WI (June), Bonniwell Road Parcel, Ozaukee Co., WI (July); 333 Portland Rd Site, City of Waterloo, Jefferson Co., WI (May); Thompson Lane Parcel, Village of Chenequa, Waukesha Co., WI (May); Schmitz Redi-Mix Site, Village of Mt. Pleasant, Racine Co., WI (June); New Berlin Redi-Mix Site, City of New Berlin, Waukesha Co., WI (May); Elm Grove Road Basin, City of New Berlin, Waukesha Co., WI (May); Lathrop-Meacham Parcels Mitigation Site, Village of Mt. Pleasant, Racine Co., WI (May-July); Lot 18-31 Geneva National Site, Town of Geneva, Walworth Co., WI (July); Bohner's Lake Parcel, Town of Burlington, Racine Co., WI (Sept); 6970 South 6th St., City of Oak Creek, Milwaukee Co., WI (Aug); Weatherstone Meadows site, City of New Berlin, Waukesha Co., WI (Aug); Parkview Apartments site, Village of Somers, Kenosha Co., WI (Aug); Volkswagen Expansion site, Village of Pleasant Prairie, Kenosha Co., WI (Aug); Pewaukee-Brookfield Trail, Waukesha Co., WI (Aug-Sept); Parcel 1268-993, City of New Berlin, Waukesha Co., WI (Aug); Germantown Industrial Business Park, Washington Co., WI (Oct); Haasch- Finger site, City of Brookfield, Waukesha Co., WI (Oct); Kennedy Property, Village of Waunakee, Dane Co., WI (Oct); Jefferson County Interurban Trail, Towns of Watertown and Ixonia, Jefferson Co., WI (Oct); Mukwonago Residential Parcel, Village of Mukwonago, Waukesha Co., WI (Oct); Pine Ridge Estates, City of Oconomowoc, Waukesha Co., WI (Oct); Silver Lake Parcels, Village of Salem Lakes, Kenosha Co., WI (Oct); New Berlin Trail Phase II, City of Waukesha, Waukesha Co., WI (Oct); 1910 W Puetz Road site, City of Oak Creek, Milwaukee County, WI (Oct); Project Redline, Village of Menomonee Falls, WI (Oct); CSM 3232 Oulot 1, Village of Mt. Pleasant, Racine Co., WI (Oct); Plant Community Mapping and Assessment, City of Oak Creek, Milwaukee Co., WI (Nov); Faber Property, Village of Williams Bay, Walworth Co., WI (Nov); Campus Drive Property, Village of Hartland, Waukesha Co., WI (Dec).

Example 2018 Wetland Delineations in WI and IL (50 sites)

Homestead Acres, Racine Co., WI (Apr); Greenmeadows, Racine Co., WI (Apr), Wind Point School, Racine Co., WI (Apr); Vintage Parc East, Kenosha Co., WI (Apr); Nelson-Heckel, Kenosha Co., WI (Apr); Caledonia Storage, Racine Co., WI (Apr); New Berlin Storage, Waukesha Co., WI (Mar); Manke Gravel Pit, Columbia



Co., WI (May); Drissel-Wallace, Kenosha Co., WI (May); LaBelle Golf Course, Waukesha Co., WI (May); Waterloo Aluminum, Jefferson Co., WI (May); Salem Business Park, Kenosha Co., WI (May); Audubon Arboretum, Racine Co., WI (May); Briarwood, Racine Co., WI (May); Basting-Brown Parcels, Waukesha Co., WI (May); 84-Acre Site, Racine Co., WI (May); Jolenta Lane, Waukesha Co., WI (Apr); Rock Road Storage, Walworth Co., WI (May); Wildwood Creek, Winnebago Co., WI (Jun); Green Bay Site, Brown Co., WI (Jun); Main Street Market, Kenosha Co., WI (Jul); Armstrong Eddy Park, Rock Co., WI (May); Hickory St Site, Ozaukee Co., WI (Jun); Parcel DW 800004, Walworth Co. (Jun); Lot 8 Parcel WCA-0003, Walworth Co., WI (Jun); RRR Grundy, Kane Co., IL (Jul); Coleman Norris Parcel, Waukesha Co., WI (Jul); Deaton Parcel, Kenosha Co., WI (Aug); Hintz Parcel, Washington Co., WI (Aug); Loomis-Ryan Rds Site, Milwaukee Co., WI (Aug); Grass Parcels, Waukesha Co., WI (Sep); Mallard Ridge Landfill Pipeline, Walworth Co., WI (Sep); Glacier Ridge Landfill Pipeline, Dodge Co., WI (Sep); Ravenwoods, Waukesha Co., WI (Aug); Canopy Hills, Racine Co., WI (Sep); Duck Pond, Kenosha Co., WI (Sep); Splinter Parcels, Racine Co., WI (Oct); Berget Parcel, Walworth Co., WI (Sep); Saylesville Rd Parcel, Waukesha Co., WI (Oct); Racine Ave-Lawnsdale Rd Parcel, Waukesha Co., WI (Oct); Braun Rd-90th St Parcel, Racine Co., WI (Oct); Grafton Parcels, Ozaukee Co., WI (Dec); Crawford Parcel, Racine Co., WI (Nov); Kotas Parcels, Racine Co., WI (Nov); Altamount Acres South, Racine Co., WI (Dec); Christina Estates, Racine Co., WI (Dec); Christina Estates NE, Racine Co., WI (Dec); Lathrop Parcel, Racine Co., WI (Dec); Hillside Ridge, Waukesha Co., WI (Dec); Stolz Property, Waukesha Co., WI (Dec).

Example 2017 Wetland Delineations in WI, MI, IN, and IL (31 Sites)

Back 40 Mine, Menominee Co., MI (Jan); Oakdale Rd Site, Waukesha Co., WI (Sep); Birds Eye Foods, Walworth Co., WI (Sep); Boss Property, Leelanau Co., MI (Jul); Brighton Estates, Waukesha Co., WI (Sep); Saltzman North, Waukesha Co., WI (Sep); Susnar Parcel, Waukesha Co., WI (Sep); Wrenwood Site, Washington Co., WI; Chorneyko Site, Walworth Co., WI (Apr); CN Railroad Bridges-6 Sites, Fond du Lac & Winnebago Co's, WI; CN Railroad Freepport Culvert, Kane Co., IL (May); Herrling Site, Dane Co., WI (Sep); MMSD Sewerage Project, Milwaukee Co., WI (May); Spring St Site, Racine Co., WI (Oct); Goshen Midway Cell Tower, Elkhart Co., IN (Apr); Two Creeks Utility Site, Manitowoc Co., WI (Nov); Suncast Site, Kane Co., IL (Dec); Lot 51 Lakeview Corp Park, Kenosha Co., WI (Oct); Lakefront Gun Range, Racine Co., WI (Oct); WI Club Golf Course, Milwaukee Co., WI (Apr); WisDOT Improvements, STH 32 Racine Co (Aug), STH 67 Walworth Co. (Sep), STH 20, Racine Co. (Oct), 27th St, Milwaukee Co. (Sep); Conference Point Boat Launch, Walworth Co., WI (Oct); Lake View RR Corridor, Portage Co., WI (Sep).

Example 2016 Wetland Delineations in WI, OH, MI and IL (Mostly Large Projects)

AEP Wavery-Adams-Seaman 138 kV Trans. Line Rebuild, Adams & Pike Co's, OH (Dec); Kansas West-Faraday Trans. Line Rebuild-Macon, Moultrie, & Coles Co's, IL (Jan); Riveredge Nature Center Preliminary, Ozaukee Co., WI (Feb); Lost Creek Mitigation Site, Portage Co., WI (Jun); I-41 Burleigh to Good Hope Corridor WisDOT, Milwaukee Co., WI (Jul); STH 60 Corridor, Ozaukee & Washington Co's, WI (Aug-Oct); Erin Hills Golf Course, Washington Co., WI (Sep); Back 40 Mine, Menominee Co., MI; Lake Zurich SW Cell Tower, Lake Co., IL (Oct); Acme Steel Coke Site, Cook Co., IL (Dec).

Example 2015 Wetland Delineations in WI, IL, and MO (Mostly Large Projects)

Bolser Street MO33211-M Cell Tower Site, Grundy Co., MO (Sep); Section 9 Site, Dane Co., WI (Apr); Franzel Rd Site, Bayfield Co., WI (Apr); Big Eau Pleine Mitigation Site, Marathon Co., WI (Aug); Taylor Road Siding Track, Jackson Co., WI (Nov); UPS-CACH Site, Cook Co., IL (Jun); Eggers Woods Forest Preserve, Cook Co., IL (Mar).

Example 2014 Wetland Delineations in WI, IL, and MI (Mostly Large Projects)

Emerald Park Western Expansion, Waukesha Co., WI (Oct); Arcadia Mining Site-Trempealeau Co., WI (Apr); Kalamazoo River Parcel, Kalamazoo and Calhoun Co's, MI (Jul); G2 Mitigation Site - Winnebago Co., WI (May); Line 6A MP 378.94, McHenry Co., IL (Sep); Geneva National Site, Walworth Co., WI (Nov); Nortrax Site -Lincoln Co., WI (Oct); Toberman Parcel- Crawford Co., WI (Oct).

Example 2013 Wetland Delineations in WI, IL, OH, and MI (Mostly Large Projects)

West Central Lateral - Eau Claire, Clark, Jackson & Monroe Co's, WI (Apr-May); Walker Cranberry 80- acre Parcel - Jackson Co., WI (Sept - Oct); Berne to Natrium Pipeline, Monroe Co., OH (Oct); CNX Noble Pipeline - Noble Co., OH (Oct); Deer Grove Forest Preserve, Cook Co., IL (Nov).

Example 2012 Wetland Delineations in WI, IL, IN, and TX (Mostly Large Projects)

West Central Lateral (190 miles), Eau Claire, Clark, Jackson & Monroe Co's, WI (Sep-Nov); Morrison Creek



Cranberry Parcel, Jackson Co., WI (Aug); London Mitigation Site, Jefferson Co., WI (July); Southern Access Pipeline, Sawyer & Washburn Co's, WI (Jun); I-80 Interchange, LaPorte Co., IN (Mar); Eagle-Ford Shale Plays, LaSalle & McMullen Co's, TX (Jan-Feb).

I-94 Corridor Wetland and Primary Environmental Corridor Mapping and Endangered Species Study, Milwaukee, Racine, and Kenosha Counties, WI (Project Manager and Lead Scientist)

Primary Environmental Corridor Delineation Parkview Site, Village of Somers, WI (Lead Scientist)

Elm Road Generating Station, Oak Creek & Caledonia, WI (Project Manager & Lead Scientist)

Tri-State Tollway, Deerfield Plaza Wetland and Endangered Species Investigation, Lake and Cook Counties, IL (Lead Scientist)

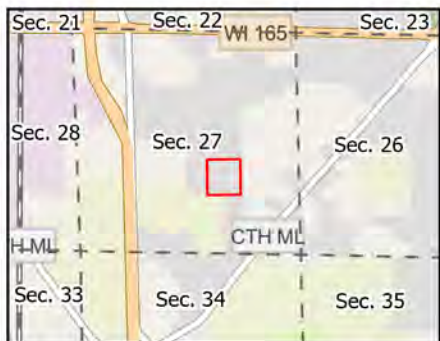
Guardian II Laterals, Fox Valley, Hartford and West Bend, WI (Project Manager and Lead Scientist)


ATC Paris to St. Martins (KK3025) 138KV Line Rebuild, Kenosha, Racine and Milwaukee Counties, WI (Project Manager and Lead Scientist)



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix F | NAIP Imagery



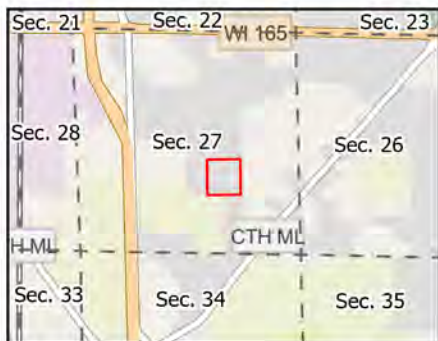
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2005-06-08 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2005 NAIP
USDA



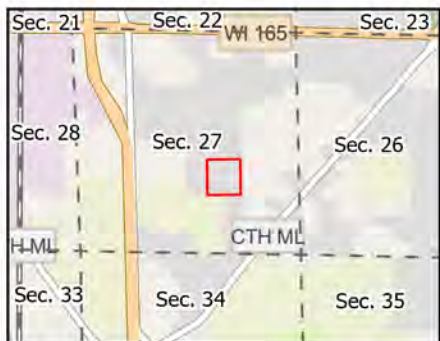
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2006-06-12 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2006 NAIP
USDA



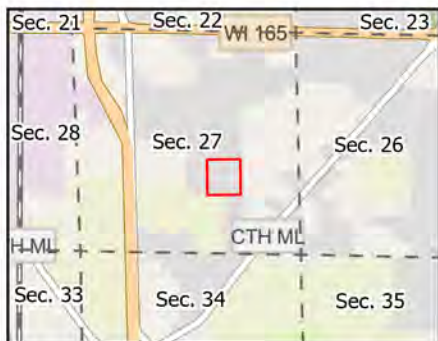
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2008-07-05 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2008 NAIP
USDA



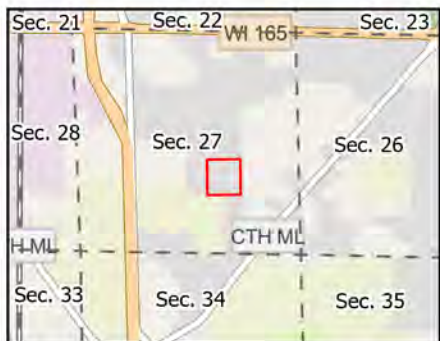
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2010-06-25 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2010 NAIP
USDA



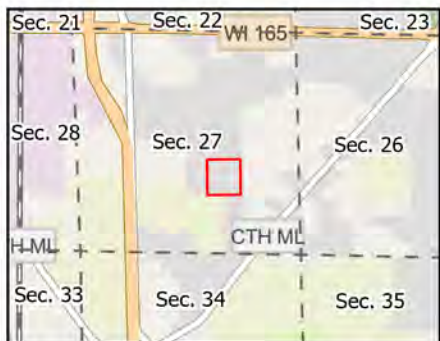
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2013-06-19 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2013 NAIP
USDA



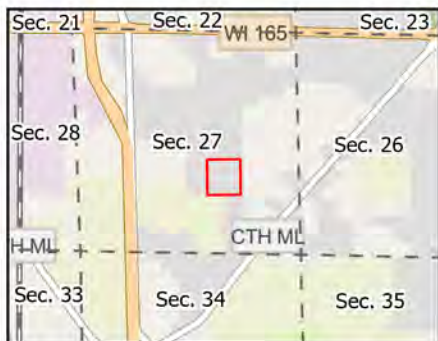
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2015-09-22 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2015 NAIP
USDA



 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2017-09-22 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2017 NAIP
USDA



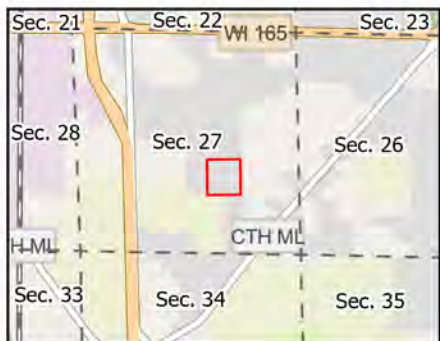
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2018-09-14 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2018 NAIP
USDA



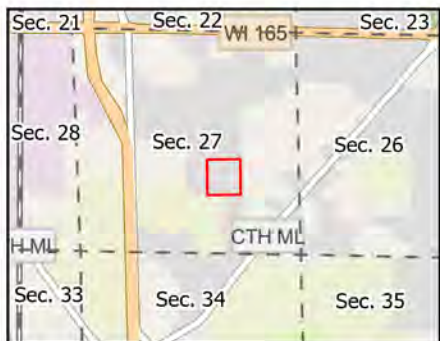
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2020-09-02 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2020 NAIP
USDA



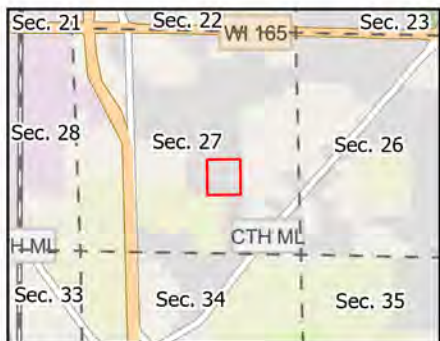
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2022-06-23 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2022 NAIP
USDA



 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2024-09-26 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2024 NAIP
USDA

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #26-07
TO AMEND THE VILLAGE OF PLEASANT PRAIRIE,
WISCONSIN 2035 COMPREHENSIVE PLAN**

WHEREAS, on December 19, 2009, the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, the 2035 Comprehensive Land Use Plan Map 9.9 sets forth that the generalized land use designations of the Village shall be consistent with other components of the Comprehensive Plan including the Village Zoning Map; and

WHEREAS, a wetland delineation was completed on the property located at Tax Parcel Number 92-4-122-274-0385 on October 13, 2025, by Heartland Ecological Group Inc, a Wisconsin DNR Assured Delineator, as shown and legally described on **Exhibit 1**; and

WHEREAS, the 2035 Land Use Plan Map 9.9 is proposed to be amended to reflect the results of the aforementioned wetland staking; and

WHEREAS, on March 6, 2026, the required 30-day notice was posted, and notices were sent to property owners within 300 feet of the property for April 6, 2026, public hearing to be held by the Village Plan Commission.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby recommends approval of the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan:

1. To amend and correct the Land Use Plan Map 9.9 to place the field delineated wetlands into the field verified wetland land use designation as shown and legally described in **Exhibit 1**; to place the wetlands not located with the surface water land designation into the Park, Recreation & Other Open Space land use designation; and to place all non-wetland areas into the Low-Density Residential land use designation.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted change to the 2035 Land Use Plan Map 9.9.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting said amendment, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

Adopted this 6th day of April 2026.

ATTEST:

Michelle Burnett
Plan Commission Secretary

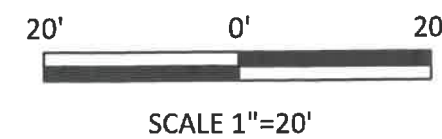
VILLAGE OF PLEASANT PRAIRIE

Michael Pollocoff
Plan Commission Chairman

Date Posted:

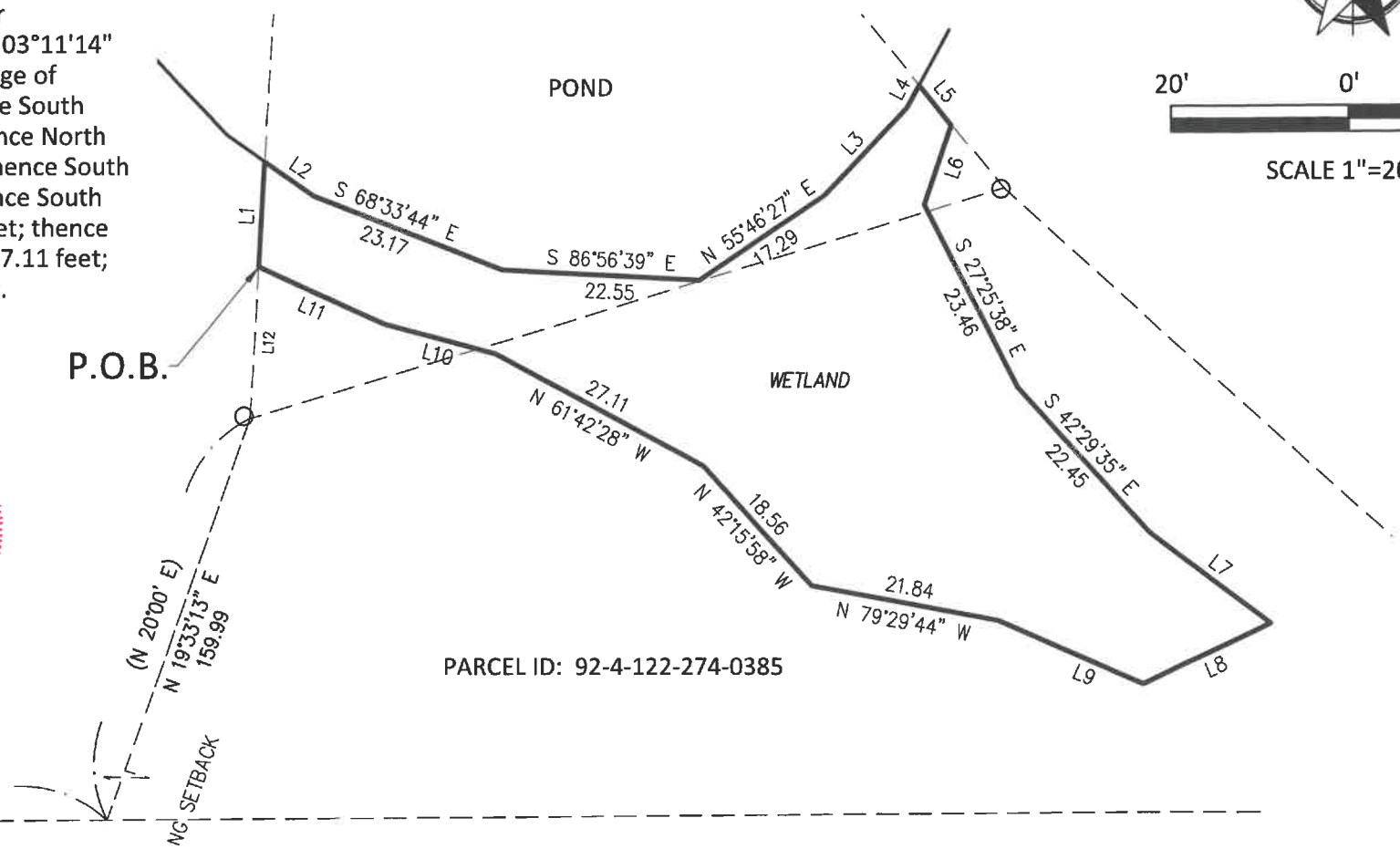
Legal Description for Wetlands Adjacent to PARCEL ID: 92-4-122-274-0385

Part of the Southeast Quarter of Section 27, Town 1 North, Range 22 East of the Fourth Principal Meridian, being in the Village of Pleasant Prairie, Kenosha County, Wisconsin, and being more particularly described as: Commencing at the Southwest corner of said Quarter Section; thence North 2° 50' 40" West along the West line of said Quarter Section 1690.00 feet; thence East parallel to the South line of said quarter Section, and along the north line of 113th Street, 670.19 feet to the Southwest corner of unplatted lands with Tax Parcel Identification Number 92-4-122-274-0385; thence North 20°00' East along the West Line of said Parcel 159.99 feet; thence North 03°11'14" East 122.16 to the point of beginning of edge of Wetlands; then the following courses shall be along the edge of Wetlands as follows; thence North 03°09'23" East 12.02 feet; thence South 55°18'46" East 6.86 feet; thence South 68°33'44" East 23.17 feet; thence South 86°56'39" East 22.55 feet; thence North 55°46'27" East 17.29; thence North 43°03'15" East 13.68 feet; thence North 28°38'49" East 2.93 feet; thence South 39°01'53" East 5.90 feet, thence South 18°45'41" West 9.56; thence South 27°25'38" East 23.46 feet; thence South 42°29'35" East 22.45 feet; thence South 53°06'34" East 17.32 feet; thence South 64°12'55" West 16.04 feet; thence North 66°33'29" West 18.07 feet; thence North 79°29'44" West 21.84 feet; thence North 42°15'58" West 18.56 feet; thence North 61°42'28" West 27.11 feet; thence North 75°05'44" West 13.02 feet; thence North 65°35'08" West 15.90 feet to the point of beginning.



Kalvin K. Klimeck
Kalvin K. Klimeck
Professional Land Surveyor
State of Wisconsin
Registration No. 2209

WISCONSIN
KALVIN K. KLIMECK
S-2209
RACINE, WI
LAND SURVEYOR



113th STREET

NOTES

BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1983 / 2011.

() = RECORD BEARINGS AND/OR DISTANCES

LEGEND

- 1" IRON PIPE FOUND
- SECTION MONUMENT FOUND

Wetland Line Table

Line #	Length	Direction
L1	12.02	N03° 09' 23"E
L2	6.86	S55° 18' 46"E
L3	13.68	N43° 03' 15"E
L4	2.93	N28° 38' 49"E
L5	5.90	S39° 01' 53"E
L6	9.56	S18° 45' 41"W
L7	17.32	S53° 06' 34"E
L8	16.04	S64° 12' 55"W
L9	18.07	N66° 33' 29"W
L10	13.02	N75° 05' 44"W
L11	15.90	N65° 35' 08"W
L12	122.16	N03° 11' 14"E

Scale: 1" = 20'
Drawn By: FRP
DATE: 03-12-2026
2025.0188.02

Wetland Legal Description
Acadia Properties LLC
Pleasant Prairie, Wisconsin

7:08:38 AM

Thursday, March 12, 2026



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbosc.net



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Public hearing and consider approval for a Zoning Map Amendment at the request of Kevin Finley, owner of the property, as a result of a wetland delineation completed on the property generally located on 113th Street west of 61st Avenue (Tax Parcel Number 92-4-122-274-0385).

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Action

BUDGETED: No

MEETING TYPE REQUIRED:

Regular

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

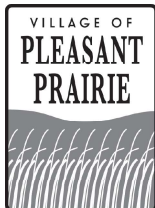
On October 13, 2025, Eric Parker, lead investigator of Heartland Ecological Group, Inc. and a Wisconsin DNR Assured Delineator, conducted a wetland delineation on the vacant properties generally located west of 61st Avenue on 113th Street as shown on the Plat of Survey (Exhibit 1 of the Ordinance). As a result, the Zoning Map is proposed to be amended and correct the Land Use Plan Map 9.9 to place the field delineated wetlands into the C-1, Lowland Resource Conservancy District and the non-wetlands into the R-4, Urban Single Family Residential District.

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission approve the Zoning Map Amendment and send a favorable recommendation to the Village Board to correct the Zoning Map as presented.

Ordinance

Wetland Report.pdf



Zoning Map and Zoning Text Amendment Application

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

GENERAL INFORMATION

Property Location/Address 113th st	
Tax Parcel Number(s) 92-4-122-274-0385	
Current Zoning R4	Proposed Zoning R4

ZONING MAP AMENDMENT (check all that apply)

<input checked="" type="checkbox"/>	Correct Zoning Map as a result of a wetland staking being completed
<input type="checkbox"/>	Correct Zoning Map as a result of a wetland fill permit obtained by the WI DNR and US ACOE
<input type="checkbox"/>	Other (describe change)
If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.	

ZONING TEXT AMENDMENT

<input type="checkbox"/>	Planned Unit Development (PUD) Ordinance
<input type="checkbox"/>	Other (describe change)
If a Planned Unit Development is proposed include a letter indicting the dimensional variations being requested and a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code	
If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.	

REQUIRED SIGNATURES

I hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge.

PROPERTY OWNER	APPLICANT
Print Owners Name Acadia Properties LLC	Company Name
Print Name of Signatory Kevin Finley	Print Name of Signatory
Signature <i>Kevin M Finley</i>	Signature
Mailing Address 6225 104th st	Mailing Address
City/State/ZIP Pleasant Prairie WI 53158	City/State/ZIP
Phone [REDACTED]	Phone
Email [REDACTED]	Email
Date 2/17/2026	Date

ORD. #26-__

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended as follows:

The vacant property generally located on 113th Street, west of 61st Avenue located in U.S. Public Land Survey Section 27, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-274-0385 is hereby rezoned as follows: the field delineated wetlands as shown on **Exhibit 1** into the C-1, Lowland Resource Conservancy District and the non-wetlands into the R-4, Urban Single Family Residential District.

A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Zoning Map and posted under Public Documents online with the Village Code of Ordinances.

Adopted this ___ day of _____ 2026.

VILLAGE BOARD OF TRUSTEES

David J. Klimisch
Village President

ATTEST:

Jane C. Snell
Village Clerk

Posted: _____

___-Finley 113th St-wetland rezone.doc
CODE26-02-05



Assured Wetland Delineation Report

Butteri Property

Village of Pleasant Prairie, Kenosha County, Wisconsin

December 29, 2025

Project Number: 20251686

Butteri Property

Village of Pleasant Prairie, Kenosha County, Wisconsin

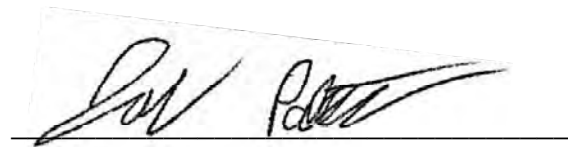
December 29, 2025

Prepared for:

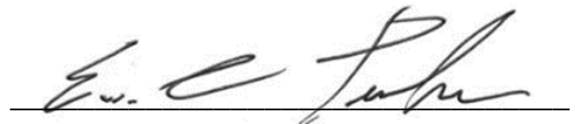
Mr. Mark D. Eberle, V.P.
Nielsen, Madsen & Barber, SC
1458 Horizon Blvd, Suite 200
Racine, WI 53406

Prepared by:

Heartland Ecological Group, Inc.
506 Springdale Street
Mount Horeb, WI 53572
608-490-2450
www.heartlandecological.com



Preparation Assistant: Joe Paetsch,
Environmental Technician



Lead Investigator and Final Reviewer:
Eric C. Parker, SPWS, Principal Scientist

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Appendix A | Figures

Appendix B | APT Analysis

Appendix C | Wetland Determination Data Sheets

Appendix D | Site Photographs

Appendix E | Delineator Qualifications

Appendix F | NAIP Imagery



1.0 Introduction

Heartland Ecological Group, Inc. (“Heartland”) completed an assured wetland determination and delineation on the Butteri Property site on October 13, 2025 at the request of Nielsen, Madsen & Barber, SC. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the Wisconsin Department of Natural Resources’ (WDNR’s) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 1.32-acre site (the “Study Area”) is southeast of the intersection of State Trunk Highway (STH) 31 and STH 165, in the southeast ¼ of Section 27, T1N, R22E, Village of Pleasant Prairie, Kenosha County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area and to identify and approximately map observed waterways/watercourses and waterbodies.

One (1) wetland area of approximately 0.05 acre was delineated and mapped within the Study Area (Figure 7, Appendix A). No waterways or watercourses were mapped, however the ordinary high water mark (OHWM) of a pond located partially within the Study Area was mapped.

Wetlands, waterways/watercourses, and waterbodies discussed 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 WDNR, and local zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.



2.0 Methods

2.1 Wetlands

Wetlands were determined and delineated using the criteria and methods described in the USACE Wetland Delineation Manual, T.R. Y-87-1 (“1987 Corps Manual”) and the applicable *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*. In addition, the *Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR* (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey’s (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service’s (NRCS) Soil Survey Geographic Database (SSURGO) *Web Soil Survey* (Figure 3, Appendix A), the WDNR’s *Wetland Indicator* data layer (Figure 4, Appendix A), the WDNR’s *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), the WDNR’s *24k Hydro Flowlines (Rivers and Streams)* data layer (Figures 2 and 5, Appendix A), the WDNR’s *Color-Stretch LiDAR and Hillshade Image Service Layer* (Figure 6, Appendix A), and aerial imagery available through the USDA Farm Service Agency’s (FSA) National Agriculture Imagery Program (NAIP) and Kenosha County’s Land Information Office.

Wetland determinations were completed on-site at sample points, often along transects, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of antecedent precipitation in the 90 days leading up to the field investigation was completed. Using an Antecedent Precipitation Tool (APT) analysis developed by the USACE (Deters & Gutenson 2021), the amount of precipitation over these 90 days was compared to averages and standard deviation thresholds observed over the past 30 years to generally represent if conditions encountered during the investigation were normal, wet, or dry. Recent precipitation events in the weeks prior to the investigation were



also considered while interpreting wetland hydrology indicators. Additionally, the Palmer Drought Severity Index was checked for long-term drought/moist conditions (NOAA, 2018). The uppermost wetland boundary and sample points were identified and marked with wetland flagging and located with a Global Navigation Satellite System (GNSS) receiver capable of sub-meter accuracy. In this case, wetland flagging was not utilized to mark the sample points and was only recorded with a GNSS receiver. The GNSS data was then used to map the wetlands using ESRI ArcGIS Pro™ software.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the APT analysis using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be drier than normal for the time of year (Appendix B). The Palmer Drought Severity Index was checked as part of the APT analysis, and the long-term conditions at the time of the fieldwork were in the mild wetness range. Fieldwork was completed outside the dry season based on long-term regional data utilized in the WebWIMP Climatic Water Balance and computed as part of the APT analysis.

General Topography and Land Use

The topography within the Study Area was generally flat with a swale feature present that extends from the northwest corner to the southeast corner. A topographic high of approximately 741 feet above mean sea level (msl) was recorded on the northern border, and a topographic low of approximately 737 feet above msl was recorded near the southeast corner (Figures 2, 6, and 7, Appendix A). Land use within the Study Area is vacant woodland with a pond present in the northeast corner. Surrounding areas are primarily residential properties. General drainage is to the south and east.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric or partially hydric soils including wetland indicator soils (Figures 3 and 4, Appendix A).



Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
7232A: Ashkum silty clay loam, 0-2% slopes	Ashkum-Drained	85-100	Ground and end moraines	Yes
	Peotone-Drained	0-9	Depressions on ground moraines	Yes
	Orthents-Clayey	0-3	Lake plains, ground moraines	No
	Urban land	0-3	Ground moraines	No
7530B: Ozaukee silt loam, 2-6% slopes	Ozaukee	88-100	Ground and end moraines	No
	Pewamo-Drained	0-7	Drainageways and depressions on ground moraines	Yes
	Ashkum-Drained	0-7	Ground and end moraines	Yes
	Urban land	0-5	Ground moraines	No
7530B2: Ozaukee silt loam, 2-6% slopes, eroded	Ozaukee-Eroded	88-100	Ground and end moraines	No
	Ashkum-Drained	0-7	Ground and end moraines	Yes
	Pewamo-Drained	0-7	Drainageways and depressions on ground moraines	Yes
	Urban land	0-5	Ground moraines	No
W: Water	Water	100	—	No

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts one (1) wetland area within the Study Area, which is an open water (W0Hx) wetland in the northwest corner of the Study Area.

Waterway/Watercourse and Waterbody Mapping

The WDNR’s Rivers and Streams data layer (Figures 2 and 5, Appendix A) depicts one (1) intermittent waterway and one (1) waterbody within the Study Area. The waterway begins in the northwest portion and exits near the southwest portion of the Study Area. The waterbody is in the northwest corner of the Study Area and is contiguous to the mapped intermittent waterway.



Previous Delineations and Landowner Contacts

There are no known previous wetland delineations completed in the Study Area and no landowner contacts were made.

Aerial Photography

Available NAIP imagery of the Study Area from the period of 2005-2024 (Appendix F) was reviewed for evidence of wetland signatures and to gain insight into the site’s recent history. No significant changes were observed in the Study Area during this time.

3.2 Field Review

One (1) wetland was identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at two (2) sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Figure 7 (Appendix A), and the wetlands are summarized in Table 2 and detailed in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Shrub Carr	Isolated in the Landscape	Less susceptible, 10-30 feet	0.05
<i>*Classification based on Heartland’s professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.</i>				0.05

Wetland 1 (W-1)

Wetland 1 (W-1) is a 0.05-acre shrub carr wetland located in the northwest portion of the Study Area. Wetland W-1 lies along the edge of a pond, whose OHWM is mapped immediately adjacent to the wetland boundary. The boundary of W-1 generally coincided with a moderately-defined topographic break.

Dominant vegetation observed in W-1 included peach-leaved willow (*Salix amygdaloides*, FACW), silver maple (*Acer saccharinum*, FACW), common buckthorn (*Rhamnus cathartica*,



FAC), hummock sedge (*Carex stricta*, OBL), and riverbank grape (*Vitis riparia*, FACW).

Therefore, the wetland vegetation parameter was met.

The Redox Dark Surface (F6) hydric soil indicator was noted in W-1. Thus, the hydric soil parameter was met.

The primary wetland hydrology indicator of Drift Deposits (B3) was noted within W-1. Furthermore, the secondary indicators included Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology parameter was met.

Waterways/Watercourses and Waterbodies

No waterways or watercourses were observed within or immediately adjacent to the Study Area. However, the approximate OHWM of a pond in the northwest corner was recorded in the field and is depicted in Figure 7, Appendix A. The pond appeared to overflow on occasion through the Study Area, however there was no observed bed and bank to the flow path, and this area was determined to be uplands.

3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that could result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g., navigable waterways/watercourses, floodplains, cultural resources, and threatened or endangered species).

Wisconsin Act 183 provides exemptions to permitting requirements for certain nonfederal wetlands. Nonfederal wetlands are wetlands that are not subject to federal jurisdiction. Exemptions apply to projects in urban areas with wetland impacts up to 1-acre per parcel. An urban area is defined as an incorporated area; an area within ½ mile of an incorporated area; or an area served by a sewerage system. Exemptions for nonfederal wetlands also apply to projects in rural areas with wetland impacts up to three (3) acres per parcel. Exemptions in rural areas only apply to structures with an agricultural purpose such as buildings, roads, and driveways. The determination of federal and nonfederal wetlands MUST be made by the USACE through an Approved Jurisdictional Determination (AJD). This report may be submitted to the USACE to assist with their determination.



Wis. Adm. Code NR 151 (“NR 151”) requires that a “protective area” (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, navigable waterways such as streams and rivers, or at the delineated boundary of wetlands. Per NR 151.125, the protective area width for “less susceptible” wetlands (dominated by invasive or non-native plant species) is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. “Moderately susceptible” wetlands, lakes, and perennial and intermittent navigable waterways have mostly native species dominating and require a protective area width of 50 feet; while “highly susceptible wetlands” have significant native species dominating and may be associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 in Section 3.2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland’s professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.



4.0 Conclusion

Heartland completed an assured wetland determination and delineation within the Butteri Property on October 13, 2025 at the request of Nielsen, Madsen & Barber, SC. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E). The Study Area lies in Section 27, T1N, R22E, Village of Pleasant Prairie, Kenosha County, WI (Figure 1, Appendix A).

One (1) wetland area was delineated and mapped within the 1.32-acre Study Area (Figure 7, Appendix A). The wetland, which may be classified as shrub carr, is approximately 0.05 acre in size within the Study Area. No waterways or watercourses were mapped, however the OHWM of a pond located partially within the Study Area was mapped. No waterway or watercourses with a defined bed and bank were observed in the Study Area.

Wetlands, waterways/watercourses, and waterbodies discussed in this report may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and the local zoning authority. Heartland recommends this report be submitted to the USACE for final jurisdictional review and concurrence. Review by local authorities may be necessary for determination of applicable zoning/setback restrictions.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area or within or adjacent to wetlands or waterways. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland delineation.

Experienced and qualified professionals completed the wetland determination and delineation using standard practices and professional judgment. Wetland boundaries may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands and their boundaries are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination and boundary reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland delineation was completed and the time of the review. Factors that may influence the findings may include but are not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.



5.0 References

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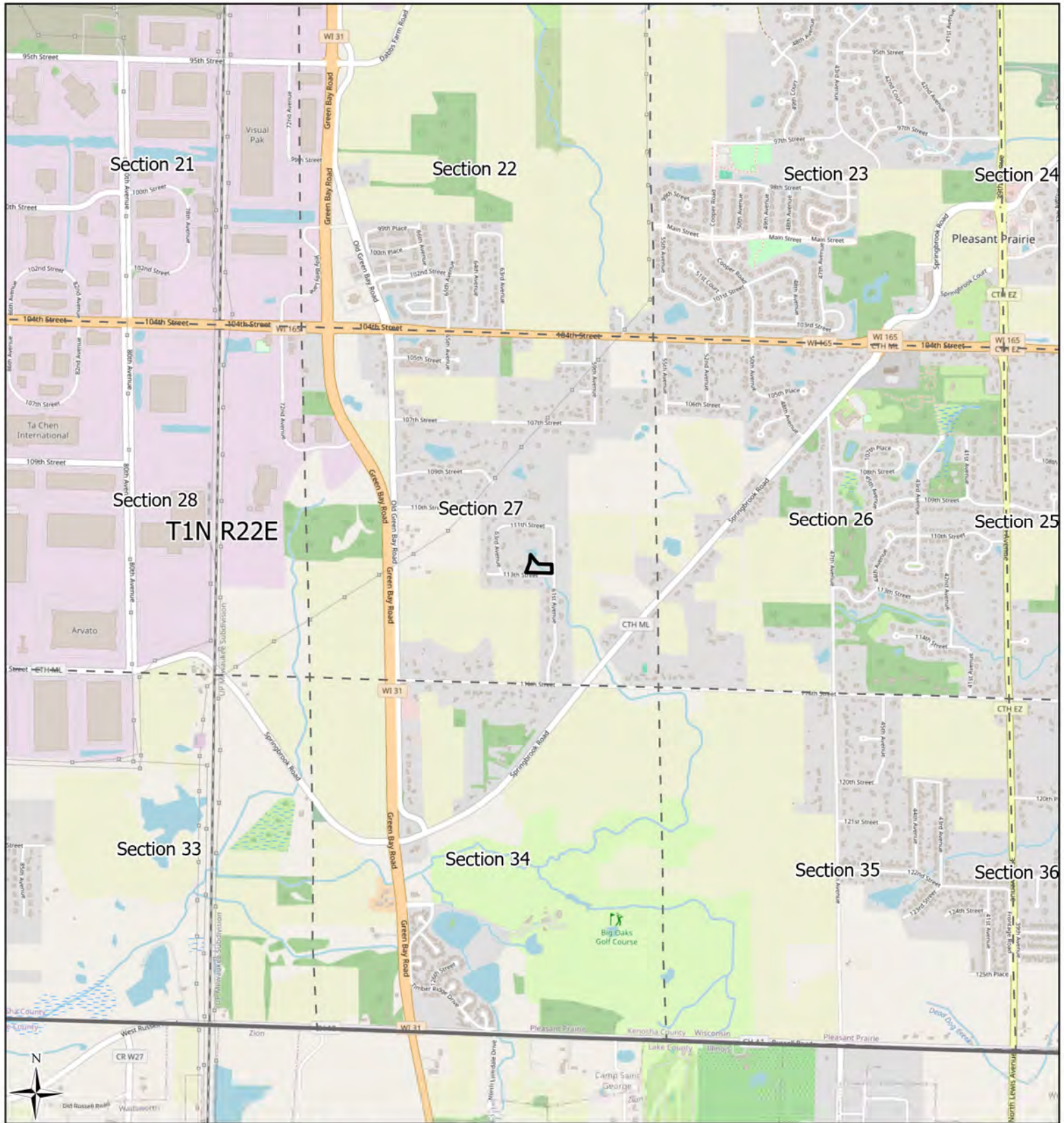
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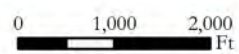


Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix A | Figures



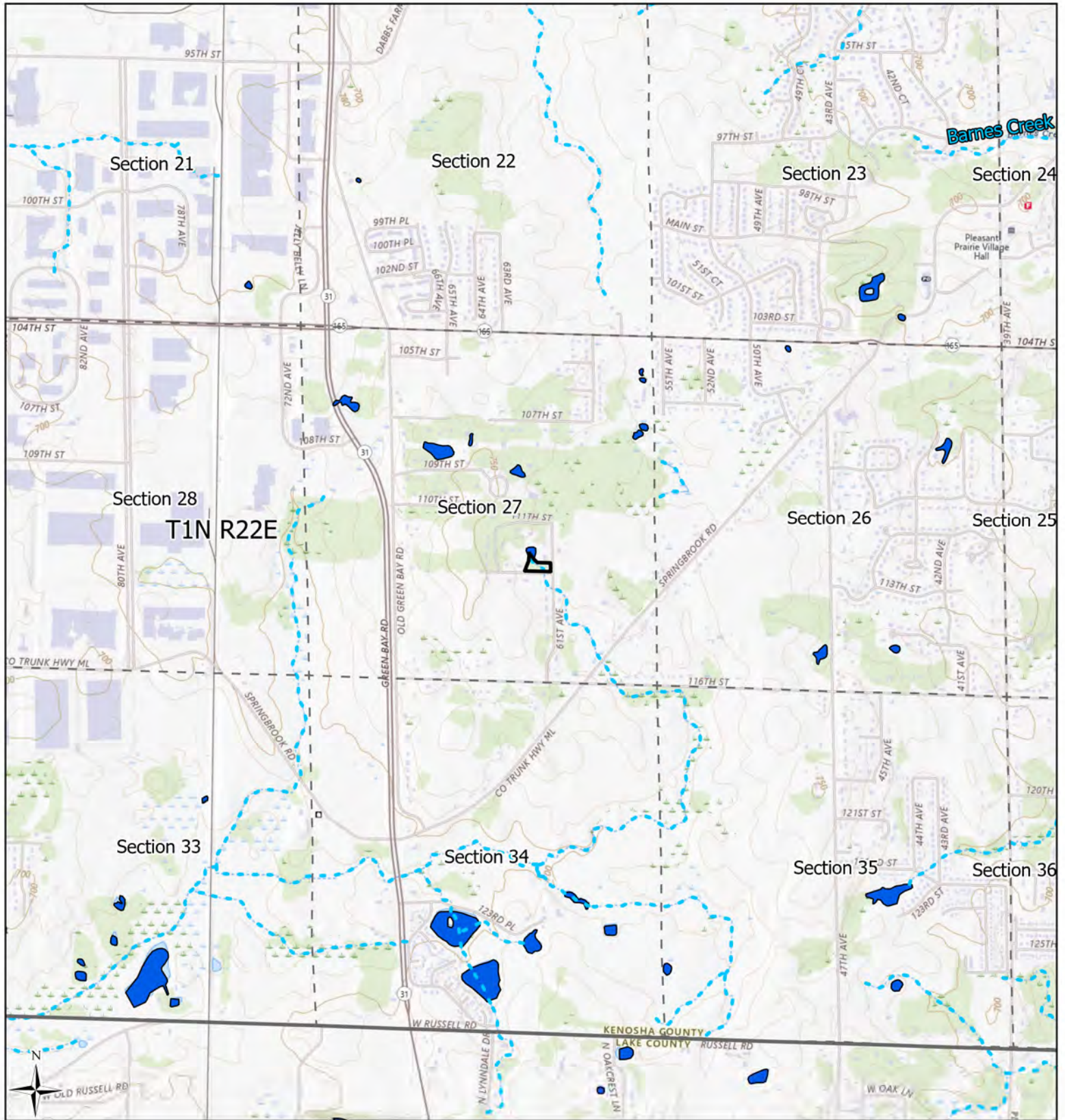
- Study Area (1.32 ac)
- Township
- Section



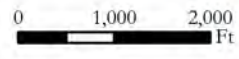
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Figure 1. Project Location
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

OpenStreetMap
ESRI



- Study Area (1.32 ac)
- Township
- Section
- Perennial Streams
- Intermittent Streams
- Waterbodies

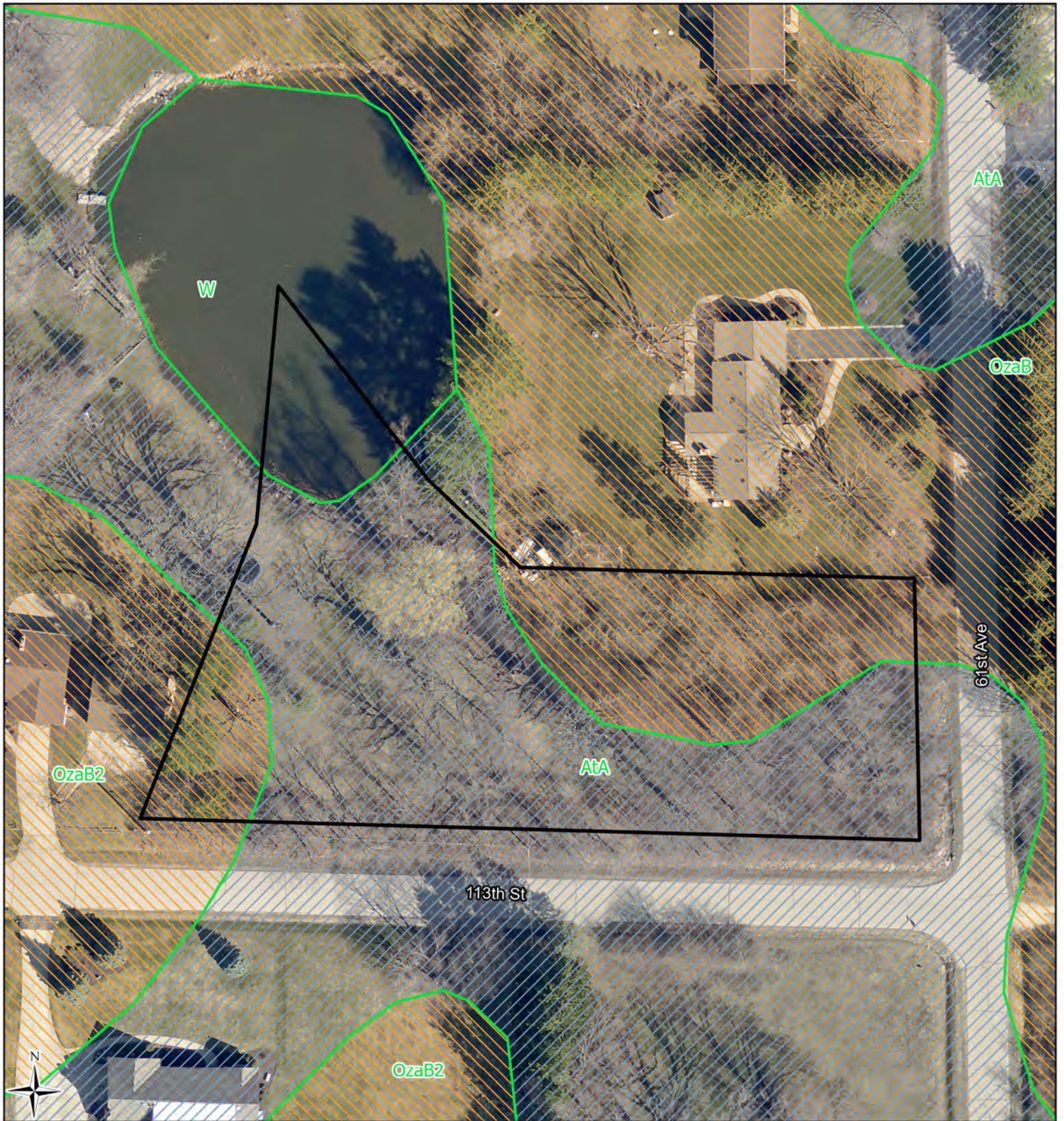


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Figure 2. USGS Topography
 Butteri Property
 Project #20251686
 T1N, R22E, S27
 V Pl. Prairie, Kenosha Co

USGSTopo
 USGS, WDNR

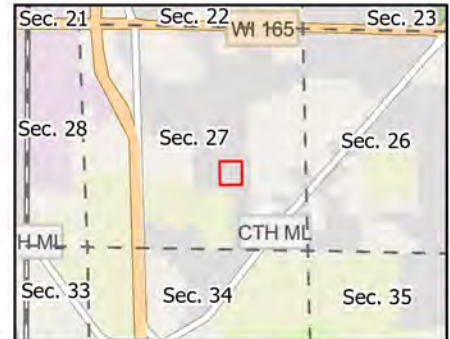
LRR: M''



Study Area (1.32 ac)

NRCS Soil Survey Data

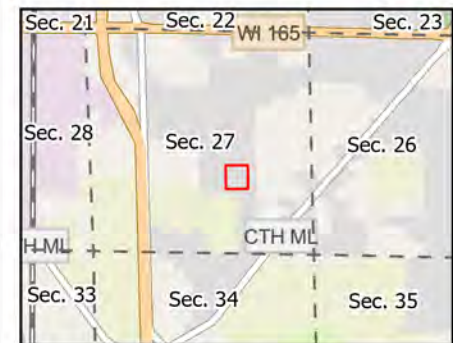
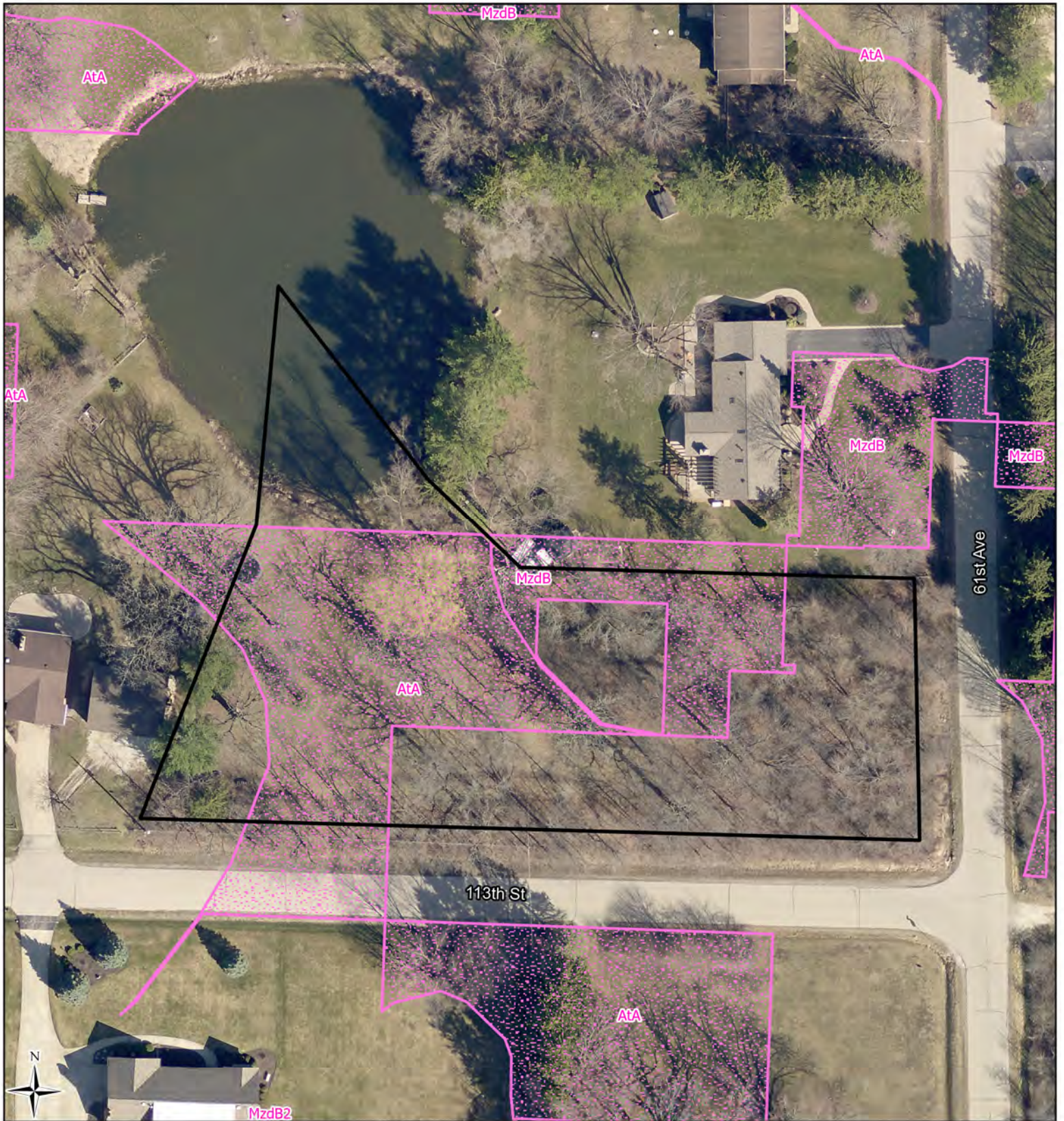
- Hydric (100%)
- Predominantly Hydric (85-99%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)



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Figure 3. NRCS Hydric Soils
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2024 Orthophoto
NRCS LRR: M'



- Study Area (1.32 ac)
- SWDV Wetland Indicators



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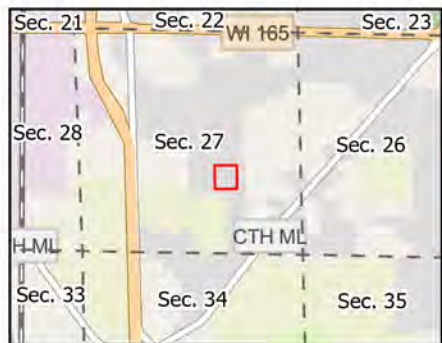
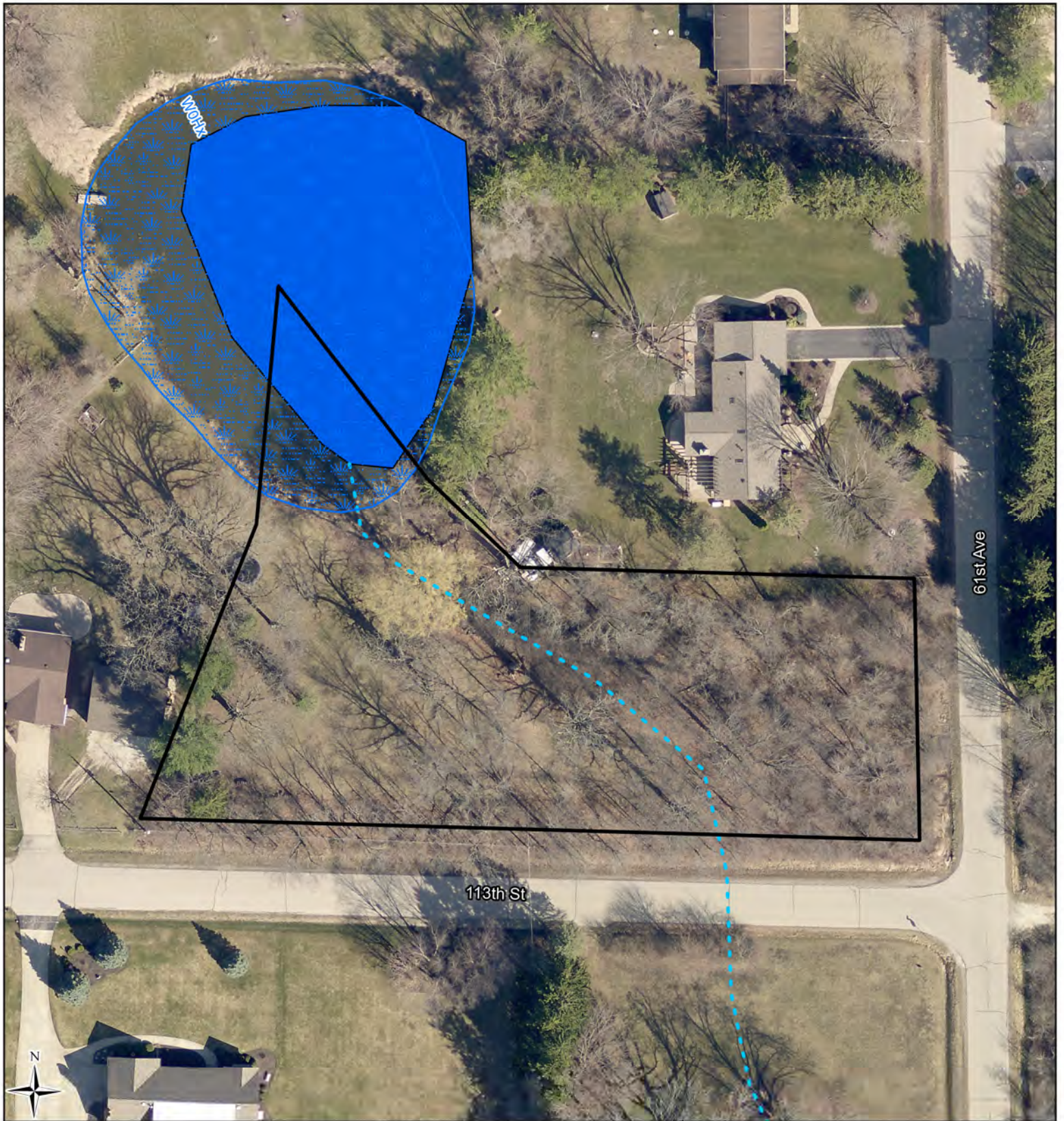
**Figure 4. SWDV
Wetland Indicators**







Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2024 Orthophoto
WDNR

LRR: M'

Figure Created: 10/9/2



-  Study Area (1.32 ac)
-  WWI Polygons
-  WWI Points
-  Perennial Streams (None in Map Extent)
-  Intermittent Streams
-  Waterbodies

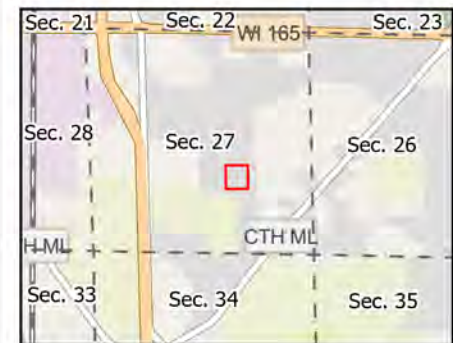
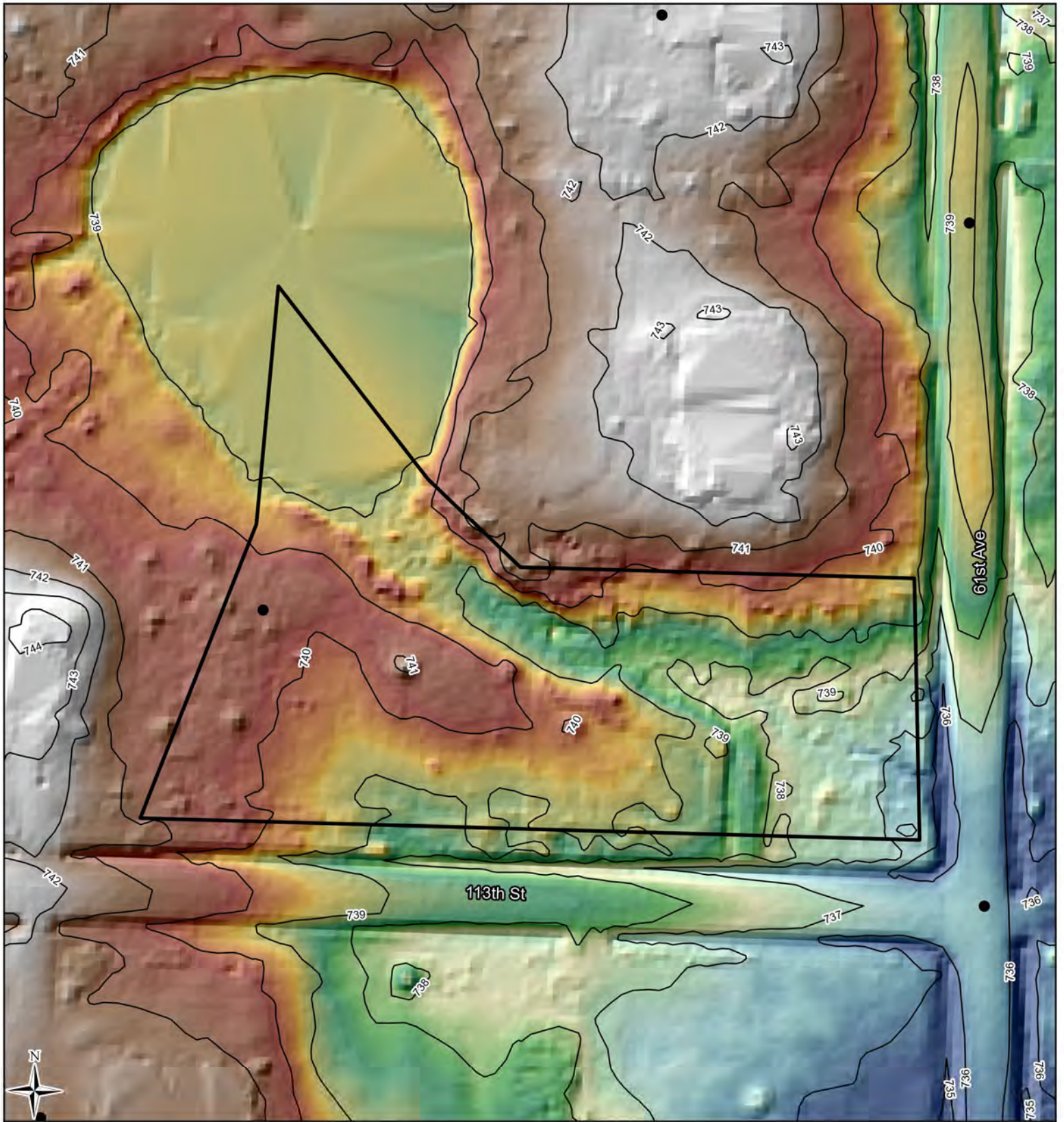


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Figure 5. Wisconsin
Wetland Inventory
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2024 Orthophoto
WDNR, USGS LRR: M'

Figure Created: 10/9/2



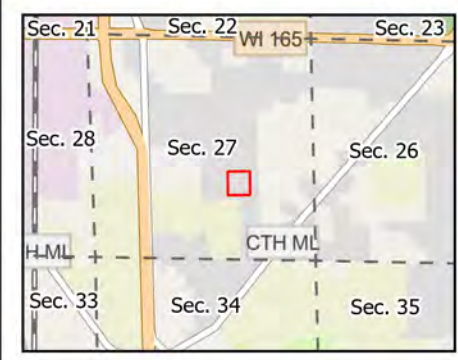
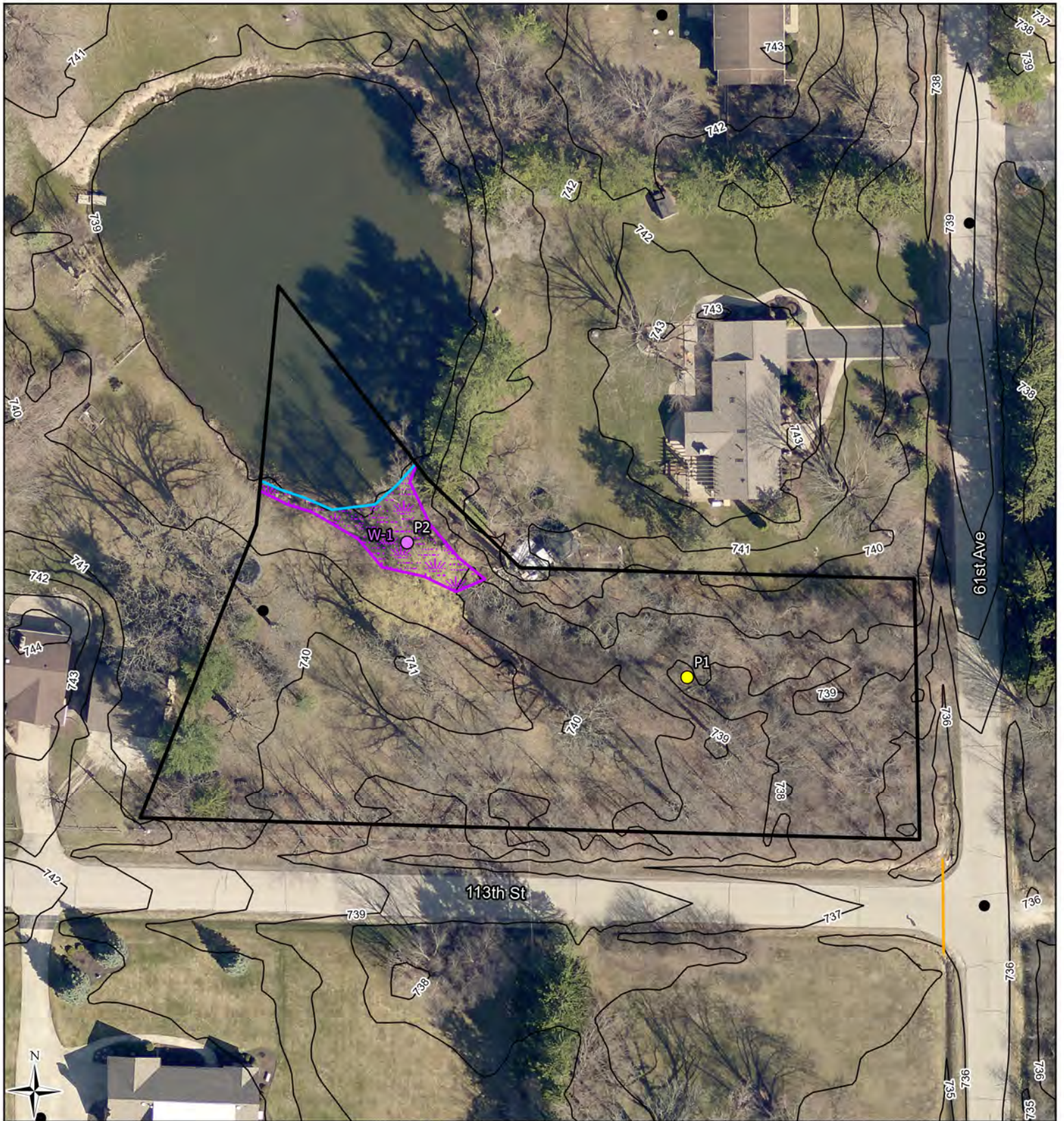
Study Area (1.32 ac)
 Kenosha 2ft Contours



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Figure 6. Color-Stretch Digital Elevation Model
 Butteri Property
 Project #20251686
 T1N, R22E, S27
 V Pl. Prairie, Kenosha Co

DNR Lidar Service
 WDNR LRR: M''



- Study Area (1.32 ac)
 - Field Delineated Wetlands (0.05 ac)
 - Approximate Pond OHWM
 - Culvert
 - Kenosha 2ft Contours
- Sample Points**
- Upland
 - Wetland



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Figure 7. Field Delineated Wetlands
 Butteri Property
 Project #20251686
 T1N, R22E, S27
 V Pl. Prairie, Kenosha Co

2024 Orthophoto
 Kenosha Co, HEG

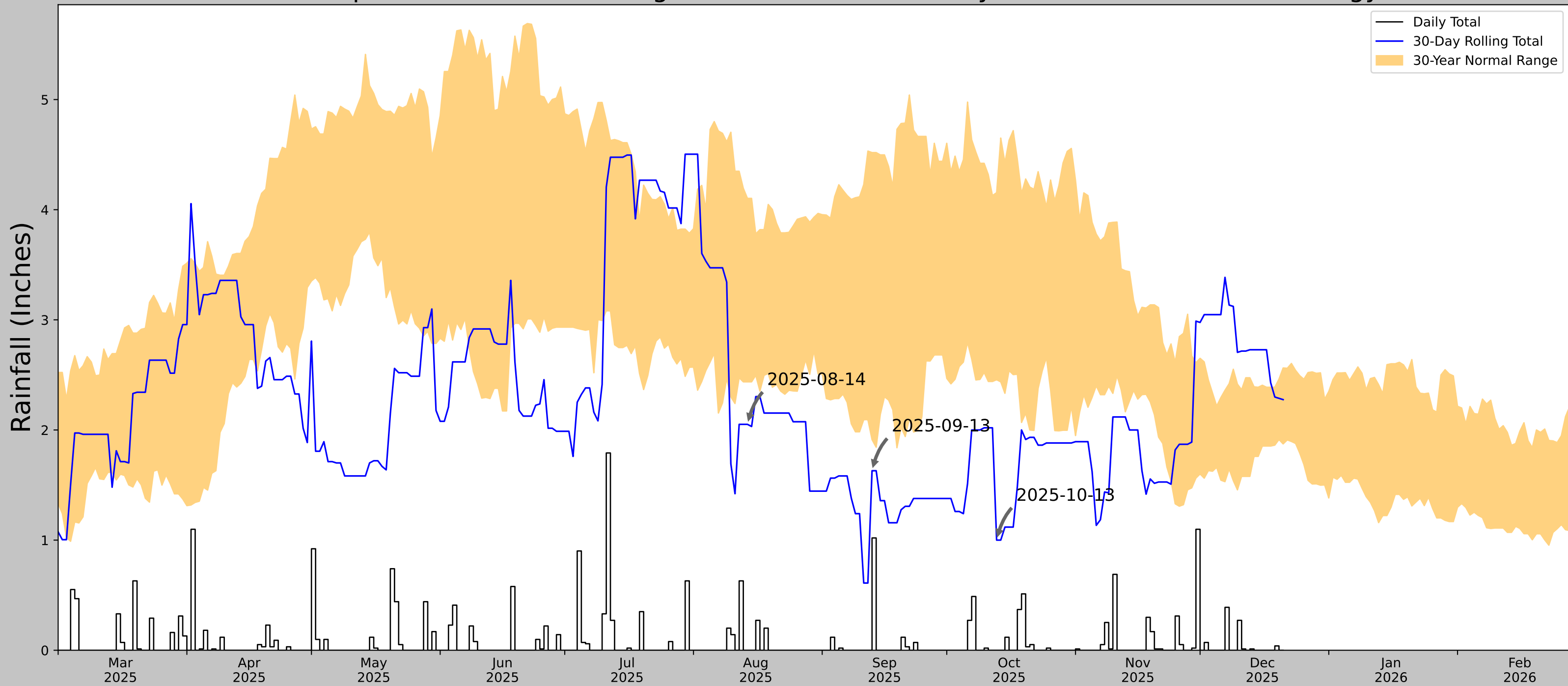
LRR: M''



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix B | APT Analysis

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	42.51352, -87.87999
Observation Date	2025-10-13
Elevation (ft)	740.17
Drought Index (PDSI)	Mild wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-10-13	2.455906	4.154725	1.0	Dry	1	3	3
2025-09-13	1.911811	4.518898	1.629921	Dry	1	2	2
2025-08-14	2.436614	4.10315	2.051181	Dry	1	1	1
Result							Drier than Normal - 6

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0



US Army Corps of Engineers



ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
KENOSHA WWTP	42.5608, -87.8156	595.144	4.628	145.026	2.754	11246	90
KENOSHA 1.7 S	42.5597, -87.8566	651.903	2.088	56.759	1.058	1	0
PLEASANT PRAIRIE 3.4 ESE	42.5087, -87.8188	618.11	3.603	22.966	1.704	4	0
KENOSHA RGNL AP	42.5953, -87.9383	732.94	6.682	137.796	3.928	77	0
RACINE WWTP	42.7028, -87.7858	591.864	9.928	3.28	4.5	24	0
WAUKEGAN #2	42.3606, -87.8186	649.934	13.833	54.79	6.983	1	0



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix C | Wetland Determination Data Sheets

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 20251686 Butteri Property City/County: Kenosha County Sampling Date: 2025-10-13
 Applicant/Owner: NMB State: Wisconsin Sampling Point: P1
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: sec 27 T001N R022E
 Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 42.513517 Long: -87.879986 Datum: WGS84
 Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes NWI classification: None depicted
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: APT analysis indicates climatic conditions are in the drier than normal range.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus macrocarpa</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.00</u> (A/B)																
2. <u>Carya ovata</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>																	
3. <u>RHAMNUS CATHARTICA</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>																	
4. <u>Quercus rubra</u>	<u>7</u>	<u>N</u>	<u>FACU</u>																	
5. _____																				
	<u>47.0</u>	<u>=Total Cover</u>																		
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>RHAMNUS CATHARTICA</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>61</u></td> <td>x 3 = <u>183</u></td> </tr> <tr> <td>FACU species <u>52</u></td> <td>x 4 = <u>208</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>118</u> (A)</td> <td><u>401.00</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.4</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>61</u>	x 3 = <u>183</u>	FACU species <u>52</u>	x 4 = <u>208</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>118</u> (A)	<u>401.00</u> (B)	Prevalence Index = B/A = <u>3.4</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>5</u>	x 2 = <u>10</u>																			
FAC species <u>61</u>	x 3 = <u>183</u>																			
FACU species <u>52</u>	x 4 = <u>208</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>118</u> (A)	<u>401.00</u> (B)																			
Prevalence Index = B/A = <u>3.4</u>																				
2. <u>Carya ovata</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>60.0</u>	<u>=Total Cover</u>																		
Herb Stratum (Plot size: <u>5' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>RHAMNUS CATHARTICA</u>	<u>3</u>	<u>Y</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Geum canadense</u>	<u>2</u>	<u>Y</u>	<u>FAC</u>																	
3. <u>Solanum dulcamara</u>	<u>1</u>	<u>N</u>	<u>FAC</u>																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	<u>6.0</u>	<u>=Total Cover</u>																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Vitis riparia</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
2. _____																				
	<u>5.0</u>	<u>=Total Cover</u>																		

Remarks: (Include photo numbers here or on a separate sheet.)
 Disturbed woodland, invasive shrubs dominate understory.

SOIL

Sampling Point: P1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%		Color (moist)	%	Type ¹	Loc ²		
0-3	10YR	5/3	60					SIL	Mixed matrix, No redox
	10YR	3/1	40					SIL	
3-8	10YR	3/1	98	10YR	3/2	2	C	M	Few, Faint redox
8-17	10YR	2/1	60	10YR	3/2	2	C	M	Mixed matrix, faint redox
	10YR	3/1	38					SICL	
17-24	10YR	3/1	95	10YR	3/3	5	C	M	SICL

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>
---	--

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 2005-2024 NAIP imagery

Remarks:
 Ephemeral drainage pattern through woods. Shallow root systems on the Rhamnus.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 20251686 Butteri Property City/County: Kenosha County Sampling Date: 2025-10-13
 Applicant/Owner: NMB State: Wisconsin Sampling Point: P2
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: sec 27 T001N R022E
 Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 42.513337 Long: -87.880984 Datum: WGS84
 Soil Map Unit Name: Ozaukee silt loam, 2 to 6 percent slopes, eroded NWI classification: None depicted
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: APT analysis indicates climatic conditions are in the drier than normal range.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Salix amygdaloides</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
2. <u>Acer saccharinum</u>	<u>7</u>	<u>Y</u>	<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>17.0</u>	<u>=Total Cover</u>																		
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharinum</u>	<u>25</u>	<u>Y</u>	<u>FACW</u>	Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>45</u></td> <td>x 1 = <u>45</u></td> </tr> <tr> <td>FACW species <u>60</u></td> <td>x 2 = <u>120</u></td> </tr> <tr> <td>FAC species <u>27</u></td> <td>x 3 = <u>81</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>132</u> (A)</td> <td><u>246.00</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.86</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>45</u>	x 1 = <u>45</u>	FACW species <u>60</u>	x 2 = <u>120</u>	FAC species <u>27</u>	x 3 = <u>81</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>132</u> (A)	<u>246.00</u> (B)	Prevalence Index = B/A = <u>1.86</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>45</u>	x 1 = <u>45</u>																			
FACW species <u>60</u>	x 2 = <u>120</u>																			
FAC species <u>27</u>	x 3 = <u>81</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>132</u> (A)	<u>246.00</u> (B)																			
Prevalence Index = B/A = <u>1.86</u>																				
2. <u>RHAMNUS CATHARTICA</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>																	
3. <u>Frangula alnus</u>	<u>10</u>	<u>N</u>	<u>FACW</u>																	
4. <u>Salix nigra</u>	<u>10</u>	<u>N</u>	<u>OBL</u>																	
5. <u>Viburnum opulus</u>	<u>7</u>	<u>N</u>	<u>FAC</u>																	
	<u>67.0</u>	<u>=Total Cover</u>																		
Herb Stratum (Plot size: <u>5' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Carex stricta</u>	<u>30</u>	<u>Y</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Solanum dulcamara</u>	<u>3</u>	<u>N</u>	<u>FAC</u>																	
3. <u>PHALARIS ARUNDINACEA</u>	<u>3</u>	<u>N</u>	<u>FACW</u>																	
4. <u>Lycopus uniflorus</u>	<u>3</u>	<u>N</u>	<u>OBL</u>																	
5. <u>RHAMNUS CATHARTICA</u>	<u>2</u>	<u>N</u>	<u>FAC</u>																	
6. <u>Epilobium coloratum</u>	<u>2</u>	<u>N</u>	<u>OBL</u>																	
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	<u>43.0</u>	<u>=Total Cover</u>																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Vitis riparia</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
2. _____																				
	<u>5.0</u>	<u>=Total Cover</u>																		

Remarks: (Include photo numbers here or on a separate sheet.)
 Shrub carr with large weeping Salix alba

SOIL

Sampling Point: P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)										
Depth (inches)	Matrix			Redox Features					Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²			
0-6	10YR	2/1	93	10YR	3/3	7	C	M	SIL	
6-13	10YR	2/1	90	10YR	3/4	10	C	M/PL	SICL	
13-24	10YR	2/1	85	10YR	3/4	15	C	M	SIC	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)

- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
2005-2024 NAIP imagery

Remarks:

Pond overflow area



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix D | Site Photographs



Photo #1 Sample point P1



Photo #2 Sample point P1



Photo #3 Sample point P1



Photo #4 Sample point P1



Photo #5 Sample point P2



Photo #6 Sample point P2



Photo #7 Sample point P2



Photo #8 Sample point P2



Photo #9 Ephemeral drainage pattern southeast of W-1



Photo #10 Ephemeral drainage pattern southeast of W-1



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix E | Delineator Qualifications



April 1, 2025

Eric Parker, SPWS, CWS
Heartland Ecological Group, Inc.
4821 Elm Island Circle
Waterford, WI 53185

Subject: 2025 Assured Wetland Delineator Confirmation

Dear Eric Parker:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2025 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

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 or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management



Eric C. Parker, SPWS

Principal Scientist
506 Springdale Street
Mount Horeb, WI 53572
eric@heartlandecological.com
(414) 380-0269



Mr. Parker is a Senior Professional Wetland Scientist and Professionally Assured Wetland Delineator in Wisconsin with 35 years of experience assisting public and private clientele. He has completed wetland projects in other states including IL, IN, OH, MI, ND, MO, PA, TX, MD, VA, and NC. His work has supported thousands of institutional, commercial, utility, residential, industrial & transportation projects. Mr. Parker's natural resource specialties include botanical surveys, wetland science, restoration and mitigation, and environmental corridor mapping. He has a widespread understanding of the scientific, technical, and regulatory aspects of natural resources projects. His interests also include floristic quality assessment (FQA) and wetness categorization of plant species.

Mr. Parker's experience includes the following: Botanical / Biological Surveys and Natural Resource Inventories; Rare Species Surveys, Conservation Plans and Monitoring; Wetland Determination, Delineation and Functional Assessment; Wetland Exemptions; Environmental Corridor Determinations/Mapping; Wetland Restoration, Mitigation, Banking and Monitoring; Habitat Restoration, Wildlife Surveys, SCAT surveys, Environmental Assessments; Local, state, federal permit applications; Expert Witness testimony; and Regulatory permit compliance.

Education

BS, Watershed Management, Soils Minor
University of WI - Stevens Point, 1983

Wetland Ecosystems (including delineation & assessment), USEPA Graduate School Washington DC, 1988

Field Oriented Wetland Delineation Course (1987 Corps Manual) Wetlands Training Institute (WTI) St. Paul, MN, 1994

Basic Wetland Delineation Training Wisconsin Dept. of Administration Waukesha, WI, 1997

Vegetation Description, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Advanced Wetland Delineation, U. of WI - La Crosse, Bayfield County, WI, 2001

Critical Methods in Wetland Delineation, University of WI - La Crosse Continuing Education and Extension, Madison, WI, 2006, 2008, 2010, 2014, 2016-2020

Mosses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Sedges ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 2002, 2006, 2010

Grasses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Registrations

Senior Professional Wetland Scientist #838, (SPWS), Society of Wetland Scientists Professional Certification Program, 1995-current

Certified Wetland Scientist #C-058, (CWS), Stormwater Management Commission Lake County, IL, 2002-current

Qualified Wetland Review Specialist #W-057, (QWRS), Kane County, IL, 2006-current



Project Experience

Wetland Delineation & Regulatory Support

2022 Wetland Delineations, Exemption Submittals, and Permitting (104 sites)

Capitol Dr Property, Waukesha Co., WI (Jan); Puetz Rd Property, Milwaukee Co., WI (Jan); Glas Driveway Wetlands and GP, Kenosha Co., (Mar); 19555 W Lincoln Ave GP, Waukesha Co., WI (Mar); Northern Oaks Subd GP-AWER, Waukesha Co., WI (Mar); Workman Properties, Waukesha Co., WI (Apr); 5732 W Rawson Av, Milwaukee Co., WI (Apr); 2705 West Rd, Racine Co., WI (Apr); CTH CW Site, Dodge Co., WI (Apr); 4-Mile Rd Property, Racine Co., WI (Apr); Kurtze Ln Property, Waukesha Co., WI (Apr); 128th St Parcel, Kenosha Co., WI (Apr); Thomas Property Wetlands-PEC-Navigability, Waukesha Co., WI (Apr); Ament Property, Racine Co., WI (Apr); W3970 South Shore Dr, Walworth Co., WI (Apr); N2280 Temperance Tr, Walworth Co., WI (Apr); S Clark St Parcel, Dodge Co., WI (Apr); Deer Haven GC, Waukesha Co., WI (May); Petrie Rd 7.5 Ac Parcel, Walworth Co., WI (Apr); 5.5Ac Parcel Mukwonago, Waukesha Co., WI (Apr); S107 W16311 Loomis Rd Parcel, Waukesha Co., WI (Apr); CTH A & USH 12 Property, Walworth Co., WI (Apr); Cape Crossing NFE, Milwaukee Co., WI (Apr); Teipner Parcel, Waukesha Co., WI (Apr); Lichner Parcel, Waukesha Co., WI (Apr); Biocut Systems Site AWER, Waukesha Co., WI (Apr); Spring St Parcels, Racine Co., WI (May); US41 Corridor, Waukesha Co., WI (Apr); Reddelien Rd Parcel, Waukesha Co., WI (May); Watertown Rd Property, Waukesha Co., WI (May); 10027 Camelot Dr, Racine Co., WI (May); Koller Property, Ozaukee Co., WI (May); Altschaefl Property, Waukesha Co., WI (May); Pipito Property Pond, Dodge Co., WI (May); Kenora Rd Parcels, Waukesha Co., WI (May); Moorland & Greenfield Wetlands-AWER, Waukesha County, WI (May); Alliant Edgewater GS, Sheboygan Co., WI (May); Arbet North Parcel, Kenosha Co., WI (May); Pleasant Prairie Police Station, Kenosha Co., WI (May); 3rd Ave Pleasant Prairie Site, Kenosha Co., WI (May); 10766 N Torrey Dr Property, Ozaukee Co., WI (Jun); Kolnick Parcel, Kenosha Co., WI (Jun); Gateway Dr Watertown, Jefferson Co., WI (Jun); Green Bay Gardens Site, Kenosha Co., WI (Jun); DuCharme Property Wetlands-PEC, Waukesha Co., WI (Jun); 2301 Lakeshore Dr. GP-Tree Survey, Ozaukee Co., WI (Jun); 641 Drexel Wetlands-GP, Milwaukee Co., WI (Jun); Quigley Farm, Washington Co., WI (Jun); Big Bend Business Park, Waukesha Co., WI (Jun); Lad Lake Property, Waukesha Co., WI (Jun); Pleasant Prairie PP Utility Corridor, Kenosha Co., WI (Jul); Pleasant Prairie Fire Station 3, Kenosha Co., WI (Jul); CTH H Parcels, Walworth Co., WI (Jul); Oakwood Rd Parcels, Milwaukee Co., WI (Jul); Big Bend Rd Property, Waukesha Co., WI (Jul); Heartland Communities, Racine Co., WI (Jul); Leo Living Bristol Wetlands-PEC, Kenosha Co., WI (Jul); Stream Conservation Union Grove, Racine Co., WI (Jul); 8979 S 42nd St Franklin, Milwaukee Co., WI (Jul); 2205 Silvernail Rd, Waukesha Co., WI (Jul); East Wolf Run Mukwonago, Waukesha Co., WI (Jul); 1302 Roundtable Dr, Racine Co., WI (Jul); Corporation Parcel Dover, Racine Co., WI (Jul); 11925 W Lake Park Dr, Milwaukee Co., WI (Jul); 17905 W Capitol Dr Parcel, Waukesha Co., WI (Jul); Mosconi West Property, Kenosha Co., WI (Jul); Promise Builders Site, Kenosha Co., WI (Jul); Highland Dr Menomonee Falls Botanical Survey, Waukesha Co., WI (Aug); METRO RDF Expansion, Milwaukee Co., WI (Aug); 5.53 Ac Mukwonago Site, Waukesha Co., WI (Aug); Northstar Beloit Site, Rock Co., WI (Aug); Wirth Farm PEC-AWER-Tree Survey, Ozaukee Co., WI (Aug); Olympia Fields Wetlands-AWER, Waukesha Co., WI (Aug); Maple Rd Softball Field, Washington Co., WI (Aug); Blise Property Pond, Washington Co., WI (Aug); St. Johns NW Military Academy Wetlands-PEC, Waukesha Co., WI (Aug); Wildwood Property Wetlands-Navigability, Walworth Co., WI (Aug); Goldendale Rd Property, Washington Co., WI (Aug); 6951 S Lovers Lane, Milwaukee Co., WI (Aug); Klumb Property Wetlands-Corridor, Waukesha Co., WI (Aug); Ulao Creek Residential, Ozaukee Co., WI (Sep); Grand Hills Castle Expansion GP, Waukesha Co., WI (Sep); 31110 82nd St Property, Kenosha Co., WI (Sept); Miller Property Wetlands-SEC, Waukesha Co., WI (Sep); Townline Rd Water Main Wetlands-GP, Waukesha Co., WI (Sep); Sanctuary at Good Hope East PEC, Waukesha Co., WI (Oct); Kutzler Express Property, Kenosha Co., WI (Oct); 47th Ave Property, Kenosha Co., WI (Oct); Steinbrink Property, Kenosha Co., WI (Oct); Caledonia Developments, Racine Co., WI (Oct); DeGrave Farm, Racine Co., WI (Oct); Nettesheim Farm Pewaukee, Waukesha Co., WI (Oct); Fisher-Barton Property, Waukesha Co., WI (Oct); BRP shipyard Sturtevant, Racine Co., WI (Oct); CTH C Site Sheboygan Falls, Sheboygan Co., WI (Oct); Willabay Meadows Residential, Walworth Co., WI (Oct); Thode Dr Property, Waukesha Co., WI (Oct); Middle Rd Property Wetlands-AWER, Racine Co., WI (Oct); Three Pillars Dousman Ph1A, Waukesha Co., WI (Oct); Primrose School Site Brookfield, Waukesha Co., WI (Oct); Grand Geneva Housing Site, Walworth Co., WI (Nov); 2651 Fuller Rd Site, Rock Co., WI (Nov); Willis Ray Rd Property, Walworth Co., WI (Nov); Harding Dr Menomonee Falls Site, Waukesha Co., WI (Nov).

2021 Wetland Delineations, Exemption Submittals, and Permitting (95 sites)

CTH CW Property Exemption, Jefferson Co., WI (Jan); BP Parcel Determination, Kenosha Co., WI (Mar); Narula Property, Kenosha Co., WI (Apr); So Wi Veterans Mem Cemetery, Racine Co., WI (Apr); N. 70th St. Site, Milwaukee Co., WI (Apr); 6th & Grange Site, Milwaukee Co., WI (Apr); North Lake Dr Site, Racine Co.,



WI (Apr); E. Lakeshore Dr Property, Kenosha Co., WI (Apr); Deaton Parcel Exemption, Kenosha Co., WI (Apr); Alliant Energy Solar Site, Sheboygan Co., WI (Apr); Breg-3 Site Exemptions, Milwaukee Co., WI (Feb); Bristol Highlands, Kenosha Co., WI (Apr); Sandalwood Lot 20, Oconto Co., WI (Apr); Martin Rd Parcels, Waukesha Co., WI (Apr); Fair Meadow Subd Exemption, Walworth Co., WI (Apr); Will Rose Haven GP, Waukesha Co., WI (Apr); Bristol Property Wetlands & Exemption, Kenosha Co., WI (Apr); 11900 N Port Washington Rd, Ozaukee Co., WI (Apr); Gibbs Parcel, Kenosha Co., WI (May); Schaefer Farm, Racine Co., WI (May); Lisbon 12-Ac Parcel, Waukesha Co., WI (May); Coach Hills Exemptions, Racine Co., WI (May); Ventimiglia Property, Oconto Co., WI (May); Case HS Property, Racine Co., WI (May); Warntjes North-South Parcels, Kenosha Co., WI (May/Jul); CSM 3325 Dover, Racine Co., WI (May); STH 175 Parcel, Washington Co., WI (May); Holy Hill Rd Property, Washington Co., WI (May); Lyons Parcel Determination, Walworth Co., WI (May); CSM 3591 Mequon, Ozaukee Co., WI (May); Parcel 293-0965 Pleasant Prairie, Kenosha County, WI (May); Denoon Country Estates Muskego, Waukesha Co., WI (May); Blaze Landscaping Lisbon Parcel Wetlands-Exemption, Waukesha Co., WI (Jun); Hughes Parcel wetlands-Woodlands-PEC, Racine Co., WI (Jun); Logan Parcel, Washington Co., WI (May); CTH LL Property, Ozaukee Co., WI (Jun); Steenburg Farm Oakridge, Fond du Lac Co., WI (Jun); Steenburg Farm Dallman, Fond du Lac Co., WI (Jun); UW Parkside Utility Renovations, Kenosha County, WI (May); Salem Lakes Parcel 70412, Kenosha County, WI (Jun); Russet Ct Muskego Site, Waukesha Co., WI (Jun); Kazmierczak Property, Washington Co., WI (Jun); Parcel 152-0100 Pleasant Prairie, Kenosha Co., WI (Jun); 59-Acre Parcel Lisbon Property, Waukesha Co., WI (Jun); 98th St Parcel Randall, Kenosha Co., WI (Jun); Ryan Rd 80-Ac Site, Milwaukee Co., WI (Jul); Hickory Hill West Wetland-PEC Lisbon, Waukesha Co. WI (Jun); Cranberry Creek Landvill, Wood Co., WI (Jul); Christina Estates Outlot 1 Exemption, Racine Co., WI (Jul); LG House of Music Property, Walworth Co., WI (Jul); STH 158-194 Property, Kenosha Co., WI (Aug); 3-Mile Rd Property, Racine Co., WI (Jul); Price Parcel Ottawa, Waukesha Co., WI (Jul); Lot 1 Lilac Rd Rubicon, Dodge Co., WI (Aug); 633 Progress Dr Determination, Ozaukee Co., WI (Jul); I41 & STH60 Property Slinger, Washington Co., WI (Aug); Summit Parcel 0708985 Determination, Waukesha Co., WI (Aug); Timberline Trail Landfill Wetlands and Exemption, Rusk Co., WI (Aug); Seasons at Mt Pleasant Sewer, Racine Co., WI (Aug); Kenny Dr Lots 1-2, Washington Co., WI (Aug); Bliffert Lumber Germantown, Washington Co., WI (Aug); Gibson Parcels Eagle Site, Waukesha Co., WI (Aug); Clover Run Stables, Racine Co., WI (Sep); Pink Property Salem Lakes GP, Kenosha Co., WI (Sep); Albano Property Carol Beach, Kenosha Co., WI (Sep); Mosconi Parcel Somers, Kenosha Co., WI (Sep); Petrie Rd Property Geneva, Walworth Co., WI (Sep); NML Property Oak Creek, Milwaukee Co., WI (Sep); Carol Beach Estates, Kenosha Co., WI (Sep); Mt. Pleasant Business Ctr Site, Racine Co., WI (Sep); Pleasant Prairie Power Plant, Kenosha Co., WI (Sep); STH 31 Property, Racine Co., WI (Sep); 112th St Expansion Parcel, Milwaukee Co., WI (Oct); Glacier Ridge Landfill EC Site, Dodge Co., WI (Sep); City-View Subdivision Horicon, Dodge Co., WI (Sep); Rock Rd Co Beloit, Rock Co., WI (Oct); Glass Parcels Richfield, Washington Co., WI (Oct); Alliant Clinton Substation, Rock Co., WI (Oct); Triggs Property Delafield, Waukesha Co., WI (Oct); Singh Parcel Franklin, Milwaukee Co., WI (Oct); Hilmer Property Muskego, Waukesha Co., WI (Oct); Baseler Property Muskego, Waukesha Co., WI (Oct); ALDI Property Oak Creek, Milwaukee Co., WI (Oct); Plank Rd Property Burlington, Racine Co., WI (Oct); Jackson Marsh Restoration Site, Washington Co., WI (Oct); Pilgrim Rd Parcel Brookfield, Waukesha Co., WI (Oct); Henneberry Parcel Muskego, Waukesha Co., WI (Oct); Ewig Parcel Franklin, Milwaukee Co., WI (Oct); STH 120 Site L Geneva, Walworth Co., WI (Oct); KMHS Wales, Waukesha Co., WI (Oct); 184th Ave Bristol Property, Kenosha Co., WI (Oct); 144th Ave Bristol Property, Kenosha Co., Pabst Rd Oconomowoc Site, Waukesha County, WI (Oct); N Lake Shore Dr Mequon, Ozaukee Co., WI (Nov); 28414 Wilmot Rd Salem Lakes, Kenosha Co., WI (Nov); 819 E Drexel Site, Milwaukee Co., WI (Nov).

2020 Wetland Delineations, Exemption Submittals, and Permitting (90 sites)

Courtney Street Storage Buildings, Racine Co., WI (Feb); 86th Ave & STH 165 Parcel, Kenosha Co., WI (Feb-Apr); Harris Gravel Pit, Dane Co., WI (Mar-Apr); Alliant Birnamwood Substation, Shawano Co., WI (Apr); Rolling Meadows Drive Parcel, Fond du Lac Co., WI (Apr); Lieds Nursery Site, Waukesha Co., WI (Apr); Plas-Tech Engineering Site, Walworth Co., WI (Apr); Fink Parcel, Racine Co., WI (Apr); Lot 1 Proposed CSM 3258, Racine Co., WI (Apr); Harris Gravel Pit, Dane Co., WI (May); Schumacher Rd Reconstruction, Dane Co., WI (Apr); Whitetail Ridge Ph2, Kenosha Co., WI (Apr), Kelly Pit Addition, Dane Co., WI (Apr); Myrtle Way Road Improvements, Rock Co., WI (Apr); Pewaukee Industrial Park South, Waukesha Co., WI (May); Mueller Property, Fond du Lac Co., WI (Apr); 3901 Kipp Street Site, Dane Co., WI (Apr); Witte Parcels, Dane Co., WI (Apr); Sandalwood Lots 7-8, Oconto Co., WI (Apr); Yellowstone Outdoor Resort, Lafayette Co., WI (Apr); S&L Underground Expansion, Columbia Co., WI (May); 200 Baraboo Street, Sauk Co., WI (May); Jefferson Pit, Jefferson Co., WI (May); Rock Point Village, Waukesha Co., WI (May); Blanchardville Coop Oil & NGSD Parcels, Green Co., WI (May); Logtown Development, Sauk Co., WI (Jun); Maple Ave Property, Waukesha Co., WI (May); Wanasek Property, Racine Co., WI (May); Meier Farms, Dane Co., WI (Jun); 76th & Ryan Site, Sauk Co., WI (May); Milton Townline Road Site, Rock County, WI (May); Somers Multi-family Site, Kenosha



Co., WI (May); Cazenovia WWTP Expansion, Waukesha Co., WI (Jun); Waukegan Property, Lake Co., IL (Jun); Ozaukee Christian School, Washington Co., WI (Jun); Kohler Distribution Center, Sheboygan Co., WI (Jun); Veterans Memorial Park West Site, Kenosha County, WI (Jun); Veterans Memorial Park East Site, Kenosha County, WI (Oct); Bristol Commons Site, Kenosha Co., WI (Jun); Barels Property, Racine Co., WI (Jun); Rogich Property, Milwaukee Co., WI (Jun); CTH MM Intersection Reconstruction, Dane Co., WI (Jul); Rose Property, Racine Co., WI (Jun); Baldev Court Property, Ozaukee Co., WI (Jul); Paul-Meghan Dominie Property, Dane Co., WI (Jul); Union Court Site, Kenosha Co., WI (Jul); Webcrafters Parcels, Dane Co., WI (Jul); Site Security Upgrades Site, Waukesha Co., WI (Jul); Scuppernong Creek Site, Waukesha Co., WI (Jul); W9030 Oak Ridge Road Property, Jackson Co., WI (Jul); Cherokee Golf Course, Dane Co., WI (Aug); W3948 South Shore Drive, Walworth Co., WI (Aug); Caledonia Multifamily Site, Racine Co., WI (Aug), Mittelstaedt Property, Sauk Co., WI (Aug); 1525 Bryce Drive Parcel, Winnebago Co., WI (Sep); Platten Property, Outagamie Co., WI (Sep); St. Mary's Springs Site, Fond du Lac Co., WI (Sep); Fairway Village Site, Ozaukee Co., WI (Sep); Quarry Park Site, Waukesha Co., WI (Sep); CTH F-Concord Site, Jefferson Co., WI (Sep); HJ Williams Farm, Adams Co., WI (Oct); STH 16-Lisbon Rd Parcel, Waukesha Co., WI (Sep); Golden Lake Road Property, Waukesha Co., WI (Sep); 4522 CTH P Parcel, Washington Co., WI (Sep); Darby Farms, Kenosha Co., WI (Sep); 227 Sussex Street, Waukesha Co., WI (Sep); Lexus of Brookfield Site, Milwaukee Co., WI (Sep); Wesner Greenfield Ave Parcels, Waukesha Co., WI (Sep); Oriole Lane Parcels, Ozaukee Co., WI (Oct); Wayside Parkview Estates, Brown Co., WI (Sep); Wind Point Parcel, Racine Co., WI (Oct); Geneva National Lot 18-23, Walworth Co., WI (Oct); Badger Farm, Racine Co., WI (Oct); Dorset Corners Substation, Monroe Co., WI (Sep); Covered Bridge Rd Site, Ozaukee Co., WI (Oct); Trek Distribution Center, Jefferson Co., WI (Oct); Craftsman Drive Parcel, Waukesha Co., WI (Oct); Village Green Subdivision, Ozaukee Co., WI (Oct); Ansay Farm, Ozaukee Co., WI (Oct); Zenner Farm Property, Racine Co., WI (Oct); West Snell Rd Site, Winnebago Co., WI (Oct); Kenosha County Bridges, Kenosha Co., WI (Oct); Confidential Site Janesville, Rock Co., WI (Oct); Janesville Airport Site, Rock Co., WI (Oct); 10920 West Liberty Drive, Milwaukee Co., WI (Oct); V of River Hills 53-Acre Site, Milwaukee Co., WI (Oct); Hwy 14 & Lacy Rd Site, Dane Co., WI (Oct); Wilderness Way Parcel, Waukesha County, WI (Oct); Hummingbird Lane Parcel, Sheboygan Co., WI (Oct); Plainview Rd Site, Waukesha Co., WI (Nov); Delimat Property, Kenosha Co., WI (Nov); 11900 N Port Washington Rd Parcel, Ozaukee Co., WI (Nov); Canopy Hills Artificial Wetland, Racine Co., WI (Dec); Strauss Brands Facility, Milwaukee County, WI (Dec).

2019 Wetland Delineations, Exemption Submittals, and Permitting (39 sites)

North Hills Subdivision, Waukesha Co., WI (Jan); Prairie Walk Subdivision, Waukesha Co., WI (Apr); Loomis Parcel Determination, WI (Mar-Apr); Lamminem Parcel, Kenosha Co., WI (Apr); Lot 103 Burlington, Racine Co., WI (Apr); 7220 Ryan Rd Parcel, Milwaukee Co., WI (Apr); 1-Acre Franklin Parcel, Milwaukee Co., WI (June); 256th Ave Site, Kenosha Co., WI (May); 915 Main St Mukwonago, Waukesha Co., WI (May); Muskego Lakes CC, Muskego, Waukesha Co., WI (June), Bonniwell Road Parcel, Ozaukee Co., WI (July); 333 Portland Rd Site, City of Waterloo, Jefferson Co., WI (May); Thompson Lane Parcel, Village of Chenequa, Waukesha Co., WI (May); Schmitz Redi-Mix Site, Village of Mt. Pleasant, Racine Co., WI (June); New Berlin Redi-Mix Site, City of New Berlin, Waukesha Co., WI (May); Elm Grove Road Basin, City of New Berlin, Waukesha Co., WI (May); Lathrop-Meacham Parcels Mitigation Site, Village of Mt. Pleasant, Racine Co., WI (May-July); Lot 18-31 Geneva National Site, Town of Geneva, Walworth Co., WI (July); Bohner's Lake Parcel, Town of Burlington, Racine Co., WI (Sept); 6970 South 6th St., City of Oak Creek, Milwaukee Co., WI (Aug); Weatherstone Meadows site, City of New Berlin, Waukesha Co., WI (Aug); Parkview Apartments site, Village of Somers, Kenosha Co., WI (Aug); Volkswagen Expansion site, Village of Pleasant Prairie, Kenosha Co., WI (Aug); Pewaukee-Brookfield Trail, Waukesha Co., WI (Aug-Sept); Parcel 1268-993, City of New Berlin, Waukesha Co., WI (Aug); Germantown Industrial Business Park, Washington Co., WI (Oct); Haasch- Finger site, City of Brookfield, Waukesha Co., WI (Oct); Kennedy Property, Village of Waunakee, Dane Co., WI (Oct); Jefferson County Interurban Trail, Towns of Watertown and Ixonia, Jefferson Co., WI (Oct); Mukwonago Residential Parcel, Village of Mukwonago, Waukesha Co., WI (Oct); Pine Ridge Estates, City of Oconomowoc, Waukesha Co., WI (Oct); Silver Lake Parcels, Village of Salem Lakes, Kenosha Co., WI (Oct); New Berlin Trail Phase II, City of Waukesha, Waukesha Co., WI (Oct); 1910 W Puetz Road site, City of Oak Creek, Milwaukee County, WI (Oct); Project Redline, Village of Menomonee Falls, WI (Oct); CSM 3232 Oulot 1, Village of Mt. Pleasant, Racine Co., WI (Oct); Plant Community Mapping and Assessment, City of Oak Creek, Milwaukee Co., WI (Nov); Faber Property, Village of Williams Bay, Walworth Co., WI (Nov); Campus Drive Property, Village of Hartland, Waukesha Co., WI (Dec).

Example 2018 Wetland Delineations in WI and IL (50 sites)

Homestead Acres, Racine Co., WI (Apr); Greenmeadows, Racine Co., WI (Apr), Wind Point School, Racine Co., WI (Apr); Vintage Parc East, Kenosha Co., WI (Apr); Nelson-Heckel, Kenosha Co., WI (Apr); Caledonia Storage, Racine Co., WI (Apr); New Berlin Storage, Waukesha Co., WI (Mar); Manke Gravel Pit, Columbia



Co., WI (May); Drissel-Wallace, Kenosha Co., WI (May); LaBelle Golf Course, Waukesha Co., WI (May); Waterloo Aluminum, Jefferson Co., WI (May); Salem Business Park, Kenosha Co., WI (May); Audubon Arboretum, Racine Co., WI (May); Briarwood, Racine Co., WI (May); Basting-Brown Parcels, Waukesha Co., WI (May); 84-Acre Site, Racine Co., WI (May); Jolenta Lane, Waukesha Co., WI (Apr); Rock Road Storage, Walworth Co., WI (May); Wildwood Creek, Winnebago Co., WI (Jun); Green Bay Site, Brown Co., WI (Jun); Main Street Market, Kenosha Co., WI (Jul); Armstrong Eddy Park, Rock Co., WI (May); Hickory St Site, Ozaukee Co., WI (Jun); Parcel DW 800004, Walworth Co. (Jun); Lot 8 Parcel WCA-0003, Walworth Co., WI (Jun); RRR Grundy, Kane Co., IL (Jul); Coleman Norris Parcel, Waukesha Co., WI (Jul); Deaton Parcel, Kenosha Co., WI (Aug); Hintz Parcel, Washington Co., WI (Aug); Loomis-Ryan Rds Site, Milwaukee Co., WI (Aug); Grass Parcels, Waukesha Co., WI (Sep); Mallard Ridge Landfill Pipeline, Walworth Co., WI (Sep); Glacier Ridge Landfill Pipeline, Dodge Co., WI (Sep); Ravenwoods, Waukesha Co., WI (Aug); Canopy Hills, Racine Co., WI (Sep); Duck Pond, Kenosha Co., WI (Sep); Splinter Parcels, Racine Co., WI (Oct); Berget Parcel, Walworth Co., WI (Sep); Saylesville Rd Parcel, Waukesha Co., WI (Oct); Racine Ave-Lawnsdale Rd Parcel, Waukesha Co., WI (Oct); Braun Rd-90th St Parcel, Racine Co., WI (Oct); Grafton Parcels, Ozaukee Co., WI (Dec); Crawford Parcel, Racine Co., WI (Nov); Kotas Parcels, Racine Co., WI (Nov); Altamount Acres South, Racine Co., WI (Dec); Christina Estates, Racine Co., WI (Dec); Christina Estates NE, Racine Co., WI (Dec); Lathrop Parcel, Racine Co., WI (Dec); Hillside Ridge, Waukesha Co., WI (Dec); Stolz Property, Waukesha Co., WI (Dec).

Example 2017 Wetland Delineations in WI, MI, IN, and IL (31 Sites)

Back 40 Mine, Menominee Co., MI (Jan); Oakdale Rd Site, Waukesha Co., WI (Sep); Birds Eye Foods, Walworth Co., WI (Sep); Boss Property, Leelanau Co., MI (Jul); Brighton Estates, Waukesha Co., WI (Sep); Saltzman North, Waukesha Co., WI (Sep); Susnar Parcel, Waukesha Co., WI (Sep); Wrenwood Site, Washington Co., WI; Chorneyko Site, Walworth Co., WI (Apr); CN Railroad Bridges-6 Sites, Fond du Lac & Winnebago Co's, WI; CN Railroad Freepart Culvert, Kane Co., IL (May); Herrling Site, Dane Co., WI (Sep); MMSD Sewerage Project, Milwaukee Co., WI (May); Spring St Site, Racine Co., WI (Oct); Goshen Midway Cell Tower, Elkhart Co., IN (Apr); Two Creeks Utility Site, Manitowoc Co., WI (Nov); Suncast Site, Kane Co., IL (Dec); Lot 51 Lakeview Corp Park, Kenosha Co., WI (Oct); Lakefront Gun Range, Racine Co., WI (Oct); WI Club Golf Course, Milwaukee Co., WI (Apr); WisDOT Improvements, STH 32 Racine Co (Aug), STH 67 Walworth Co. (Sep), STH 20, Racine Co. (Oct), 27th St, Milwaukee Co. (Sep); Conference Point Boat Launch, Walworth Co., WI (Oct); Lake View RR Corridor, Portage Co., WI (Sep).

Example 2016 Wetland Delineations in WI, OH, MI and IL (Mostly Large Projects)

AEP Wavery-Adams-Seaman 138 kV Trans. Line Rebuild, Adams & Pike Co's, OH (Dec); Kansas West-Faraday Trans. Line Rebuild-Macon, Moultrie, & Coles Co's, IL (Jan), Riveredge Nature Center Preliminary, Ozaukee Co., WI (Feb); Lost Creek Mitigation Site, Portage Co., WI (Jun); I-41 Burleigh to Good Hope Corridor WisDOT, Milwaukee Co., WI (Jul); STH 60 Corridor, Ozaukee & Washington Co's, WI (Aug-Oct); Erin Hills Golf Course, Washington Co., WI (Sep); Back 40 Mine, Menominee Co., MI; Lake Zurich SW Cell Tower, Lake Co., IL (Oct); Acme Steel Coke Site, Cook Co., IL (Dec).

Example 2015 Wetland Delineations in WI, IL, and MO (Mostly Large Projects)

Bolser Street MO33211-M Cell Tower Site, Grundy Co., MO (Sep); Section 9 Site, Dane Co., WI (Apr); Franzel Rd Site, Bayfield Co., WI (Apr); Big Eau Pleine Mitigation Site, Marathon Co., WI (Aug); Taylor Road Siding Track, Jackson Co., WI (Nov); UPS-CACH Site, Cook Co., IL (Jun); Eggers Woods Forest Preserve, Cook Co., IL (Mar).

Example 2014 Wetland Delineations in WI, IL, and MI (Mostly Large Projects)

Emerald Park Western Expansion, Waukesha Co., WI (Oct); Arcadia Mining Site-Trempealeau Co., WI (Apr); Kalamazoo River Parcel, Kalamazoo and Calhoun Co's, MI (Jul); G2 Mitigation Site - Winnebago Co., WI (May); Line 6A MP 378.94, McHenry Co., IL (Sep); Geneva National Site, Walworth Co., WI (Nov); Nortrax Site -Lincoln Co., WI (Oct); Toberman Parcel- Crawford Co., WI (Oct).

Example 2013 Wetland Delineations in WI, IL, OH, and MI (Mostly Large Projects)

West Central Lateral - Eau Claire, Clark, Jackson & Monroe Co's, WI (Apr-May); Walker Cranberry 80- acre Parcel - Jackson Co., WI (Sept - Oct); Berne to Natrium Pipeline, Monroe Co., OH (Oct); CNX Noble Pipeline - Noble Co., OH (Oct); Deer Grove Forest Preserve, Cook Co., IL (Nov).

Example 2012 Wetland Delineations in WI, IL, IN, and TX (Mostly Large Projects)

West Central Lateral (190 miles), Eau Claire, Clark, Jackson & Monroe Co's, WI (Sep-Nov); Morrison Creek



Cranberry Parcel, Jackson Co., WI (Aug); London Mitigation Site, Jefferson Co., WI (July); Southern Access Pipeline, Sawyer & Washburn Co's, WI (Jun); I-80 Interchange, LaPorte Co., IN (Mar); Eagle-Ford Shale Plays, LaSalle & McMullen Co's, TX (Jan-Feb).

I-94 Corridor Wetland and Primary Environmental Corridor Mapping and Endangered Species Study, Milwaukee, Racine, and Kenosha Counties, WI (Project Manager and Lead Scientist)

Primary Environmental Corridor Delineation Parkview Site, Village of Somers, WI (Lead Scientist)

Elm Road Generating Station, Oak Creek & Caledonia, WI (Project Manager & Lead Scientist)

Tri-State Tollway, Deerfield Plaza Wetland and Endangered Species Investigation, Lake and Cook Counties, IL (Lead Scientist)

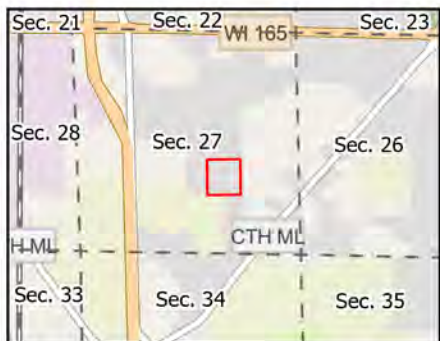
Guardian II Laterals, Fox Valley, Hartford and West Bend, WI (Project Manager and Lead Scientist)


ATC Paris to St. Martins (KK3025) 138KV Line Rebuild, Kenosha, Racine and Milwaukee Counties, WI (Project Manager and Lead Scientist)



Nielsen, Madsen & Barber, SC
Butteri Property
Project #: 20251686
December 29, 2025

Appendix F | NAIP Imagery



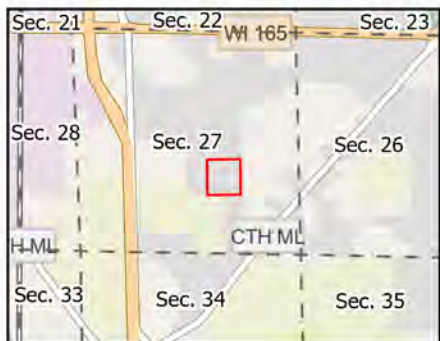
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2005-06-08 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2005 NAIP
USDA



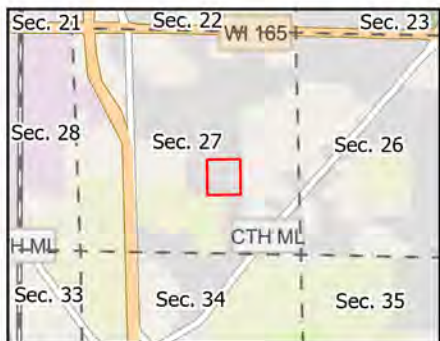
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2006-06-12 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2006 NAIP
USDA



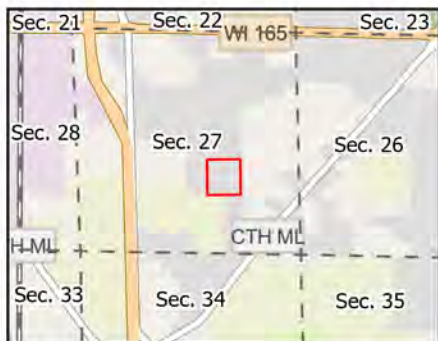
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2008-07-05 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2008 NAIP
USDA



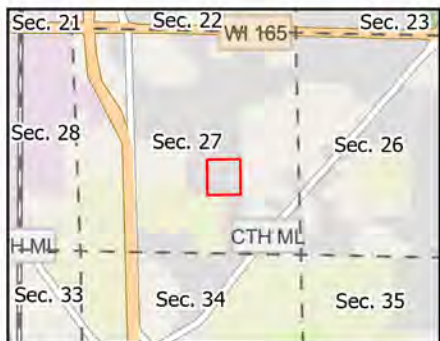
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2010-06-25 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2010 NAIP
USDA



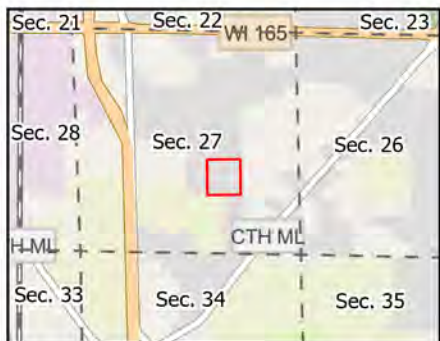
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2013-06-19 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2013 NAIP
USDA



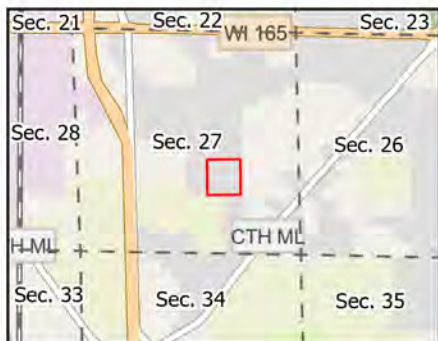
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2015-09-22 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2015 NAIP
USDA



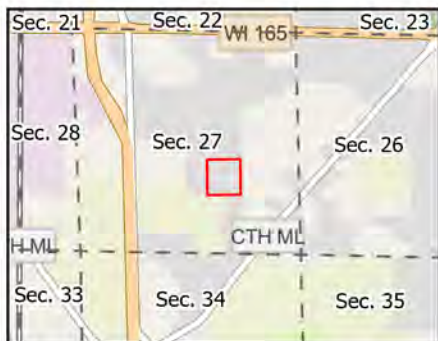
 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2017-09-22 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2017 NAIP
USDA



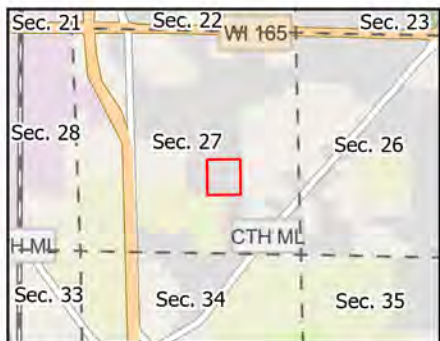
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2018-09-14 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2018 NAIP
USDA



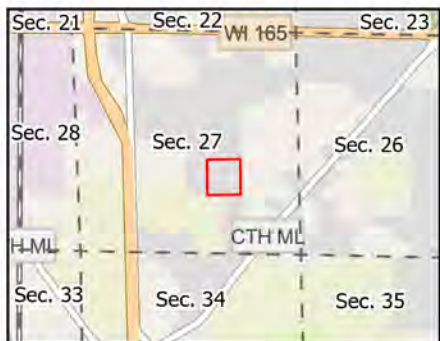
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2020-09-02 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2020 NAIP
USDA



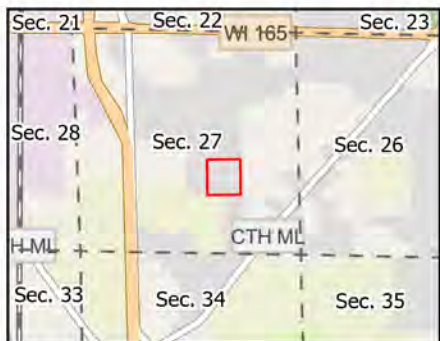
 Study Area (1.32 ac)




Heartland
ECOLOGICAL GROUP INC

2022-06-23 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2022 NAIP
USDA



 Study Area (1.32 ac)



Heartland
ECOLOGICAL GROUP INC

2024-09-26 NAIP
Aerial Imagery
Butteri Property
Project #20251686
T1N, R22E, S27
V Pl. Prairie, Kenosha Co

2024 NAIP
USDA



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Consider approval of a Certified Survey Map for the request of Michael Gulatz, on behalf of the property owner, Gulatz Irrevocable Trust, to subdivide the property located at 4615 116th Street into two lots.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Action

BUDGETED: No

MEETING TYPE REQUIRED:

Regular

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

See Village Staff Report.

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board subject to the comments and conditions of the attached Village Staff Report.

[Village Staff Report-Gulatz CSM.pdf](#)

[Draft CSM Gulatz.pdf](#)

VILLAGE STAFF REPORT OF APRIL 6, 2026

The applicant, Michael Gulatz, on behalf of the property owner, Gulatz Irrevocable Trust, is requesting to subdivide the property located at 4615 116th Street into two lots.

- Lot 1: is proposed to be 17,978 square feet with 150 feet of frontage on 116th Street with an existing home.
- Lot 2: is proposed to be 17,978 square feet with 150 feet of frontage on 116th Street and 120 feet of frontage on 47th Avenue. Lot 2 has an existing shed that shall be removed within 1 year of recording this CSM unless a new home is under construction.

The property is zoned R-4, Urban Single Family Residential District. The lots proposed to be created will meet the minimum requirements of the R-4 District of 15,000 square feet with 90 feet of frontage on a public street. The residential properties to the north and east are zoned R-3, Urban Single Family Residential District and the properties to the east and south are also zoned R-4, Urban Single Family Residential District. Municipal sewer is available on 116th Street and 47th Avenue and water is available on 116th Street to service the vacant property.

The proposed land division conforms with the Village Comprehensive Plan, with the minimum lot area and the lot frontage requirements of the R-4 Zoning District, and all requirements of the Land Division and Development Control Ordinance.

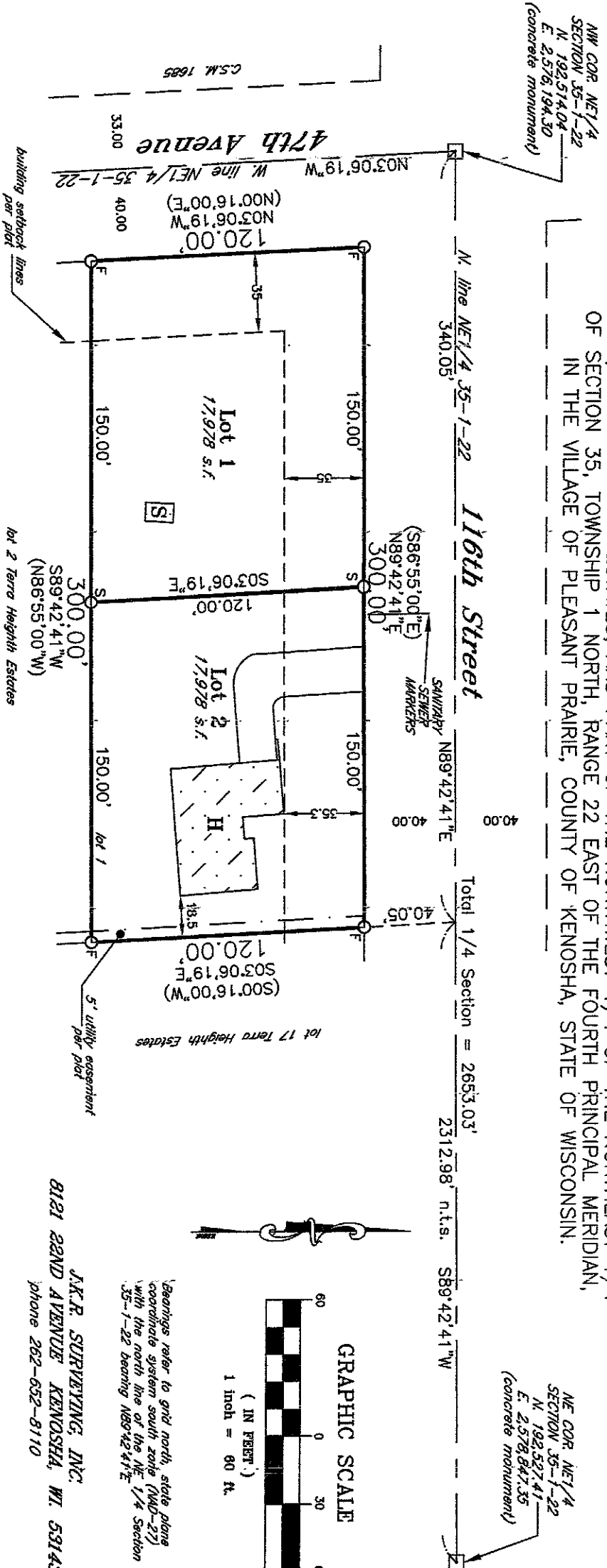
Village staff recommends approval, subject to the above comments and the following conditions.

1. If the shed on Lot 1 is removed, then a razing permit is required to be obtained.
2. See ***attached*** CSM changes.
3. Pursuant to the Village Finance Department, there is a special assessment for Lot 2, with the home, of \$22,535.17 (150' @ \$112.52 per foot water main + \$5,657.17 for service). The special assessment on Lot 2 shall be paid prior to recording the CSM. The deferred special assessment on Lot 1 of \$16,878 (150' @ \$112.52 per foot water main) will be due when the new construction permit is pulled.
4. Pursuant to the Village Finance Department the current outstanding taxes of \$4,019.80 shall be paid prior to recording the CSM.
5. The CSM shall be recorded at the Register of Deeds within 12 months of the Village Board approval, and a recorded copy shall be provided to the Village within 72 hours of recording.

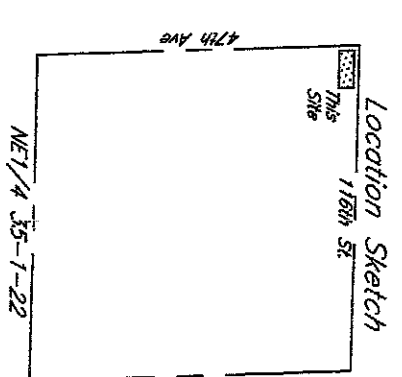
DEV26-03-06

CERTIFIED SURVEY MAP

LOT 1, TERRA HEIGHT ESTATES, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.



CERTIFIED SURVEY MAP NO.....



NOTE:
The shed on Lot 1 will be removed within one year of the recording of this Certified Survey Map

Lots shown hereon shall be served by public sanitary sewer.

denotes 1" x 2" iron pipe (weight: 1.13 lbs per foot)
F=found S=set

"OWNER/SUBDIVIDER"
Elisabeth Culakz Irrevocable Grantor Trust
4815 116th Street
Pleasant Prairie, WI 53158

Bearings refer to grid north, slide along coordinate system south zone (NAD-27) with the north line of the NE 1/4 Section 35-1-22 bearing N89°42'41"E

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI 53143
phone 262-652-8110

WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART

Dated: March 11, 2026

CERTIFIED SURVEY MAP

LOT 1, TERRA HEIGHTH ESTATES, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey K. Rampart, herby certify that I have prepared this Certified Survey Map at the direction of the owners; THAT such map is a correct representation of the exterior boundaries of the land surveyed and are described as: Lot 1, Terra Heighth Estates, a plat recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on January 20, 1964 as Document No. 458532, and part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin, being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 35, thence N89°42'41"E along the North line of said 1/4 Section 340.05 feet; thence S03°06'19"E parallel to the West line of said 1/4 Section 40.05 feet to the Northeast corner of said lot 1 and the point of beginning; thence continue S03°06'19"E 120.00 feet to the Southeast corner of said Lot 1; thence S89°42'41"W parallel to the North line of said 1/4 Section 300.00 feet to the Southwest corner of said Lot 1; thence N03°06'19"W parallel to the West line of said 1/4 Section 120.00 feet to the Northwest corner of said Lot 1; thence N89°42'41"E parallel to the North line of said 1/4 Section 300.00 feet to the Northeast corner of said Lot 1 and the point of beginning. Containing 35,956 square feet or 0.825 acres.

That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and with the Village of Pleasant Prairie Land Division Ordinance. Dated this ..11th.. day ofMarch....., 2026.

SURVEYOR.....
JEFFREY K. RAMPART (S-2141)

OWNERS'S CERTIFICATE

As owner (s), I (we) hereby certify that I (we) caused the land described on this plat to to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER: Elisabeth Gulatz Irrevocable Grantor Trust

OWNER/MEMBER.....
ELISABETH GULATZ

PRINT NAME.....

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 20___, the above named Elisabeth Gulatz, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....
NOTARY PUBLIC
PRINT NAME.....

VILLAGE PLAN COMMISSION CERTIFICATE

This certified survey map has been submitted to and approved by the Village Plan Commission of the Village of Pleasant Prairie on this day of, 20___.

MICHAEL R. POLLOCOFF, CHAIRMAN
PRINT NAME.....

BOARD

VILLAGE BOARD COMMISSION CERTIFICATE

This certified survey map has been submitted to and approved by the Village Board of the Village of Pleasant Prairie on this day of, 20___.

DAVID H. KLIMISCH, PRESIDENT
PRINT NAME.....

JANE C. SNELL, VILLAGE CLERK
PRINT NAME.....

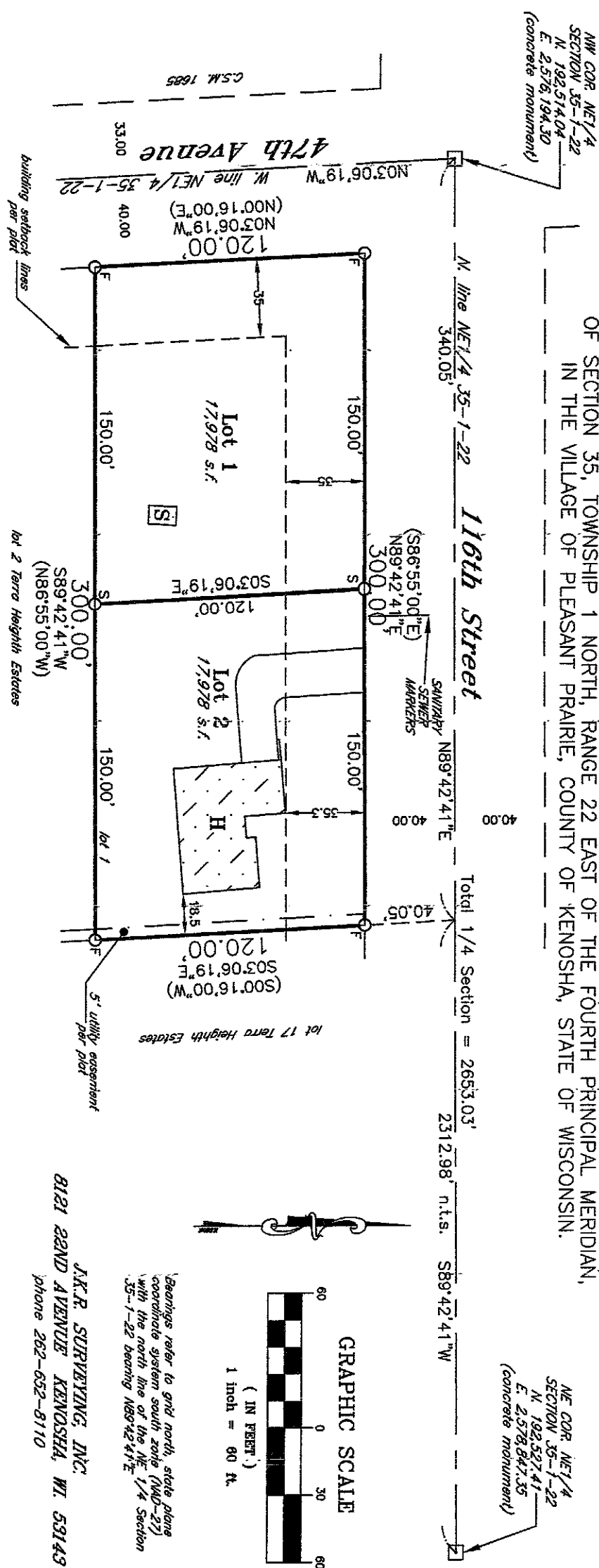
SHEET TWO OF TWO SHEETS

CERTIFIED SURVEY MAP NO.....

J.

CERTIFIED SURVEY MAP

LOT 1, TERRA HEIGHTS ESTATES, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

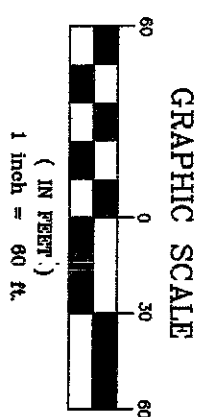


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WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART

Dated: March 11, 2026

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That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and with the Village of Pleasant Prairie Land Division Ordinance. Dated this ..11th.. day ofMarch....., 2026.

SURVEYOR.....
JEFFREY K. RAMPART (S-2141)

OWNERS'S CERTIFICATE

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OWNER: Elisabeth Gulatz Irrevocable Grantor Trust

OWNER/MEMBER.....
ELISABETH GULATZ

PRINT NAME.....

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 20___, the above named Elisabeth Gulatz, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....
NOTARY PUBLIC
PRINT NAME.....

VILLAGE PLAN COMMISSION CERTIFICATE

This certified survey map has been submitted to and approved by the Village Plan Commission of the Village of Pleasant Prairie on this day of, 20___.

MICHAEL R. POLLOCOFF, CHAIRMAN
PRINT NAME.....

VILLAGE PLAN COMMISSION CERTIFICATE

This certified survey map has been submitted to and approved by the Village Board of the Village of Pleasant Prairie on this day of, 20___.

.....
DAVID H. KLIMISCH, PRESIDENT
PRINT NAME.....
.....
JANE C. SNELL, VILLAGE CLERK
PRINT NAME.....



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Public hearing and consider approval of several Zoning Text Amendments to amend Section 420-45 related to general public or private roadway requirements and related definitions in Section 420-152 of the Village Zoning Ordinance.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Ordinance

BUDGETED: No

MEETING TYPE REQUIRED:

Public Hearing

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

On February 2, 2026, the Plan Commission adopted Resolution 26-04 to initiate zoning text amendments related to general public or private roadway requirements. Section 420-45 entitled "General public or private roadway requirements" has been reviewed and several amendments are proposed including:

- To clarify that on state or county highways, the jurisdiction having authority to maintain said roadway may require additional requirements and conditions for any permit or approval deemed necessary.
- To allow the Village Zoning Administrator and Village Engineer to approve modifications to requirements on streets that the Village has jurisdiction, on a case-by-case basis, provided that the modification does not conflict with the purpose of the Zoning Ordinance to protect and promote the public health, safety, and general welfare.
- To reference requirements in Chapter 405 of the Village Municipal Code related to Village Design Standards and Construction Specifications.
- To amend the following definitions to ensure consistency within the Zoning Ordinance and Land Division Development Control Ordinance:
 - Arterial Street or Highway
 - Highway
 - Street
- To create the following new definitions to ensure consistency within the Zoning Ordinance and Land Division Development Control Ordinance:
 - Arterial Road
 - Collector Street
 - Nonarterial Road
 - Nonarterial Street
 - Road

See additional amendments to definitions in the Land Division and Development Control Ordinance also being considered at tonight's meeting.

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the amendments as presented.

ORD. NO. 26-__

**ORDINANCE TO AMEND THE ZONING ORDINANCE IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

**THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE DO HEREBY
ORDAIN THAT THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE ARE HEREBY
AMENDED AS FOLLOWS:**

1. To amend Section 420-45 related to general public or private roadway requirements is hereby amended as follows:

420-45 General public or private roadway requirements.

The following regulations are applicable to roads under the Village's jurisdictional authority. Restricted or controlled access to state or county roadways may be further restricted as it relates to roadway and driveway spacing. On state or county highways, the jurisdiction having authority to maintain said roadway may require additional requirements and conditions for any permit or approval as deemed necessary. Furthermore, the Village Zoning Administrator and Village Engineer may approve modifications to requirements on streets that the Village has jurisdiction, on a case-by-case basis, provided that the modification does not conflict with the purpose of the Zoning Ordinance to protect and promote the public health, safety, and general welfare.

A. Spacing between streets roadways.

- (1) The separation spacing between all public or private nonarterial streets roads for all uses, except single-family or two-family residential, shall meet the following minimum distance from other public or private nonarterial streets roads:

Posted Highway Design Speed of Nonarterial Street Road (miles per hour)	Minimum Spacing Distance as Measured Between the Center Lines of Public or Private Nonarterial Street Road (feet)
25	290
30	320
35	350
40	380
45	460
50	530
55	670

- (2) The separation spacing between all public or private nonarterial roads streets for single-family or two-family residential uses shall be a minimum of 316 feet as measured from the centerline of another shall meet the following minimum distance from other public or private nonarterial streets roads:

Highway Design Speed of Public or Private Nonarterial Road (miles per hour)	Minimum Spacing Distance as Measured from the Center Lines of Public or Private Nonarterial Roads (feet)
25	316
30	316
35	316

- (3) The separation spacing between all public or private nonarterial ~~streets~~ roads intersecting an arterial ~~street~~ road shall meet the following minimum distances:

Posted Highway Design Speed of Arterial Street Road (miles per hour)	Minimum Spacing Distance as Measured from the Center Lines of Public or Private Nonarterial Street Road Intersecting an Arterial Street Road (feet)
25	290
30	370
35	460
40	530
45	670
50	780
55	910

- B. ~~Street Roadway~~ offsets (jogged intersections). ~~Street Roadway~~ offsets shall not be allowed in any district unless they meet the criteria as set forth in Subsection A above.
- C. Boulevard islands and medians within ~~streets, roadways~~. Boulevard islands and medians within roadways shall be designed pursuant to Chapter 405 of the Village Municipal Code, Village Design Standards and Construction Specifications as approved by the Village Engineer. ~~be a minimum of 20 feet in width (measured from back of curb to back of curb), except for entrances to a subdivision where an entrance boulevard island shall be a minimum of seven feet in width (measured from the front of curb to front of curb).~~ Location of openings within boulevard islands or medians is subject to Village approval. Driveway openings shall be aligned with boulevard island or median openings.
- D. Access barriers. Permanent or temporary access barriers, such as ~~but not limited to~~ bollards, barricades, curbing, fencing, ditching, landscaping, or other topographic barriers, shall be erected where required by the ~~Plan Commission or~~ Zoning Administrator, ~~Public Works Director~~ and the Village Engineer to prevent unauthorized vehicle ingress or egress to the above-specified streets ~~or highways~~.
- E. Other urban design standards not listed. The spacing, location, turning radii and median width and other ~~streets highway~~ geometrics not listed for roadways shall be in accordance with Chapter 405 of the Village Municipal Code or as approved by the Village Engineer based on the best interest of public safety. ~~the standards set forth in the book titled "Policy on Geometric Design of Highways and Streets" prepared by the American Association of State Highway and Transportation Officials, 1984, as amended from time to time, and supplemental highway engineering and construction standards and specifications approved by the Wisconsin Department of Transportation.~~

2. To amend Section 420-152 related to definitions in the Zoning Ordinance is hereby amended as follows:

ARTERIAL STREET ~~OR HIGHWAY~~

As defined in Chapter 395-101 of the Village Land Division and Development Control Ordinance. ~~—A public street or highway that is designated as an arterial street or arterial highway in the Village Comprehensive Plan.~~

ARTERIAL ROAD

See "arterial street"

COLLECTOR STREET

As defined in Chapter 395-101 of the Village Land Division and Development

Control Ordinance. A collector street is considered a nonarterial street for zoning purposes.

HIGHWAY

The area within the right-of-way lines of a public highway, as distinguished from the paved roadway of a highway. A highway is considered an arterial street as defined in this Chapter.

NONARTERIAL ROAD

See "nonarterial street".

NONARTERIAL STREET

Any street or road that is not classified as an arterial street, a collector street or is not a private road.

ROAD

See "street".

STREET

The area within the right-of-way lines of a public street, as distinguished from the paved roadway of a street. "Street" typically includes "highway-", "arterial streets", "arterial roads", nonarterial streets", or nonarterial roads".

Adopted this _____ day of _____ 2026.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

David J. Klimisch
Village President

Jane C. Snell
Village Clerk

Posted: _____

CODE26-01-01
__-420-45 general roadway requirements.doc



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Consider approval of Land Division and Development Control Ordinance Amendments to amend Section 395-101 related to definitions for an arterial street and a collector street.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Ordinance

BUDGETED: No

MEETING TYPE REQUIRED:
Regular

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

On February 2, 2026, the Plan Commission adopted Resolution 26-04 to initiate zoning text amendments related to general public or private roadway requirements. Section 420-45 entitled "General public or private roadway requirements" has been reviewed and several amendments are proposed and are being considered at tonight's meeting. As a result of the proposed changes to the Zoning Ordinance, amendments to the definitions of "Arterial Street" and "Collector Street" are being amended within the Land Division and Development Control Ordinance so that both ordinances are consistent.

See additional amendments to the Zoning Ordinance also being considered at tonight's meeting.

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the amendments as presented.

ORD. #26-____

ORDINANCE TO AMEND DEFINITIONS IN SECTION 395-101 OF THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE RELATED IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT THE FOLLOWING DEFINITIONS WITH SECTION 395-101 OF THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE IS HEREBY AMENDED AS FOLLOWS:

ARTERIAL STREET

A street or highway used or intended to be used primarily for fast or heavy through traffic. Arterial streets include freeways and expressways, as well as standard arterial streets, highway and parkways **as designated in the Village Comprehensive Plan.**

COLLECTOR STREET

A street designed or used to carry traffic from a minor **or nonarterial** street to an arterial street, **as designated by the Village Engineer.**

Adopted this ____ day of _____ 2026.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

David J. Klimisch
Village President

Jane C. Snell
Village Clerk

Posted: _____
CODE25-04-03
____ Id amed-def for streets.docx



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Public hearing and consider approval of Zoning Text Amendments related to requirements for a Battery Energy Storage System.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Ordinance

BUDGETED: No

MEETING TYPE REQUIRED:
Public Hearing

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

On March 2, 2026, the Plan Commission adopted Resolution 26-05 to initiate zoning text amendments related to requirements for Battery Energy Storage Systems in the Village. The Village staff, with consultation by the Village Attorney, has prepared the proposed amendments to the Village Zoning Ordinance related to battery energy storage systems.

A Battery Energy Storage System is being defined as: "Electrochemical devices that collects energy, at a utility scale, from the electric grid or a generation facility then stores that energy and discharges that energy at a later time to provide electricity or other electric grid services wherein said system is designed or built to connect to the transmission grid with an aggregate nameplate capacity of 5 MW or greater."

This use is proposed to be allowed in the Village with approval of a Conditional Use Permit in the M-4, Power Generating District subject to the conditional use standards specified in Section 420-148 C (4) (k) of the Village Ordinance.

STAFF RECOMMENDATION:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the amendments as presented.

[Ord Amendments.pdf](#)

ORD. #26-___

**ORDINANCE TO AMEND SEVERAL SECTIONS OF
THE VILLAGE ZONING ORDINANCE (CHAPTER 420)
RELATED TO REQUIREMENTS FOR BATTERY ENERGY STORAGE SYSTEMS
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT THE FOLLOWING SECTIONS OF THE VILLAGE ZONING ORDINANCE ARE BEING AMENDED AS FOLLOWS:

- 1. Section 420-152 related to definitions are being amended to create the following definition:**

BATTERY ENERGY STORAGE SYSTEM

Electrochemical devices that collect energy, at a utility scale, from the electric grid or a generation facility then store that energy and discharge that energy at a later time to provide electricity or other electric grid services wherein said system is designed or built to connect to the transmission grid with an aggregate nameplate capacity of 5 MW or greater.

- 2. Section 420-125.1 C related to conditional uses allowed in the M-4, Power Generating District is being amended as follows:**

C. Conditional uses. Conditional uses are those uses that require a special review and approval process because of their potential impact upon adjacent properties (see Article XVIII for procedures and additional standards and requirements).

- (1) Power generating plant.
- (2) Solar farm.
- (3) Utility substation.
- (4) Wind energy conversion system.
- (5) Battery energy storage system.**

- 3. Section 420-148 C (4) (k) related to conditional use standards for Battery energy storage system standards in the M-4 District are being created to read as follows:**

- (k) Battery energy storage system standards in the M-4 District.
- [1] Allowed as a principal or accessory use.
 - [2] Minimum lot size and frontage: 10 acres with 300 feet on a public street.
 - [3] Minimum setbacks as measured from the foundation of any associated system building, the outer edge of battery storage system:
 - [a] Street setback: minimum of 100 feet;
 - [b] Side and rear setback: minimum of 50;
 - [c] Wetland setback: minimum of 10 feet from wetlands on the property;
 - [d] Twenty-five feet from the ordinary high-water mark of a navigable waterway.
 - [4] The battery energy storage system shall not be located within the floodplain.

- [5] Maximum height for any battery storage unit: 15 feet in height.
- [6] Landscaping, as required by the Plan Commission, to screen the system from adjacent properties or public rights-of-way pursuant to the requirements of § 420-57 J of this chapter. In addition, land under and surrounding the system shall be properly manicured and maintained.
- [7] Lighting shall comply with NFPA 855 and the requirements of § 420-57 I of this chapter provided they do not conflict with NFPA 855.
- [8] Security fencing shall enclose the entire facility shall be a minimum of 7 feet high but no higher than 10 feet. The fence shall be consistent with the requirements established in NFPA 70 and the requirements of § 420-81 B of this chapter provided they do not conflict with NFPA 70.
- [9] On-site power and communication lines between the battery energy storage system units shall be placed underground to the extent feasible and as permitted by the serving utility. The main service connection at the utility company right-of-right of way and any new interconnection equipment may be located above ground.
- [10] A tax shortfall agreement may be required if tax revenues are anticipated to decrease.
- [11] Approvals required by the State of Wisconsin's Public Service Commission shall be provided to the Village.
- [12] Insurance. The Plan Commission may require that the operator maintain commercial general liability insurance.
- [13] Safety.
 - [a] A Hazard Mitigation Analysis (HMA) shall be completed and approved by the Village.
 - [b] An Emergency Response Plan (ERP) is to be prepared and approved by the Village. This shall include but not limited to an evacuation plan, firefighting techniques, and responsibility assignments for each scenario in the ERP.
 - [c] The ERP shall be reviewed annually by the Village throughout the project's lifespan and modified for best safety practices if necessary.
 - [d] The facility shall be designed, constructed, operated, maintained and decommissioned to meet NFPA 855 standards for installation of Stationary Energy Storage Systems. In addition, the facility shall be designed to mitigate hazards associated with energy storage systems.
 - [e] All batteries integrated within the shall be UL listed or other certification by a Nationally Recognized Testing Laboratory.
 - [f] The facility shall be monitored remotely 24 hours daily, 7 days a week and the Village may require the facility to be monitored pursuant to the requirements of Chapter 410 of the Village Municipal Code.
- [14] Noise. A noise study is to be conducted pre and post construction to verify the facility is compliant with the Village noise requirements.

- [15] Operation and Maintenance. The project shall be constructed, operated and maintained in compliance with standard industry utility practice. Routine maintenance shall be performed on the facilities equipment by the facilities operator/owner to ensure proper performance of the technology.
- [16] Abandonment, removal and security for removal.
 - [a] Abandonment. When the battery energy storage system no longer in operation or storing energy, the owner shall notify the Zoning Administrator in writing. Any facility that has not operated for a continuous period of 12 months shall be considered abandoned. Time may be extended upon review and approval of the Zoning Administrator.
 - [b] Removal. It is the expressed policy of the Village and this section that a facility be removed once it is no longer in use and not a functional part of providing the intended energy and the site or building restored as necessary.
 - [c] Security for removal. The owner of a facility shall provide to the Village, prior to the issuance of a permit to construct/install the facility, a performance bond or a surety bond equal to a written estimate to remove the facility when the system is no longer in operation. The Village will be named as the obligee in the bond, and the Village shall approve the bonding company and the bond format.

Adopted this __ day of _____ 2026.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

David J. Klimisch
Village President

Jane C. Snell
Village Clerk

Posted: _____
_____-bess amend.docx
CODE26-02-06



AGENDA ITEM COVER
Plan Commission
April 06, 2026

AGENDA ITEM TITLE:

Consider approval of Plan Commission Resolution #26-08 to initiate a zoning text amendment related to requirements for a Zoning Permit.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Resolution

BUDGETED: No

MEETING TYPE REQUIRED:
Regular

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

See attached Resolution.

STAFF RECOMMENDATION:

Village staff recommends approval of said Resolution as presented.

[PC Res 26-08.pdf](#)

**VILLAGE OF PLEASANT PRAIRIE
PLAN COMMISSION
RESOLUTION #26-08
TO INITIATE ZONING TEXT AMENDMENTS**

WHEREAS, the Plan Commission may initiate a petition for amendments of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance; and

WHEREAS, the Village Superintendent of Building Inspection is amending a portion of the Building Code related to building permit requirements; and

WHEREAS, as a result to these proposed changes, changes to the Zoning Permit requirements in the Zoning Ordinance may need to be amended to ensure consistency.

NOW THEREFORE, BE IT RESOLVED, by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions the Village staff to evaluate and bring forth an Ordinance for discussion and consideration; and
2. That the proposed changes in the Zoning Text are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Text, but rather, is only initiating the process by which the proposed changes in the Zoning Ordinance Text can be promptly evaluated.

Adopted this 6th day of April, 2026

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Michael R. Pollocoff
Plan Commission Chairman

Michelle Burnett
Plan Commission Secretary

Date Posted:

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